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CITY CLERK, FRESNO CA

**Agenda Item: 1:30 P.M. Special Meeting
WORKSHOP on the Citywide
Development Code
(File ID#15-998)**

Date: 11/3/15

FRESNO CITY COUNCIL



Supplemental Information Packet

**Agenda Related Items – 1:30 P.M. Special Meeting WORKSHOP on the Citywide
Development Code**

Contents of Supplement: PowerPoint Slides

Item(s)

WORKSHOP on the Citywide Development Code

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

THE CITYWIDE DEVELOPMENT CODE UPDATE

**TURNING THE
GENERAL PLAN'S VISION
INTO REALITY**

DAN ZACK, ASSISTANT DIRECTOR
DEVELOPMENT AND RESOURCE
MANAGEMENT DEPARTMENT

WORKSHOP CONTENTS

TUESDAY 11/3

Background Information and Single-Family Residential

WEDNESDAY 11/5

Multifamily Residential, Mixed Use, Commercial, and Employment



BACKGROUND INFORMATION

BACKGROUND INFORMATION

WHAT IS A
DEVELOPMENT CODE
AND WHY DO
WE HAVE ONE?

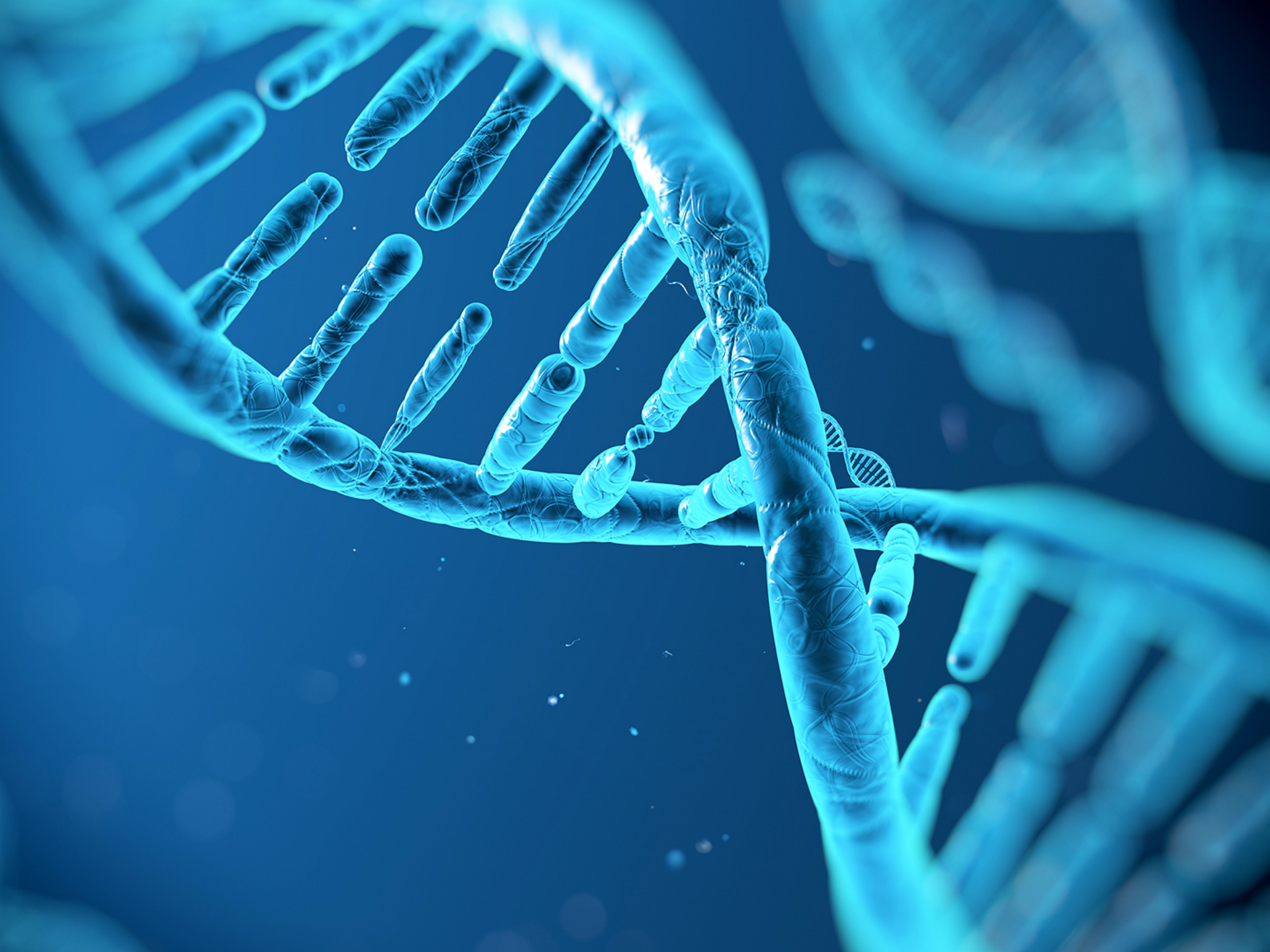




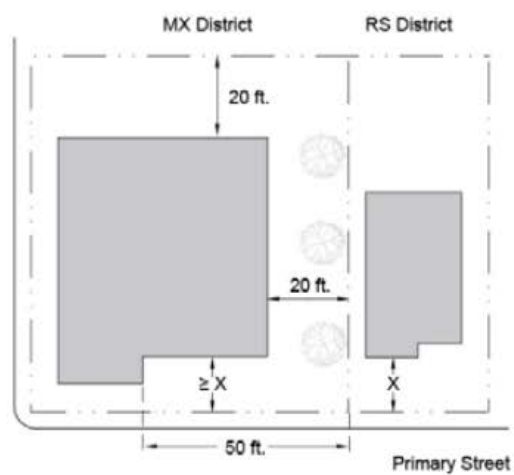




TABLE 15-802: USE REGULATIONS — MIXED-USE DISTRICTS

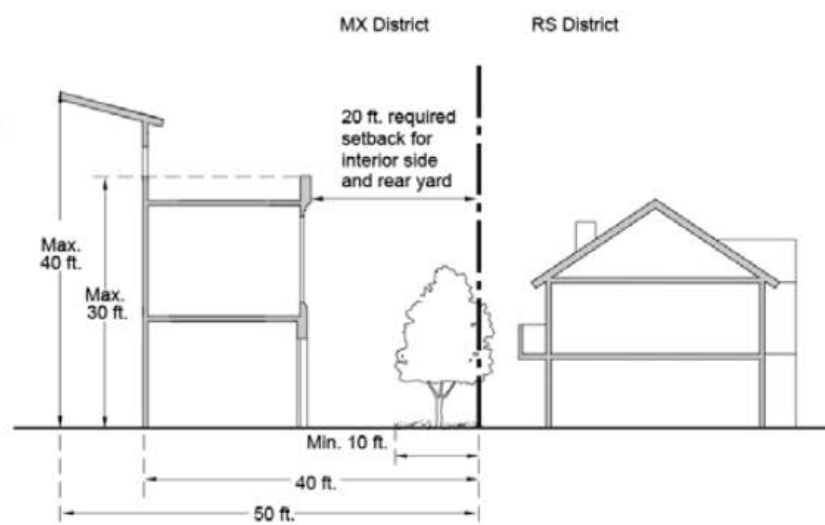
<i>Use Classifications</i>	<i>NMX</i>	<i>CMX</i>	<i>RMX</i>	<i>Additional Regulations</i>
Residential Use Classifications				
Residential Housing Types				
<i>Single-Unit Dwelling, Attached</i>	P(1)	P(1)	P(2)	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
<i>Multi-Unit Residential</i>	P(1)	P(1)	P(2)	
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(2)	§15-2725, Day Care Centers and Family Child Care Homes
Group Residential				
<i>Small (6 persons or less)</i>	P(1)	P(1)	P(2)	
<i>Large (7 persons or more)</i>	P(1)	P(1)	P(2)	
Residential Care Facilities				
<i>Residential Care, Limited</i>	P(1)	P(1)	P(2)	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	–	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)	P	
Community Garden	P	P	P	§15-2720, Community Gardens / Urban Farms
Conference/Convention Facility	–	C(4)	C	
Cultural Institutions	P(5)	C	C	
Day Care Centers	P	C(1)	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	

PLAN VIEW



X = Required front setback of the abutting Residential district

SECTION VIEW



34. Recreational slide.
35. Mixed Use projects pursuant to Section 12-325
36. Sports arenas.
37. Self-service wholesaling which shall mean the sale of merchandise for use or resale to individuals or institutions on a single item or case basis as opposed to the multiple case lot common to wholesale dis- selected and transported by the customer. Gross floor area shall be limited to ten thousand square feet.
38. Tavern, pursuant to Section 12-325
39. Tire recapping, retreading and rebuilding (with the provision that all tires shall be sold on the premises at retail only and direct to the ultimate consumer; there be no more than four molds used in conjunction including storage be maintained completely within an enclosed building).

(Added Ord. 5748, 1960; Am. Ord. 6163, 1962; Am. Ord. 67-130, 1968; Am. Ord. 68-58, 1968; Am. Ord. 68-81, 1968; Am. Ord. 69-120, 1970; Am. Ord. 70-37, 1970; Am. Ord. 79-50, § 6, eff. 4-27-79; Am. Ord. 79-103, § 2, eff. 7-13-79; Am. Ord. 80-17, § 2, eff. 3-21-80; Am. Ord. 82-64, § 1, eff. 7-23-82; Am. Ord. 84-54, § 6, eff. 4-24-84; Am. Ord. 90-53, §§ 40, 41, eff. 7-13-90; Am. Ord. 94-42, § 7, eff. 7-8-94; Am. Ord. 97-32, § 1, eff. 7-25-97; Am. Ord. 99-16, §§ 13, 14, 5-17-99; Am. Ord. 2000-39, § 34, eff. 7-6-00, eff. 12-14-01; Am. Ord. 2005-154, § 27, eff. 1-27-06; Am. Ord. 2006-141, §§ 65, 66, eff. 10-27-06; Am. Ord. 2006-154, § 59, eff. 12-1-06; Am. Ord. 2008-38, §§ 94, 95, eff. 7-3-11-30-09; Am. Ord. 2014-34, § 2, eff. 9-4-14).

