

A detailed zoning map of a city grid, with various colored overlays indicating different zoning districts. The colors include shades of brown, blue, purple, red, and green. Major streets like N James Ln and N Jeanne Ave are visible.

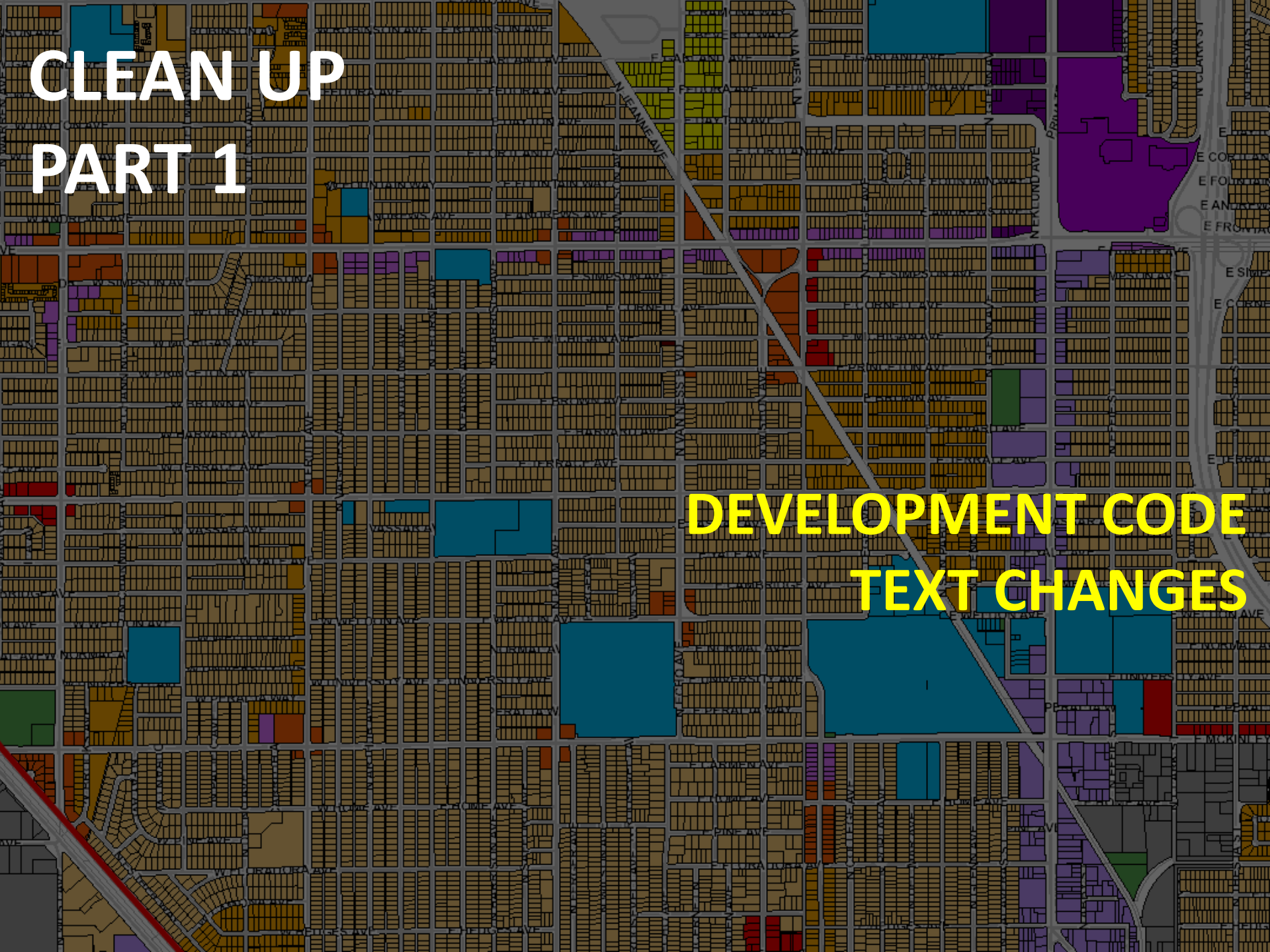
ZONING MAP AND DEVELOPMENT CODE CLEANUP

CITY COUNCIL
April 19, 2018

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

CLEAN UP PART 1

DEVELOPMENT CODE
TEXT CHANGES



A detailed street map of a city grid, likely St. Louis, Missouri, based on the street names. The map is overlaid with various colored polygons in shades of blue, orange, purple, and red, representing different land use or zoning districts. Major streets like N. James Ln, N. Jeanne Ave, and N. Clark St are visible. The title 'SUMMARY OF TEXT CHANGES' is prominently displayed in the top left corner.