SEC. 12-222.4. USES EXPRESSLY PROHIBITED.

The following uses are expressly prohibited in the "C-6" District:

- A. New residential uses except as part of a residential/commercial mixed use project. Existing residential uses other than those listed as permitted uses shall be subject to provisions of Section 12-317, Nonconforming Residential Uses.
- B. Any combination of residential and nonresidential uses at the same time, on a lot or in any structure thereon, except as part of a residential/commercial mixed use project.
- C. Industrial uses, except as permitted in Sections 12-222.1 and 12-222.3 above.
- D. A recreational slide within any existing required off-street parking area.
- E. Advertising structures.

(Added Ord. 5748, 1960; Am. Ord. 68-81, 1968; Rep. and Added Ord. 88-76, § 1, eff. 7-1-88; Added Ord. 90-129, § 9, eff. 12-14-90; Am. Ord. 97-32, § 2, eff. 7-25-97; Am. Ord. 2006-154, § 59, eff. 12-1-06).

SEC. 12-222.5. PROPERTY DEVELOPMENT STANDARDS.

The following property development standards shall apply to all land and structures in the "C-6" District:

- A. LOT AREA. No requirement.
- B. LOT DIMENSIONS.
 1. Width. No requirement.
 2. Depth. Each lot shall have a minimum depth of one hundred fifty (150) feet.
- C. POPULATION DENSITY. None, except pursuant to a Mixed Use conditional use permit.
- D. BUILDING HEIGHT
 1. No building or structure erected in this District shall have a height greater than thirty-five (35) feet with the following exceptions:
 - a. A building or structure with a building height greater than thirty-five (35) feet, but not exceeding sixty (60) feet, may be erected subject to the securing of a Conditional Use Permit as set forth in Section 12-305-N-24.
 - b. A building or structure exceeding the limitation of subdivision a above shall be subject to the securing of a conditional use permit pursuant to the provisions of the Mid Rise and High Rise Ordinance (Section 12-305-N-24).
 2. For exceptions, the provisions of the "C-P" District, Section 12-216.5-D-2, shall apply. (Subsec. Am. Ord. 68-59, 1968).
- E. YARDS
 1. General Requirements:
 - a. All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in Subsection 12-105-L-4, Section 12-105-Y(yard) and the exceptions in the "C-6" District.
 - b. The first ten feet of a required yard abutting a street shall be landscaped and maintained in accordance with Section 12-305-N-24.
 - c. Except as provided in b. above, all yards may be used for parking, loading, or access to parking or loading.
 2. Front. Each lot shall have a front yard of not less than ten (10) feet, except: When abutting property along said street is zoned or planned for residential use, the front yard shall be equal to the required yard of the abutting district, except it may, but shall not be required to, exceed twenty (20) feet.
 3. Side:
 - a. Interior side yard. None required with the exception that when abutting property is zoned or planned for residential uses, there shall be a side yard of not less than ten (10) feet.
 - b. Corner lots. There shall be a street side yard of not less than ten (10) feet, except: When abutting property along said street is zoned or planned for residential use, the street side yard shall be equal to the required yard of the abutting district, except it may, but shall not be required to, exceed twenty feet.
 4. Rear:
 - a. None required except where the rear of the "C-6" District abuts any property zoned or planned for residential use, there shall be a rear yard of not less than ten (10) feet.
- F. SPACE BETWEEN BUILDINGS. No requirements.
- G. LOT COVERAGE. No requirements.
- H. FENCES, HEDGES, AND WALLS.
 1. All fences, hedges and walls shall conform to the provisions of Section 12-305-H.
 2. In addition, a solid masonry wall five (5) to six (6) feet in height shall be erected along district boundaries between any outdoor storage or parking area and any residential district. (In addition, there shall be a solid masonry wall five (5) to six (6) feet in height enclosing the storage yard on all its other property lines).
- I. OFF-STREET PARKING.
 1. The following off-street parking requirements shall apply:

SEC. 12-219.1. USES PERMITTED.📌

A. The uses enumerated in Section 12-219.1-B shall be permitted in the "C-3" District, Director may deem to be similar and not more obnoxious or detrimental to the public health, safety or general welfare than those permitted in Section 12-408-E. All uses shall be subject to the property development standards in Section 12-219.5. Review, Section 12-406.

B. 1. Those uses permitted in the "C-2" District, Section 12-218.1

2. Reserved

3. Art galleries

4. Auditoriums

SEC. 12-219.3. USES PERMITTED SUBJECT TO CONDITIONAL USE PERMIT.📌

A. The uses enumerated in Section 12-219.3-B shall be permitted subject to Conditional Use Permit in Sections 12-405 and 12-406

B. Uses permitted subject to Conditional Use Permit.

SEC. 12-219.5. PROPERTY DEVELOPMENT STANDARDS.📌

The following property development standards shall apply to all land and structures in the "C-3" District:

A. LOT AREA. No requirement, however, the provisions of Section 12-219.5-M, shall apply.

B. LOT DIMENSIONS. No requirements.

C. POPULATION DENSITY. None, except pursuant to a Mixed Use conditional use permit.

D. BUILDING HEIGHT.

1. No building or structure erected in this District shall have a height greater than sixty (60) feet. A building or structure exceeding this limitation shall be subject to the securing of a conditional use permit pursuant to the provisions of the Mid Rise and High Rise Ordinance (Section 12-321).

2. For exceptions, the provisions of the "C-P" District, Section 12-216.5-D-2, shall apply.

E. YARDS.

1. General Requirements:

a. All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in Subsection 12-105-L-4, Section 12-105-Y(yard) and the exceptions of Subsection 12-216.5-E-5 (C-P District).

b. The first ten feet of a required yard abutting a street shall be landscaped and maintained in accordance with Subsection 12-306-N-24.



Development and Resource
Management Department
City of
FRESNO 

[Added Ord. 5748, 1960; Am. Ord. 6163, 1962; Am. Ord. 67-130, 1968; Am. Ord. 68-58, 1968; Am. Ord. 68-81, 1968; Am. Ord. 69-120, 1970; Am. Ord. 70-37, 1970; Am. Ord. 79-50, § 6, eff. 4-27-79; Am. Ord. 79-103, § 2, eff. 7-13-79; Am. Ord. 80-17, § 2, eff. 3-21-80; Am. Ord. 82-64, § 1, eff. 7-23-82; Am. Ord. 84-54, § 6, eff. 4-24-84; Am. Ord. 89-30, §§ 40, 41, eff. 7-13-90; Am. Ord. 94-42, § 7, eff. 7-8-94; Am. Ord. 97-32, § 1, eff. 7-25-97; Am. Ord. 99-16, §§ 13, 14, 5-17-99; Am. Ord. 2000-39, §§ 94, 95, eff. 7-6-00; Am. Ord. 2001-154, § 27, eff. 1-27-06; Am. Ord. 2006-141, §§ 63, 66, eff. 10-27-06; Am. Ord. 2006-154, § 59, eff. 12-1-06; Am. Ord. 2008-38, §§ 94, 95, eff. 7-11-30-09; Am. Ord. 2014-34, § 2, eff. 9-4-14].

The following uses are expressly prohibited in the "C-6" District:

(Added Ord. 5748, 1960; Am. Ord. 68-81, 1968; Rep. and Added Ord. 88-76, § 1, eff. 7-1-88; Added Ord. 90-129, § 9, eff. 12-14-90; Am. Ord. 97-32, § 2, eff. 7-25-97; Am. Ord. 06).

The following property development standards shall apply to all land and structures in the "C-6" District:

E. YARDS

1. **General Requirements:**

- All required yards shall extend the full width or depth of the lot and shall be open from the ground to the sky, except as provided in Subsection 12-105-L-4, Section 12-105-Y(yard), and the exception in District.
- The first ten feet of a required yard abutting a street shall be landscaped and maintained in accordance with Section 12-306-N-24.
- Except as provided in b. above, all yards may be used for parking, loading, or access to parking or loading.

2. **Front:** Each lot shall have a front yard of not less than ten (10) feet, except: When abutting property along said street is zoned or planned for residential use, the front yard shall be equal to the required except it may, but shall not be required to, exceed twenty (20) feet.

3. **Side:**

- Interior side yard. None required with the exception that when abutting property is zoned or planned for residential uses, there shall be a side yard of not less than ten (10) feet.
- Corner lots. There shall be a street side yard of not less than ten (10) feet, except: When abutting property along said street is zoned or planned for residential use, the street side yard shall be equal to the abutting district, except it may, but shall not be required to, exceed twenty (20) feet.

4. **Rear:**

- None required except where the rear of the "C-S" District abuts any property zoned or planned for residential use, there shall be a rear yard of not less than ten (10) feet.

F. SPACE BETWEEN BUILDINGS: No requirements.

G. LOT COVERAGE: No requirements.

H. FENCES, HEDGES, AND WALLS:

1. All fences, hedges and walls shall conform to the provisions of Section 12-306-H.
2. In addition, a solid masonry wall five (5) to six (6) feet in height shall be erected along district boundaries between any outdoor storage or parking area and any residential district. (In addition, there shall be an enclosing storage yard on all its other property lines).

I. OFF-STREET PARKING:

1. The following off-street parking requirements shall apply:



BACKGROUND INFORMATION

HOW DID
WE GET
TO THIS
POINT?

DEVELOPMENT CODES UPDATE SURVEY FORM

For purposes of this survey the "**Development Codes**" refer to the City's Zoning Ordinance (FMC, Chap. 12, Articles 1 thru 4.5), Local Planning & Procedures Ordinance (FMC, Chap. 12, Art. 6), Subdivision of Real Property Ordinance (Chap. 12, Art. 10) and Parcel Map Ordinance (Chap. 12, Art. 12).

Name (Optional):

Entity/Dept (Optional):

Phone No. (Optional):

1. Describe the frequency with which you use or refer to the City's Development Codes? (daily, weekly, monthly?)

Answer: Weekly

2. What parts of the current Development Codes do you think are easy to use?

(Try to be as specific as possible. Identifying specific code sections is helpful. However, if you don't know the specific code sections, describing the general topic areas would be very useful. (For example: property development standards, entitlement application procedures.)

Answer: The procedures needed to process an entitlement application are easy to use.

3. What parts of the current Development Codes do you think are not easy to use? (Try to be as specific as possible. Identifying specific code sections is helpful. However, if you don't know the specific code sections, describing the general topic areas would be very useful. For example: Property development standards, entitlement application procedures.)

Answer: It can be difficult to determine development intensity based on a zoning code, such as R1, R2. There is a significant range in the number of units that can be constructed within each zone standard. This in turn can make it difficult to determine traffic impacts. It is understood that flexibility is necessary for the development community, and the City's 2025 General Plan requirement for traffic studies has been very helpful.

It can also be difficult to determine intensity of uses based on an industrial or manufacturing code.

AUGUST, 2009
**INITIAL
ASSESSMENT
SURVEYS**



DYETT & BHATIA

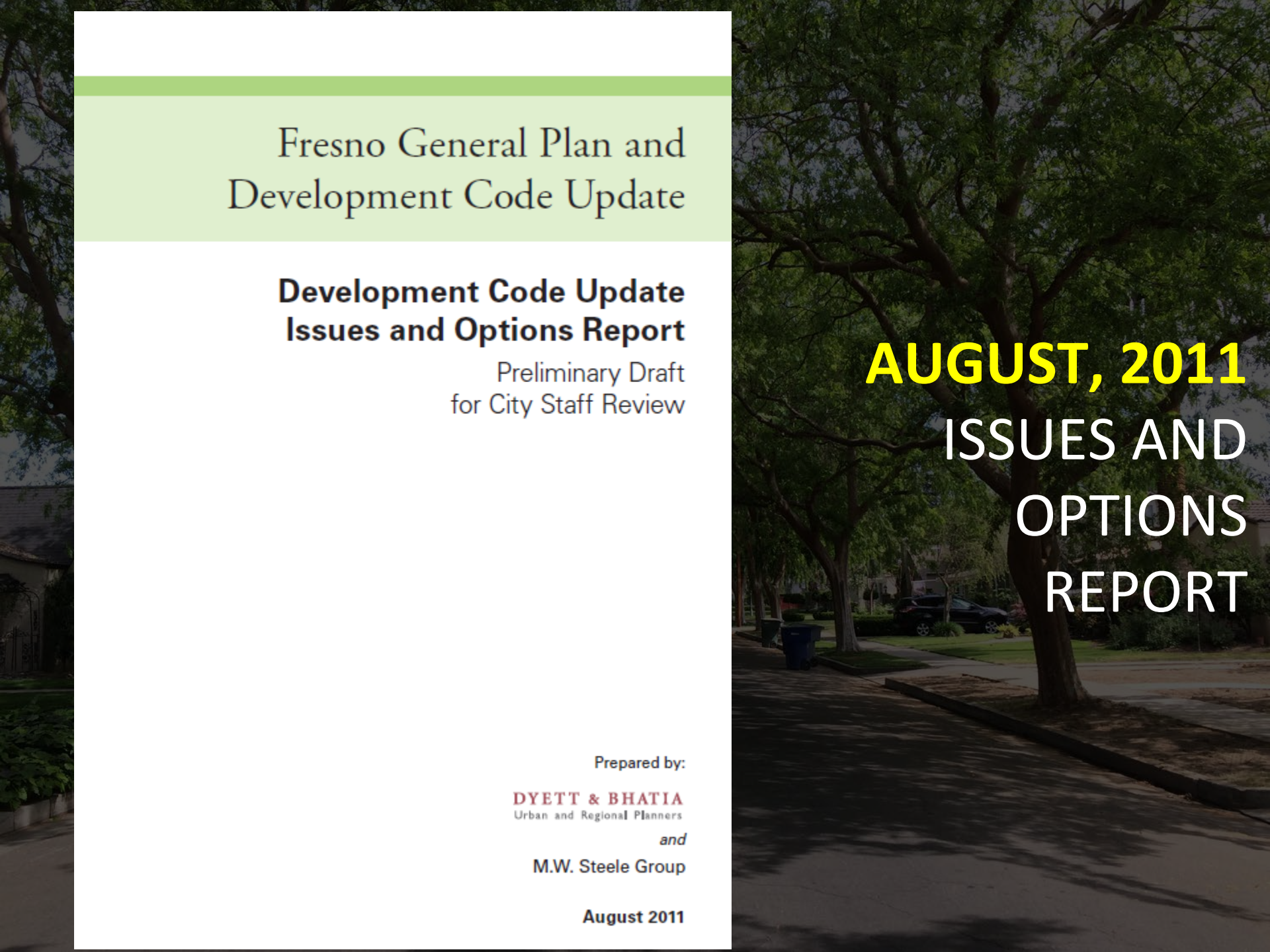
Urban and Regional Planners

and

M.W. Steele Group

AUGUST, 2010

**CONSULTANT
CONTRACT**



Fresno General Plan and Development Code Update

Development Code Update Issues and Options Report

Preliminary Draft
for City Staff Review

AUGUST, 2011
**ISSUES AND
OPTIONS
REPORT**

Prepared by:

DYETT & BHATIA
Urban and Regional Planners

and

M.W. Steele Group

August 2011



AUGUST, 2011

TECHNICAL ADVISORY
COMMITTEE MEETINGS
BEGIN

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

INTERNAL
REVIEW
DRAFT

January 2014

Development and Resource
Management Department



JANUARY, 2014
INTERNAL DRAFT
CIRCULATED



FRESNO General Plan

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

Adopted:
December 18, 2014

Development and Resource
Management Department



DECEMBER, 2014
GENERAL
PLAN
ADOPTED

Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

- 60-day public comment period
- 16 workshops and meetings
- Nearly 400 requested edits

**PUBLIC
REVIEW
DRAFT**

MARCH 31, 2015

MARCH 31, 2015
**PUBLIC
REVIEW
DRAFT**

Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

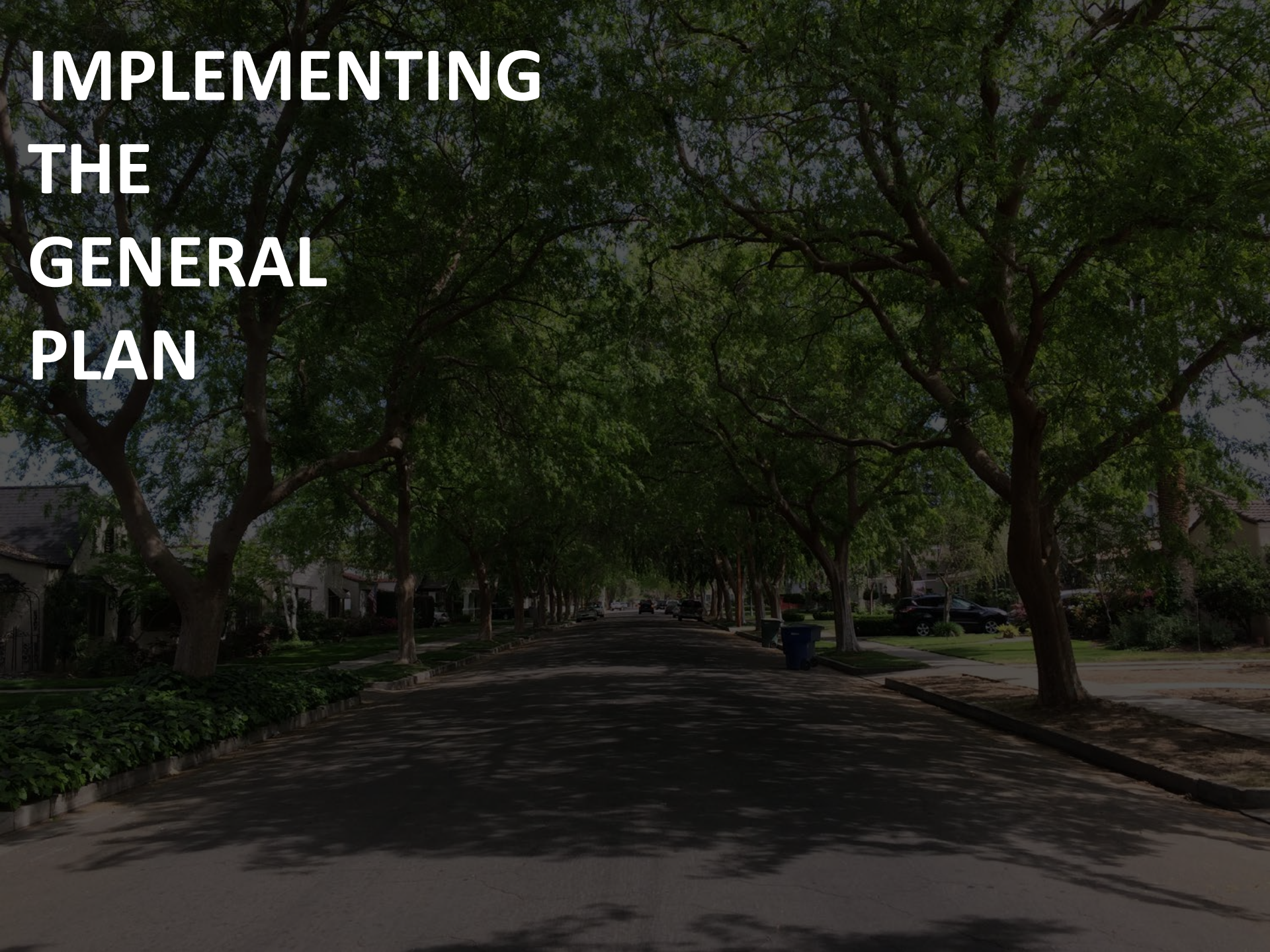
- 5 additional workshops
- About 150 requested edits

**PLANNING
COMMISSION &
CITY COUNCIL
REVIEW
DRAFT**

SEPTEMBER, 2015

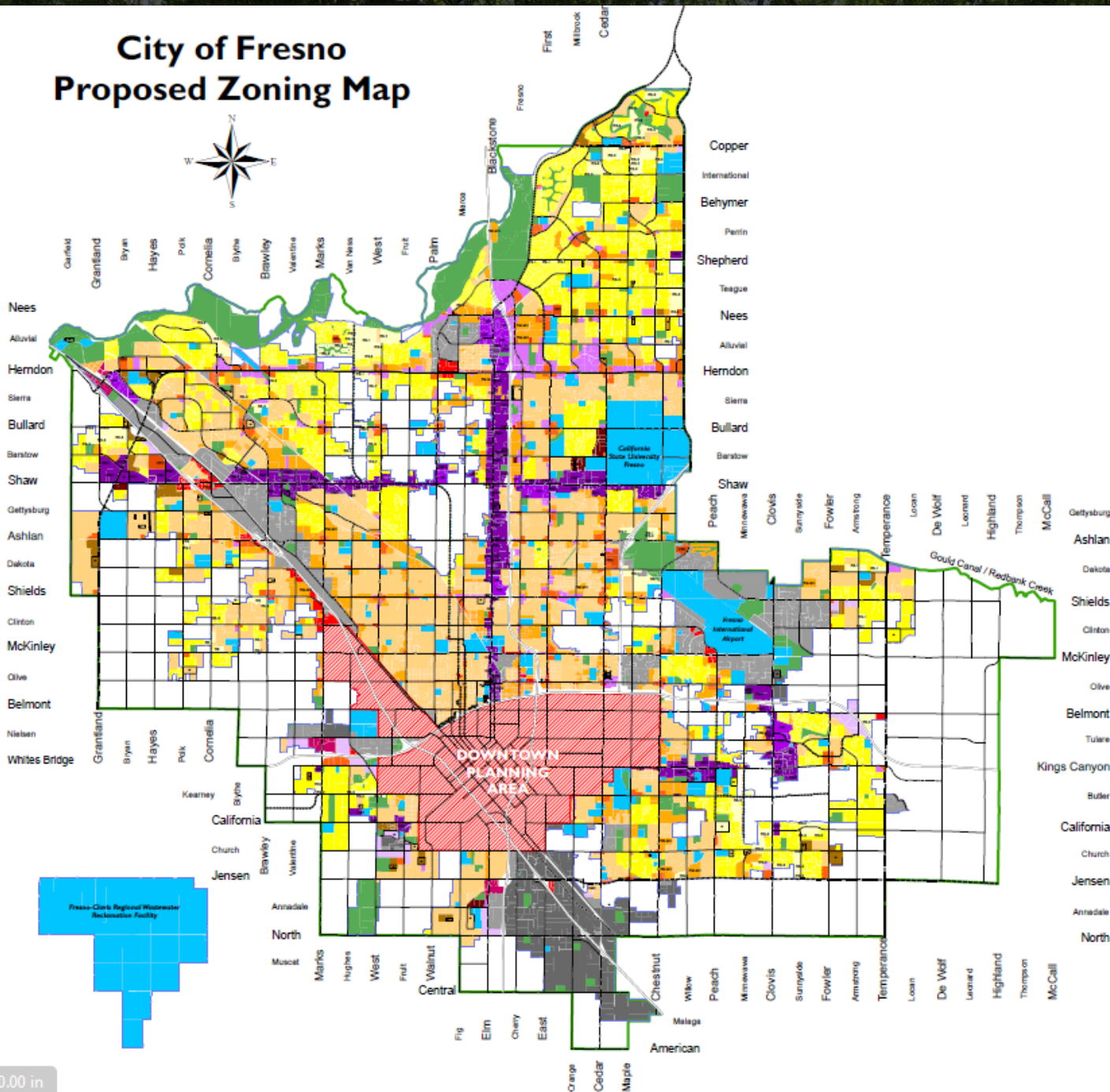
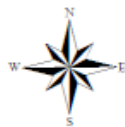
Development and Resource
Management Department
City of
FRESNO 

SEPT. 11, 2015
PC & CC
REVIEW
DRAFT



IMPLEMENTING THE GENERAL PLAN

City of Fresno Proposed Zoning Map



LEGEND

New Zone District

- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CC - Commercial Community
- CR - Commercial Regional
- CG - Commercial General
- CH - Commercial Highway and Auto
- CRC - Commercial Recreation
- O - Office
- BP - Business Park
- IL - Light Industrial
- IH - Heavy Industrial
- OG - Open Space
- PR - Park and Recreation
- PI - Public and Institutional

Boundaries

- City Limits
- Downtown Planning Area
- Sphere Of Influence

*Planned Open Space or Public Facility

v. 09/16/2015

Circulation Legend

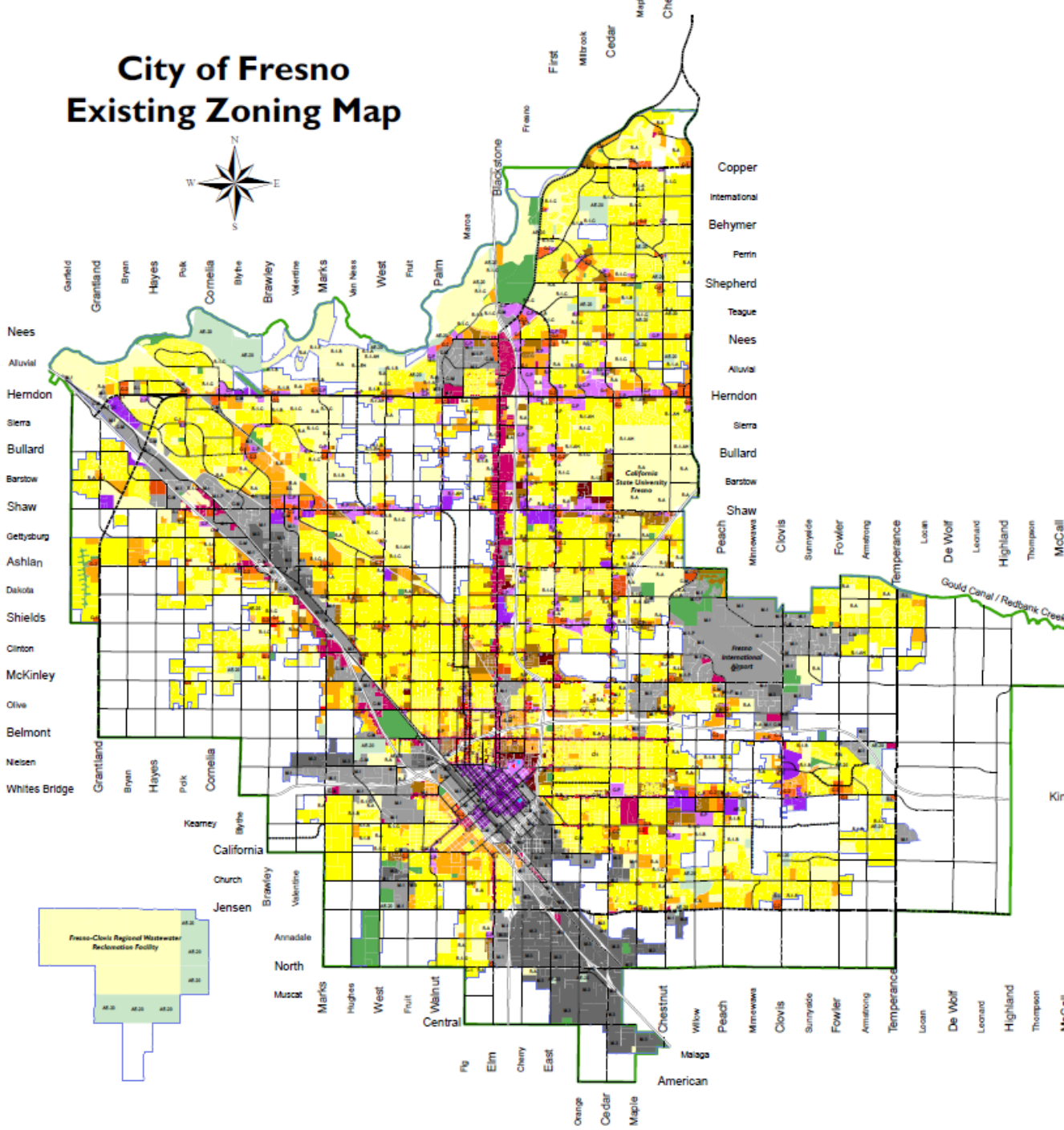
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- Expressway
- Soeno Expressway
- Super Arterial
- Arterial
- Soeno Arterial
- Soeno Drive
- Collector
- Soeno Collector

0 0.5 1 2 3 4 Miles

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 the correctness of this data.

The Downtown Planning Area will be rezoned as part of a separate effort, currently anticipated to take place in the spring of 2016.

City of Fresno Existing Zoning Map



LEGEND

Existing Zoning

- AE-20 - Exclusive Twenty Acre Agricultural District
- AE-5 - Exclusive Five Acre Agricultural District
- R-A - Single Family Residential-Agricultural
- R-1-E - Single Family Residential Estate
- R-1-EH - Single Family Residential Estate (Horses)
- R-1-A - Single Family Residential
- R-1-AH - Single Family Residential (Horses)
- R-1-B - Single Family Residential
- R-1-C - Single Family Residential
- R-1 - Single Family Residential
- R-2-A - Low Density Multiple Family Residential - One Story
- R-2 - Low Density Multiple Family Residential District
- R-3 - Medium Density Multiple Family Residential
- R-4 - High Density Multiple Family Residential
- T-P - Trailer Park Residential
- C-L - Limited Neighborhood Shopping Center
- C-1 - Neighborhood Shopping Center
- C-2 - Community Shopping Center
- C-3 - Regional Shopping Center
- C-4 - Central Trading
- CC - Civic Center District
- C-S - General Commercial
- C-6 - Heavy Commercial
- C-R - Commercial Recreation
- R-P - Residential and Professional Office District
- RP-L - Residential and Professional Limited Office District
- C-P - Administrative and Professional Office District
- C-M - Commercial and Light Manufacturing
- S-L - Storage/Limited, Light Manufacturing District
- M-1-P - Industrial Park Manufacturing District
- M-1 - Light Manufacturing District
- M-2 - General Industrial District
- M-3 - Heavy Industrial District
- O - Open Conservation District
- P - Off Street Parking District

Boundaries

- City Limits
- Sphere Of Influence

v. 09/08/2015

Circulation Legend

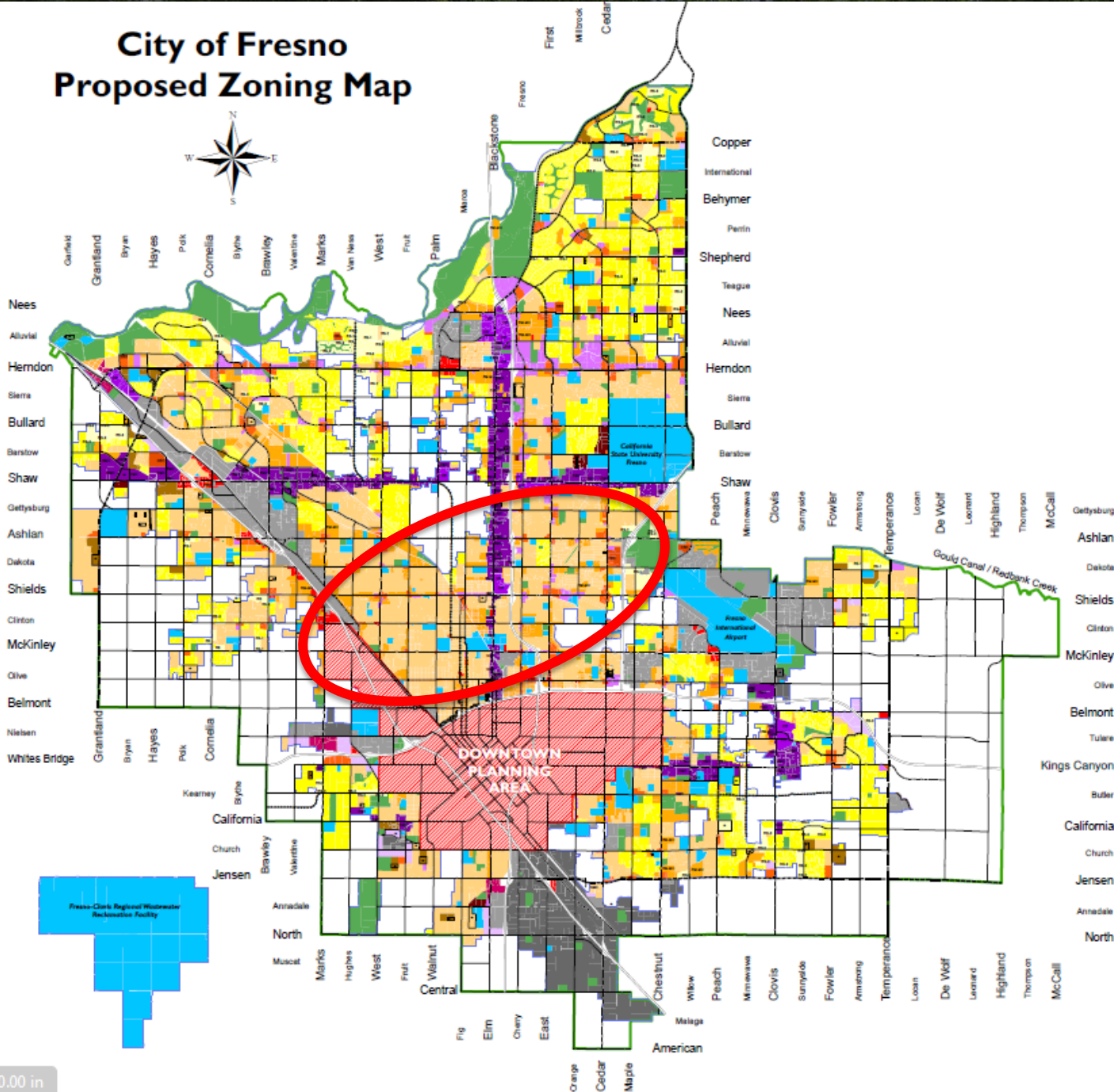
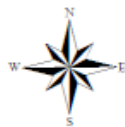
- Freeway
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- Soeno Expressway
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- Arterial
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*Planned Open Space or Public Facility

v. 09/16/2015

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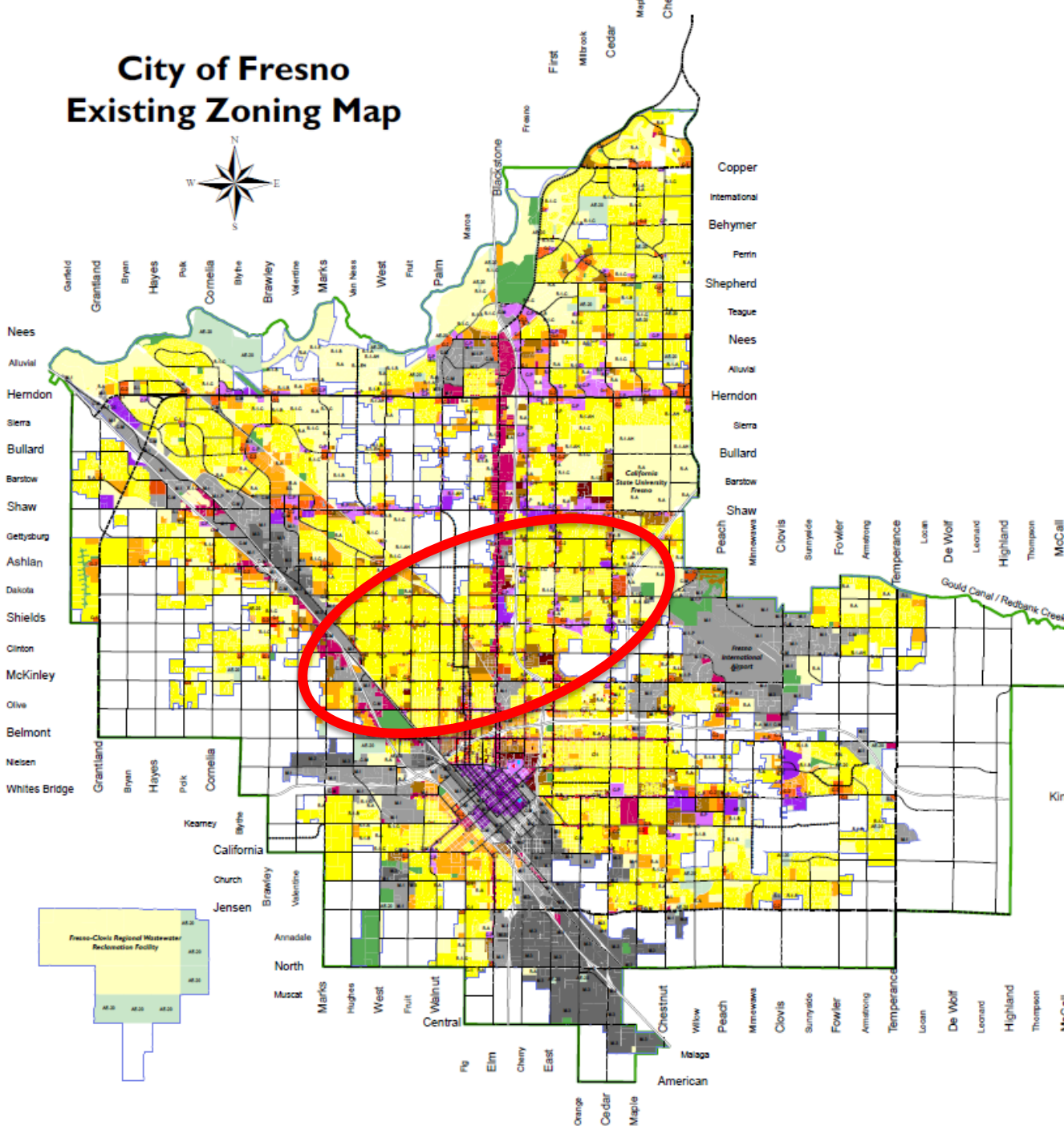
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- AE-5 - Exclusive Five Acre Agricultural District
- R-A - Single Family Residential-Agricultural
- R-1-E - Single Family Residential Estate
- R-1-EH - Single Family Residential Estate (Horses)
- R-1-A - Single Family Residential
- R-1-AH - Single Family Residential (Horses)
- R-1-B - Single Family Residential
- R-1-C - Single Family Residential
- R-1 - Single Family Residential
- R-2-A - Low Density Multiple Family Residential - One Story
- R-2 - Low Density Multiple Family Residential District
- R-3 - Medium Density Multiple Family Residential
- R-4 - High Density Multiple Family Residential
- T-P - Trailer Park Residential
- C-L - Limited Neighborhood Shopping Center
- C-1 - Neighborhood Shopping Center
- C-2 - Community Shopping Center
- C-3 - Regional Shopping Center
- C-4 - Central Trading
- CC - Civic Center District
- C-S - General Commercial
- C-6 - Heavy Commercial
- C-R - Commercial Recreation
- R-P - Residential and Professional Office District
- RP-L - Residential and Professional Limited Office District
- C-P - Administrative and Professional Office District
- C-M - Commercial and Light Manufacturing
- S-L - Storage/Limited, Light Manufacturing District
- M-1-P - Industrial Park Manufacturing District
- M-1 - Light Manufacturing District
- M-2 - General Industrial District
- M-3 - Heavy Industrial District
- O - Open Conservation District
- P - Off Street Parking District

Boundaries

- City Limits
- Sphere Of Influence

v. 09/08/2015

Circulation Legend

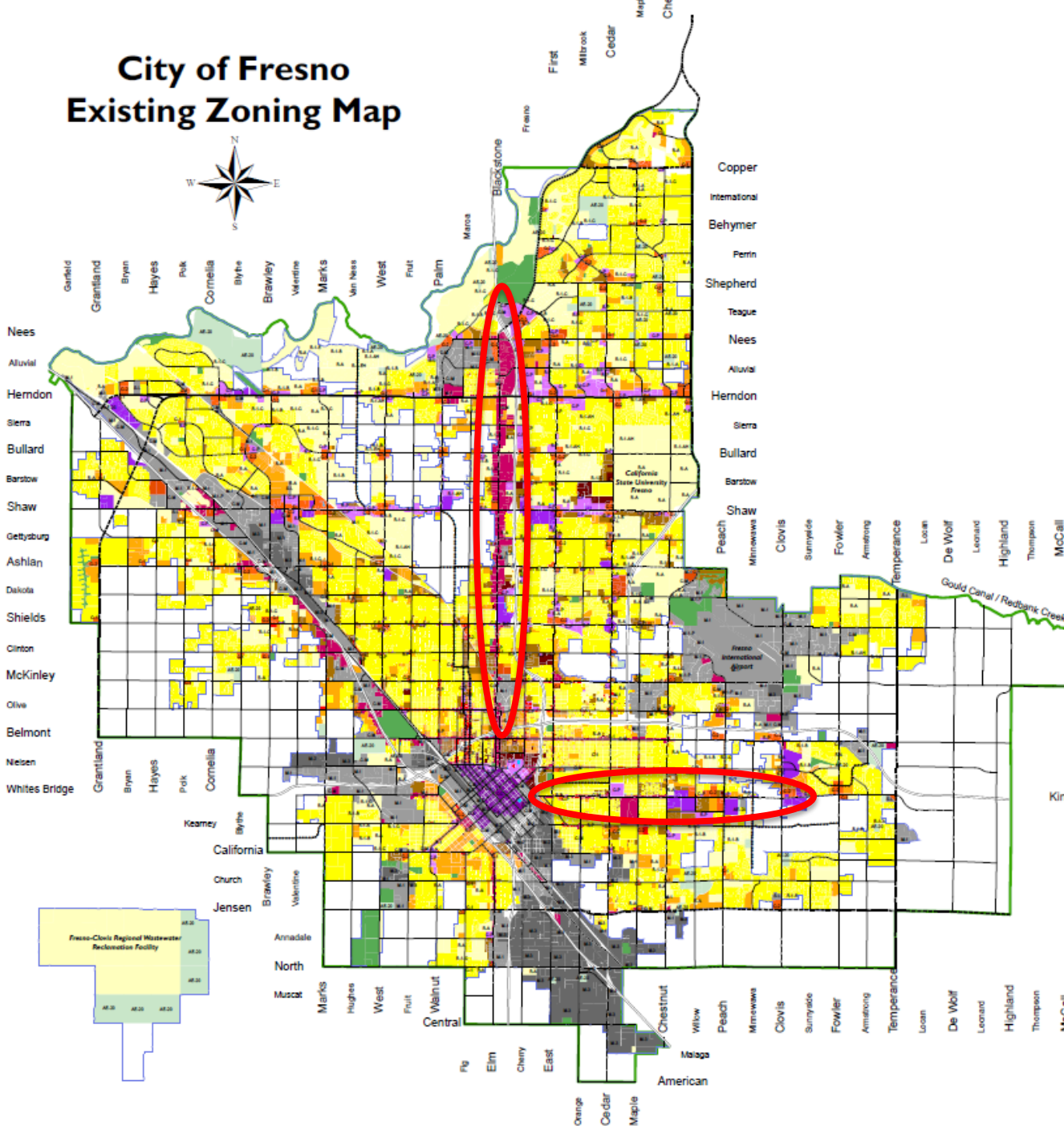
- Freeway
- Expressway
- Soenio Expressway
- Super Arterial
- Arterial
- Soenio Arterial
- Soenio Drive
- Collector
- Soenio Collector

0 0.5 1 2 3 4 Miles

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 the correctness of this data.

The Downtown Planning Area will be rezoned as part of a separate effort, currently anticipated to take place in the spring of 2016.

City of Fresno Existing Zoning Map



LEGEND

Existing Zoning

- AE-20 - Exclusive Twenty Acre Agricultural District
- AE-5 - Exclusive Five Acre Agricultural District
- R-A - Single Family Residential-Agricultural
- R-1-E - Single Family Residential Estate
- R-1-EH - Single Family Residential Estate (Horses)
- R-1-A - Single Family Residential
- R-1-AH - Single Family Residential (Horses)
- R-1-B - Single Family Residential
- R-1-C - Single Family Residential
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- C-R - Commercial Recreation
- R-P - Residential and Professional Office District
- RP-L - Residential and Professional Limited Office District
- C-P - Administrative and Professional Office District
- C-M - Commercial and Light Manufacturing
- S-L - Storage/Limited, Light Manufacturing District
- M-1-P - Industrial Park Manufacturing District
- M-1 - Light Manufacturing District
- M-2 - General Industrial District
- M-3 - Heavy Industrial District
- O - Open Conservation District
- P - Off Street Parking District

Boundaries

- City Limits
- Sphere Of Influence

v. 09/08/2015

Circulation Legend

- Freeway
- Expressway
- Soeno Expressway
- Super Arterial
- Arterial
- Soeno Arterial
- Soeno Drive
- Collector
- Soeno Collector

0 0.5 1 2 3 4 Miles

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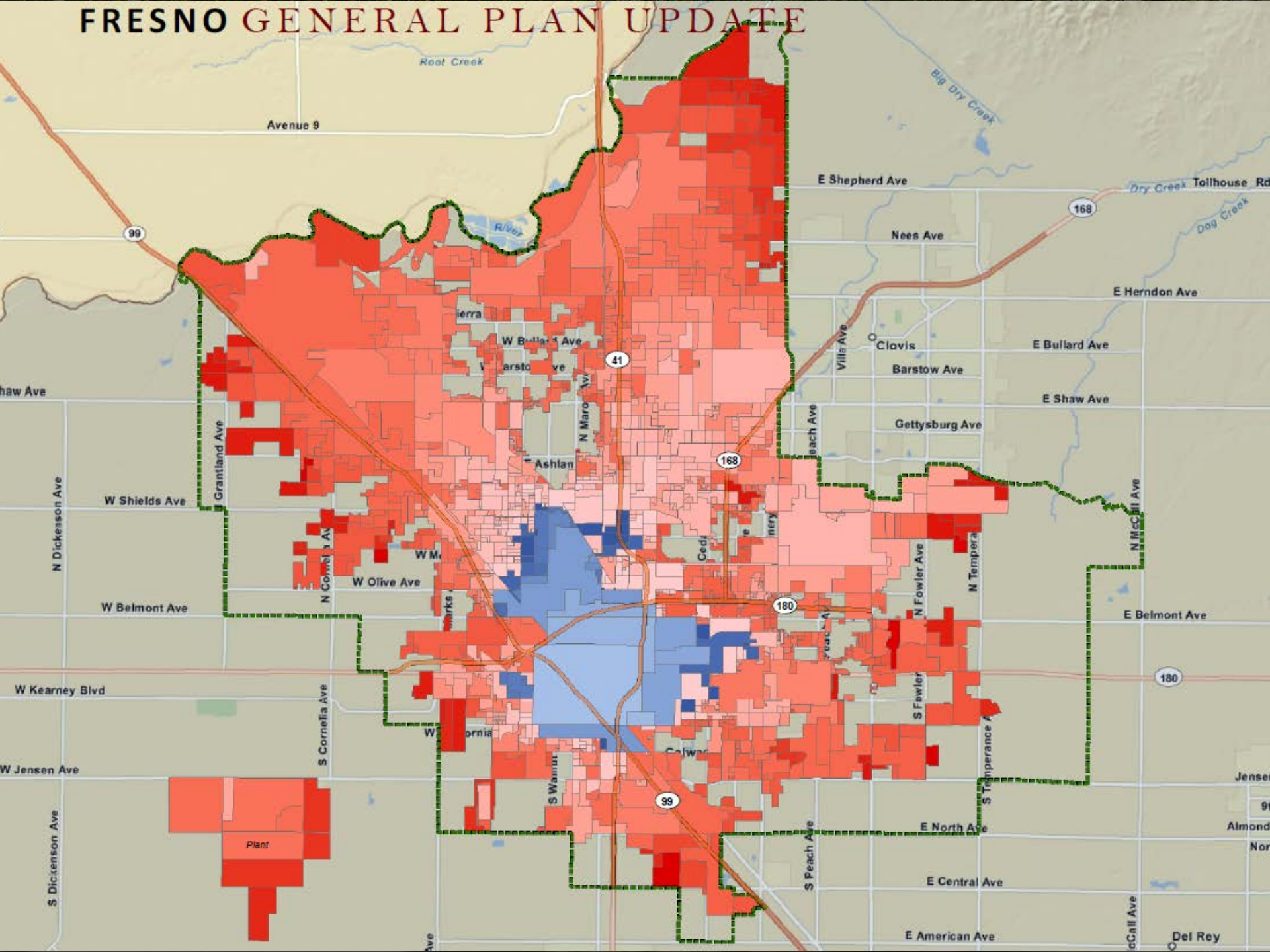
The Downtown Planning Area will be rezoned as part of a separate effort, currently anticipated to take place in the spring of 2016.



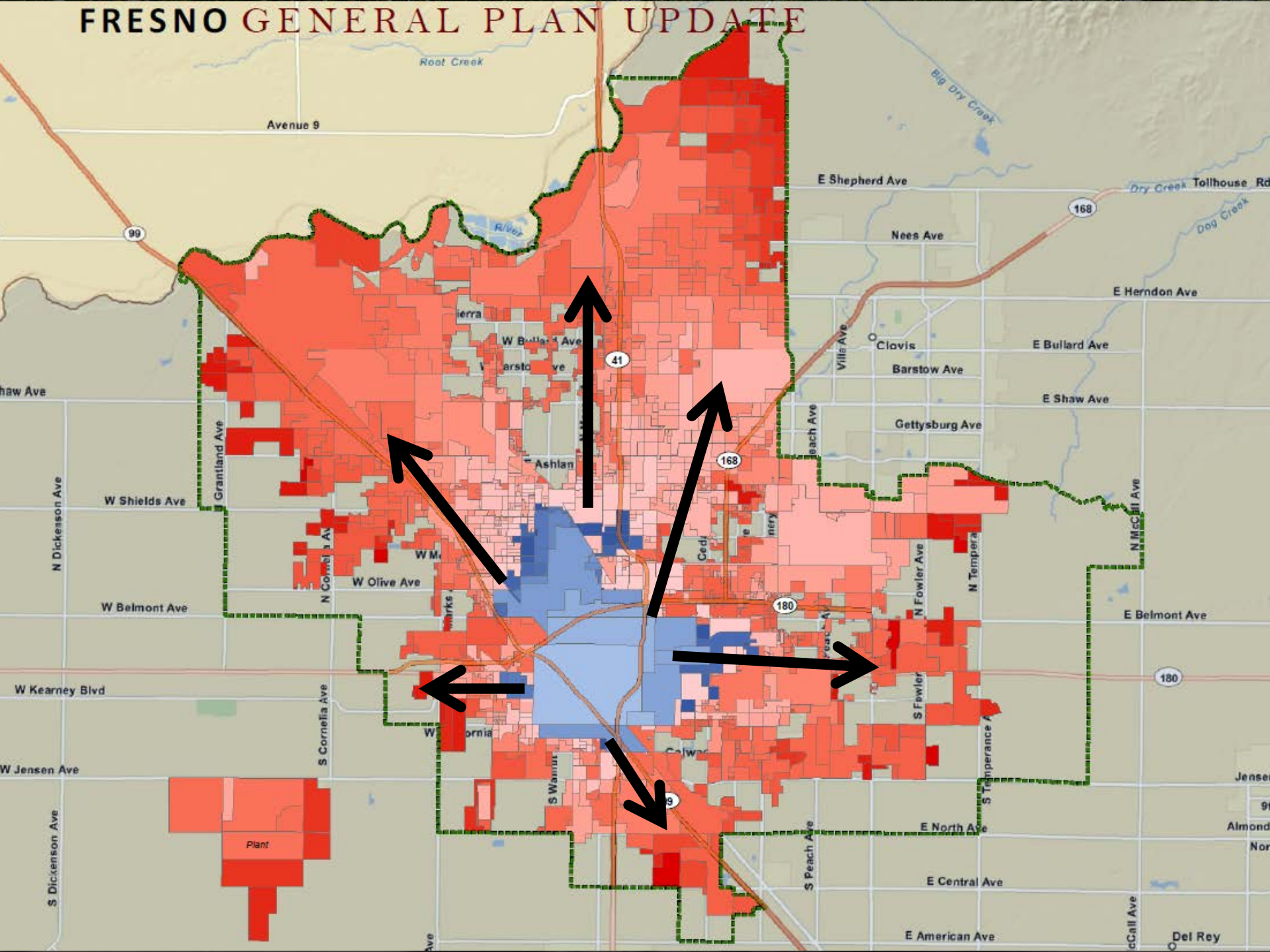




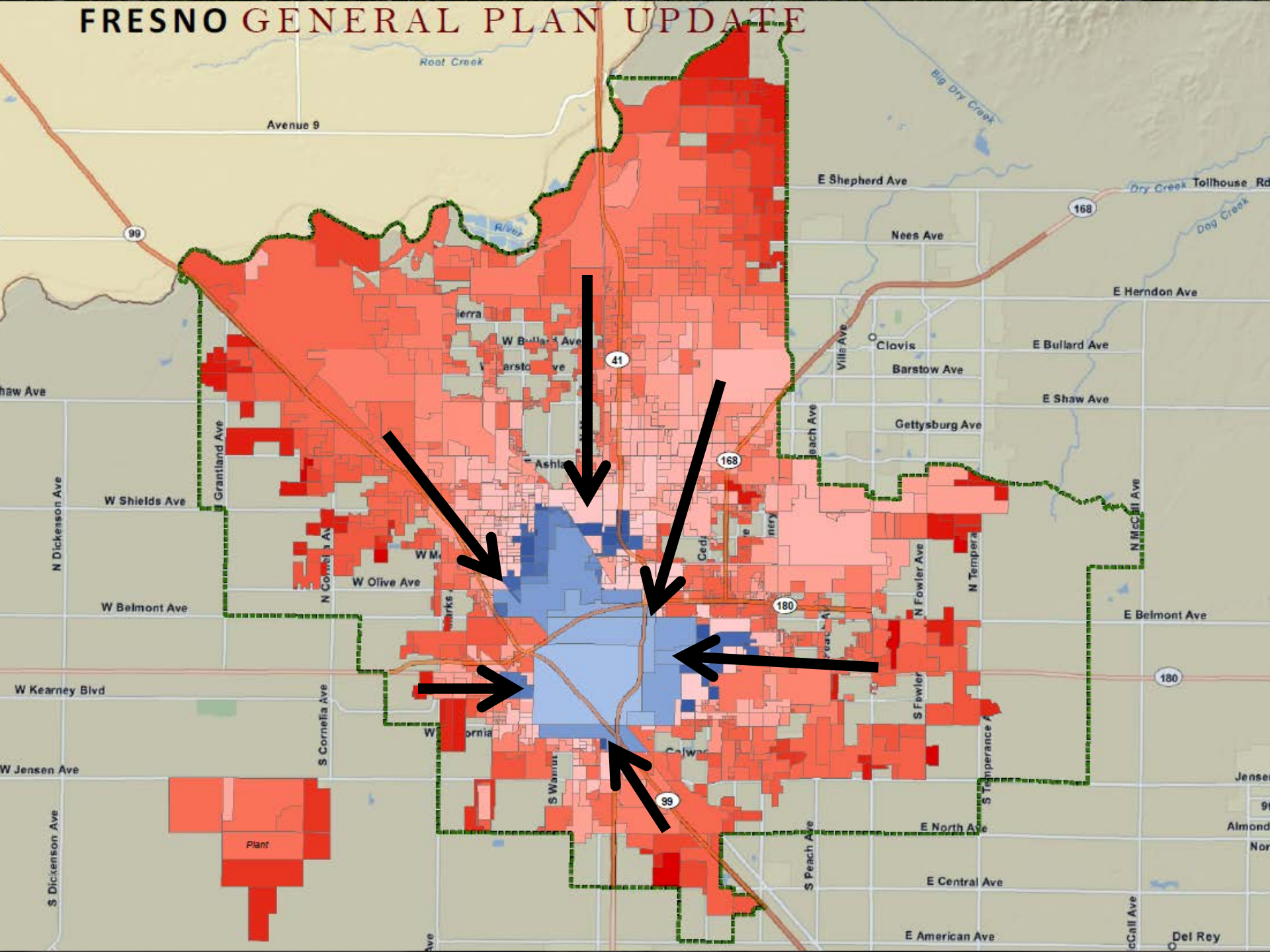
FRESNO GENERAL PLAN UPDATE



FRESNO GENERAL PLAN UPDATE



FRESNO GENERAL PLAN UPDATE



THE CHALLENGE OF CREATING A CODE FOR A LARGE AND DIVERSE CITY







- Greenfield vs. Infill
- Flexibility vs. Certainty
- Revitalization vs. Preservation
- Increase Value vs. Reduce Costs
- Encourage Investment vs. Protect Investments
- Preferences of Demographic Groups vs. Each Other





WORKSHOP #1

SINGLE-FAMILY RESIDENTIAL

GOALS

- Implement the General Plan.
- Greenfield development that maintains its value over time, that is walkable, and that shortens driving trips.
- Infill development that is compatible with existing homes.

SINGLE-FAMILY RESIDENTIAL

DEVELOPMENT STANDARDS

Article 9



Changes After the **MARCH DRAFT**

- Reduced lot sizes.
- Reduced lot width and depth dimensions.
- Reduced setbacks.
- Removed most façade design standards.
- Created enhanced streetscape incentive.

A dark, atmospheric photograph of a tree-lined residential street. The street is paved and stretches into the distance, flanked by large, leafy trees that create a canopy effect. The lighting is dim, suggesting dusk or dawn, with shadows cast across the road. The text is overlaid in the center and bottom left of the image.

Changes After the **MARCH DRAFT**

- Added the ability to do some duplexes and compatible multifamily in RS-5.
- Increased lot coverage of RS-4 to 50%.



Changes After the **SEPTEMBER DRAFT**

- Reduced garage setback slightly.
- Added water-efficient landscaping incentive.
- Added park strip incentive.
- Added swing garage incentive.
- Added three more options to the enhanced streetscape incentive and simplified some of the previous options.



Changes After the **SEPTEMBER DRAFT**

- Removed collector street building orientation requirement.
- Removed façade variation requirement.
- Allowed crop cultivation, matching current policy.
- Created process to deviate from remaining façade design standards.

Valley Code Comparison - Single Family Zones with Lots of 7,000 sq.ft. or Less, By Right

As part of our vetting process for the Development Code, we contacted some of our neighboring cities to see how they deal with single-family development. While we don't necessarily want to copy everybody else, it is helpful to understand how our new rules are different and similar to those of similar communities. On the left side of the table we show RS-4 and RS-5, which are the most commonly used single-family zones in the new Development Code, and compare them to other similar single-family zones in the Central Valley. To make sure we weren't comparing apples to oranges, we only looked at zones that allow lots of 7,000 square feet or less, and we looked at standard "by right" zoning, not zones that require special approvals such as Planned Developments and Conditional Use Permits.

KEY:

	Fresno's new RS-5 zone is LESS strict
	Fresno's new RS-5 zone is the same or about the same
	Fresno's new RS-5 zone is MORE strict

	Fresno (New Code)		Fresno (Current Code)	Clovis		Sanger	Kerman	Visalia	Bakersfield		Madera	Merced		Modesto			Stockton	Sacramento
	RS-4	RS-5	R-1	R-1	R-1-MD	R-1-6	R-1-7	R-1-6	R-1	R-1-4.5	R-1	R-1-6	R-1-5	R-1	R-2	R-3	RL	R-1
Min. Lot Size (sq. ft.)	5,000	4,000	5,000	6,000	4,000	6,000	7,000	6,000	6,000	4,500	6,000	6,000	5,000	5,000	6,000	6,000	5,000	6,200
Max. Lot Size (sq. ft.)	9,000	6,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Lot Width (ft.)	50	40	50	60	50	60	70	70	55	55	50	60	50	50	60	60	50	62
Min. Lot Depth (ft.)	25	70	90	110	90	100	100	No standard	90	90	80	100	80	NA	NA	NA	No standard	100
Maximum Height (ft.)	35	35	35	35	35	25	35	35	35	35	35	40	40	42	42	42	35	35
Maximum Height (stories)	NA	NA	NA	2.5	2.5	2	NA	2.5	NA	NA	NA	NA	NA	3	3	3	NA	NA
Min. Front Setback (ft.)	13	13	20	20	15	20	15	15	20	20	20	20	15	25	25	25	20	25
Min. Garage Setback (ft.)	18	18	18	20	20	20	25	22	25	20	20	20	20	20	20	20	20	20
Min. Side Setback (ft.)	4	3	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5
Min. Rear Setback (ft.)	10	10	20	20	15	10	15	25	25	25	15	10	10	15	15	15	10	15
Max. Lot Coverage (%)	50	60	45	40	45	40	40	40	45	45	NA	45	50	50	55	60	50	40
Minimum Parking Spaces	1 covered space		1 covered space	2 covered spaces		1 covered space	2 covered spaces	3 covered spaces	2 covered spaces		1 covered space	2 covered spaces		2 covered spaces			2 covered spaces	2 covered spaces
Architectural Regulations	None Reduced lot size and setback available in RS-5 if 5 out of 10 standards are met, such as: - Garage may not take up more than 50% of facade - No more than 8' between windows, doors, facade offsets, etc. - Must have a porch, bay window, balcony, or similar facade element.		None	None		- Architectural styles allowed: Craftsman bungalow, Spanish, Monterey, Colonial, Tudor, Victorian - Avoid long expanses of blank garage doors Must have front porch dominating facade of unit - Materials used on front facade should be continued onto side and rear facades	- Roofing material shall be composed of composition shingles, ceramic tile, or wood shakes - Exterior siding material shall be composed of wood, masonry, plaster	- Roof material: tile, composition shingles, wood shakes and shingles - Siding material: stucco, brick, wood, stone, avoid reflective metal siding	None		None	- Bay windows may not exceed 18 ft. - No composition roof materials permitted except architectural grade shingles - Use complimentary colors		- No exposed block shall be visible on any portion of the dwelling - Reflective glass not permitted. - Avoid reflective materials and bright colors			- Smooth and uniform transitions between homes - Use fly ash to improve workability of concrete on homes	- Avoid the use of low quality materials - Avoid excessive repetition of identical floor plans and elevations throughout a neighborhood - Avoid protruding garage doors - Avoid loading porch/entryway in a location obstructed by the garage - Don't let driveway dominate
Sidewalk Requirements	Both sides, park strip encouraged		Both sides, no park strip required	Both sides, no park strip required		Both sides, park strip required	Both sides, no park strip required	Both sides, no park strip required	Both sides, no park strip required		Both sides, no park strip required	Both sides, no park strip required		Both sides, no park strip required			Both sides, no park strip required	Both sides, park strip required
Max Block Length (ft.)	600		No standard	Interconnected streets encouraged, block length not specified		600	600	1,320	1,000		No standard	600		1,100			1,200	No standard
Connections to Major Streets Required?	1 per 600 feet		No	No		Yes	No	Differs case by case	No		No	Every 200 feet		Yes			Yes	Yes
Pedestrian Connections to Adjacent Commercial Areas Required?	Yes		No	No		Yes	Yes	Differs case by case	Yes		No	Yes, landscaped walkways		Yes			Yes	Yes
Cul-De-Sacs / Dead End Streets Allowed?	Only 20% of streets may be cul-de-sacs (This req. may be removed in exchange for shorter average block lengths)		Yes	Yes		Restricted	Restricted	Restricted	Yes		Yes	Yes		Yes			Restricted	Yes
Max. Length of Cul-De-Sacs / Dead End Streets (ft.)	500		450	500		600	700	800	1000		450	500		750			500	500
Pedestrian Connections for Cul-De-Sacs Required?	Yes		No	No		No	Differs case by case	No	No		No	Yes		For emergency access			Yes	No
Local Street Width (curb-to-curb) (ft.)	36		36	36 (32' allowed if located within 200' of a 36' wide street)		36	36	36	40		36	36		36			36 (Some 34' streets are allowed if located near a 36' street)	30

SINGLE-FAMILY RESIDENTIAL

LAND
DIVISIONS

Articles 31-45



Changes After the **MARCH DRAFT**

- Removed vesting map requirements for building information.
- Added several protections for tenants of condominium conversion projects.
- Increased length of cul-de-sacs.
- Reduced major street access point requirement.

The background image is a dark, atmospheric photograph of a residential street. The street is lined with large, mature trees that have dense green foliage. The perspective is looking down the street, which appears to be paved. The lighting is dim, suggesting dusk or dawn, with some light filtering through the leaves. The overall tone is somber and quiet.

Changes After the **SEPTEMBER DRAFT**

- Scaled back language regarding Intensity and Location of Uses.
- Clarified that connector streets could be located *approximately* through the center of a quarter section, that they can curve and bend to calm traffic, and that they don't need to light up across major streets.



Changes After the **SEPTEMBER DRAFT**

- Clarified that pedestrian connections between gated communities and shopping centers could be gated and locked as long as residents have access.
- Added flexibility for the precise locations of pedestrian connections.
- Removed requirement that 50% of local street intersections must be 4-way.



Changes After the **SEPTEMBER DRAFT**

- Slightly increased the allowed length of cul-de-sacs to 30% and allowed exceptions to the requirement.
- Reduced park frontage requirement to 50%, which allows corner sites to easily satisfy the requirement, and clarified how this would be measured.

Valley Code Comparison - Single Family Zones with Lots of 7,000 sq.ft. or Less, By Right

As part of our vetting process for the Development Code, we contacted some of our neighboring cities to see how they deal with single-family development. While we don't necessarily want to copy everybody else, it is helpful to understand how our new rules are different and similar to those of similar communities. On the left side of the table we show RS-4 and RS-5, which are the most commonly used single-family zones in the new Development Code, and compare them to other similar single-family zones in the Central Valley. To make sure we weren't comparing apples to oranges, we only looked at zones that allow lots of 7,000 square feet or less, and we looked at standard "by right" zoning, not zones that require special approvals such as Planned Developments and Conditional Use Permits.

KEY:

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	RS-4	RS-5	R-1	R-1	R-1-MD	R-1-6	R-1-7	R-1-6	R-1	R-1-4.5	R-1	R-1-6	R-1-5	R-1	R-2	R-3	RL	R-1
Min. Lot Size (sq. ft.)	7,000	4,000	5,000	6,000	4,000	6,000	7,000	6,000	6,000	4,500	6,000	6,000	5,000	5,000	6,000	6,000	5,000	6,200
Max. Lot Size (sq. ft.)	9,000	6,500	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Min. Lot Width (ft.)	30	40	50	60	50	60	70	70	55	55	50	60	50	50	60	60	50	62
Min. Lot Depth (ft.)	85	70	90	110	90	100	100	No standard	90	90	80	100	80	NA	NA	NA	No standard	100
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Maximum Height (stories)	NA	NA	NA	2.5	2.5	2	NA	2.5	NA	NA	NA	NA	NA	3	3	3	NA	NA
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Min. Garage Setback (ft.)	18	18	18	20	20	20	25	22	25	20	20	20	20	20	20	20	20	20
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Max. Lot Coverage (%)	50	60	45	40	45	40	40	40	45	45	NA	45	50	50	55	60	50	40
Minimum Parking Spaces	1 covered space		1 covered space	2 covered spaces		1 covered space	2 covered spaces	3 covered spaces	2 covered spaces		1 covered space	2 covered spaces		2 covered spaces			2 covered spaces	2 covered spaces
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Connections to Major Streets Required?	1 per 600 feet		No	No		Yes	No	Differs case by case	No		No	Every 200 feet		Yes			Yes	Yes
Pedestrian Connections to Adjacent Commercial Areas Required?	Yes		No	No		Yes	Yes	Differs case by case	Yes		No	Yes, landscaped walkways		Yes			Yes	Yes
Cul-De-Sacs / Dead End Streets Allowed?	Only 20% of streets may be cul-de-sacs (This req. may be removed in exchange for shorter average block lengths)		Yes	Yes		Restricted	Restricted	Restricted	Yes		Yes	Yes		Yes			Restricted	Yes
Max. Length of Cul-De-Sacs / Dead End Streets (ft.)	500		450	500		600	700	800	1000		450	500		750			500	500
Pedestrian Connections for Cul-De-Sacs Required?	Yes		No	No		No	Differs case by case	No	No		No	Yes		For emergency access			Yes	No
Local Street Width (curb-to-curb) (ft.)	36		36	36 (32' allowed if located within 200' of a 36' wide street)		36	36	36	40		36	36		36			36 (Some 34' streets are allowed if located near a 36' street)	30



**SINGLE-FAMILY
RESIDENTIAL**

**OTHER
STANDARDS**

The background image is a dark, atmospheric photograph of a tree-lined street. The trees are large and leafy, with their branches creating a canopy over the road. The lighting is dim, suggesting dusk or dawn, with shadows cast across the pavement. The overall tone is somber and quiet.

Changes After the **MARCH DRAFT**

- Required screening of windows for multi-story multifamily or commercial buildings adjacent to single-family homes.



Changes After the **SEPTEMBER DRAFT**

- Required posting to designated, central location on City's website 10 days before public hearings.
- Permitted subdivision monument sign in the median of a public street with approval of City Engineer.
- Removed restrictions on model homes.



SINGLE-FAMILY RESIDENTIAL

CONCEPT
PLANS



Changes After the **MARCH DRAFT**

- Simplified and reduced to two parts: land use map and connectivity map.
- Exempted projects on land that is already annexed or that is within a new specific plan.



Changes After the **SEPTEMBER DRAFT**

- Simplified and reduced to two parts: land use map and connectivity map.
- Exempted projects on land that is already annexed or that is within a new specific plan. Excepted quarter sections with balance of land uses from land use component of the Concept Plan.

NEXT STEPS

WEDNESDAY 11/5

Workshop #2 (5:30pm)

THURSDAY 11/12

Public Hearing (5:30pm)

THURSDAY 11/19

Continued Public Hearing (5:30pm)