SUMMARY OF TEXT CHANGES

Clarification

Internal Consistency

Compliance with State Law

Improved Functionality

Table 15-1102 of the Fresno Municipal Code is amended as follows:

TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS				
Use Classifications	NMX	CMX	RMX	Additional Regulations
Residential Use Classifications				
Elderly and Long-Term Care	P(1)	-(P)(1)	-(P)(1)	
[Domestic Violence Shelter]				
[Small (6 persons or less)]	(P)(1)	(P)(1)	(P)(1)	
[Large (7 persons or more)]	(P)(1)	(P)(1)	(P)(1)	
[Caretaker Residence]	(P)(1)	(P)(1)	(P)(1)	
[Residential Care Facilities]				
[Residential Care, Senior]	(P)(1)	(P)(1)	(P)(1)	
[Single Room Occupancy]	(C)	(C)	(C)	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	C(4)	C(4)	C(4)	
Community and Religious Assembly (2,000 square feet or more)	C(4)(P)	C(4)(P)	P	§15-2719, Community and Religious Assembly Facilities
Conference/Convention Facility	C(4)	C(4)	C	
Cultural Institutions	P(6)	C(P)	C(P)	
Government Offices	P(2)(1)	P(1)	P(1)	
Hospitals and Clinics				
Clinic	C(6)(P)	P(6)	P	
Schools, Public or Private	C(P)	C(P)	C(P)	
Social Service Facilities	C(P)(1)	P(1)	(P)(1)	
Commercial Use Classifications				
[Automobile/Vehicle Sales and Services]				
[Automobile Rentals]				
[Automobile/Vehicle Repair, Major]				
[Automobile/Vehicle Service and Repair, Minor]				
[Automobile Washing]				
Banks and Financial Institutions				
Banks and Credit Unions	P(6)	P	P	
Eating and Drinking Establishments				
Bars/Nightclubs/Lounges	C(46)	C(46)	C(46)	§15-2743, Outdoor Cooking for Commercial Purposes; §15-2744, Outdoor Dining and Patio Areas; §15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges
Restaurant with Alcohol Sales	C(46)	C(46)	C(46)	
Entertainment and Recreation				
Cinema/Theaters	C(P)	C(P)	P	
Small-Scale	C(47)(P)	P	P	§15-2708, Arcades, Video Games, and Family Entertainment Centers, §9-1801, Billiard Rooms
[Food Preparation]	(P)(1)	(P)(1)	(P)(1)	
Funeral Parlors and Internment Services	-(P)(1)	-(P)(1)	C(P)(1)	§15-2714, Body Preparation and Funeral Services
Live/Work	P(4)	P(4)	P(4)	
Lodging				
[Bed and Breakfast]	(P)	(P)	(P)	
Maintenance and Repair Services	P(6)	P(6)	P(6)	
Offices				
Business and Professional	P(4)	P	P	
Medical and Dental	P(4)	P	P	
Walk-In Clientele	P(6)	P	P	
Retail Sales				
Large-Format Retail	-(P)	-(P)	P	§15-2737, Large-Format Retail; §15-2745, Outdoor Retail Sales
Nurseries and Garden Centers	P	P(6)	P	
[Swap Meet / Flea Market]	(C)	(C)	(C)	(§ 15-2739, Flea Markets)
Industrial Use Classifications				
[Custom Manufacturing]				
[Limited Industrial]				
Agricultural and Extractive Use Classifications				
Produce Stand	P	-(P)	-(P)	§15-2752, Roadside Fruit Stands / Grower Stands
Specific Limitations:				
16. (Reserved) 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.				
[19. Prohibited in the following areas: Parcels which are located south of State Route 180 and west of the Union Pacific Railroad.]				



Allows flexibility in Mixed-Use Districts

F. Abandonment of Legal Non-Conforming Uses.

1. Residential Districts. A Legal Non-Conforming use shall not be re-established in any structure in a Residential District if such Legal Non-Conforming use has ceased for a consecutive six-month period.
2. [Mixed Use Districts. A Legal Non-Conforming use shall not be re-established in any structure if such Legal Non-Conforming use has ceased for a consecutive five-year period.]
3. [All Other] Non-Residential Districts. A Legal Non-Conforming use shall not be re-established in any structure in a Non-Residential District if such Legal Non-Conforming use has ceased for a consecutive 12-month period within five years of January 3, 2016. Once the five year period from the effective date of this Code has passed, a Legal Non-Conforming Use shall not be re-established in any structure in a Non-Residential District if such Legal Non-Conforming Use has ceased for a consecutive period of 90 days or more.



Allows flexibility in Mixed-Use Districts

Section 15-2610-D of the Fresno Municipal Code is amended as follows:

D. Projecting Signs. Signs under canopies or covers in conjunction with pedestrian walkways, or signs projecting from buildings are allowed, subject to the following additional standards:

1. Maximum Number. One per building or tenant space [per frontage].
2. Maximum Sign Area Per Sign.
 - a. Projecting Signs.
 - i. DT Districts: 150 square feet.
 - ii. MX and CMS Districts: 50 square feet.
 - iii. All Other Districts:] 12 square feet.
 - b. Under Canopy or Awning Signs. Eight square feet.
3. Height Limit.
 - a. [DT, MX, and CMS Districts: 10 feet above roof.]
 - [b. All Other Districts:] 12 feet above finished grade.
4. Minimum Sign Clearance. Eight feet.
5. Projection Allowed. A projecting sign cannot extend more than four feet from the building to which it is attached and shall be designed and located so as to cause no harm to street trees.
6. Illumination. ~~No internal illumination is permitted.~~ [Within DT, MX, and CMS Districts. If illuminated, Projecting Signs may be only illuminated by one of the following methods:
 - a. External Illumination. Externally illuminated with decorative lamps mounted in a manner that does not block the view of the sign from the street or sidewalk.
 - b. Exposed Neon. Individual letters may be internally illuminated with exposed neon tubes or a similar light source, but shall not have a translucent panel, lens, or face.
 - c. Halo. The illumination of a sign by projecting light behind an opaque letter or emblem which results in the appearance of ring of light around the unilluminated letter or emblem.]

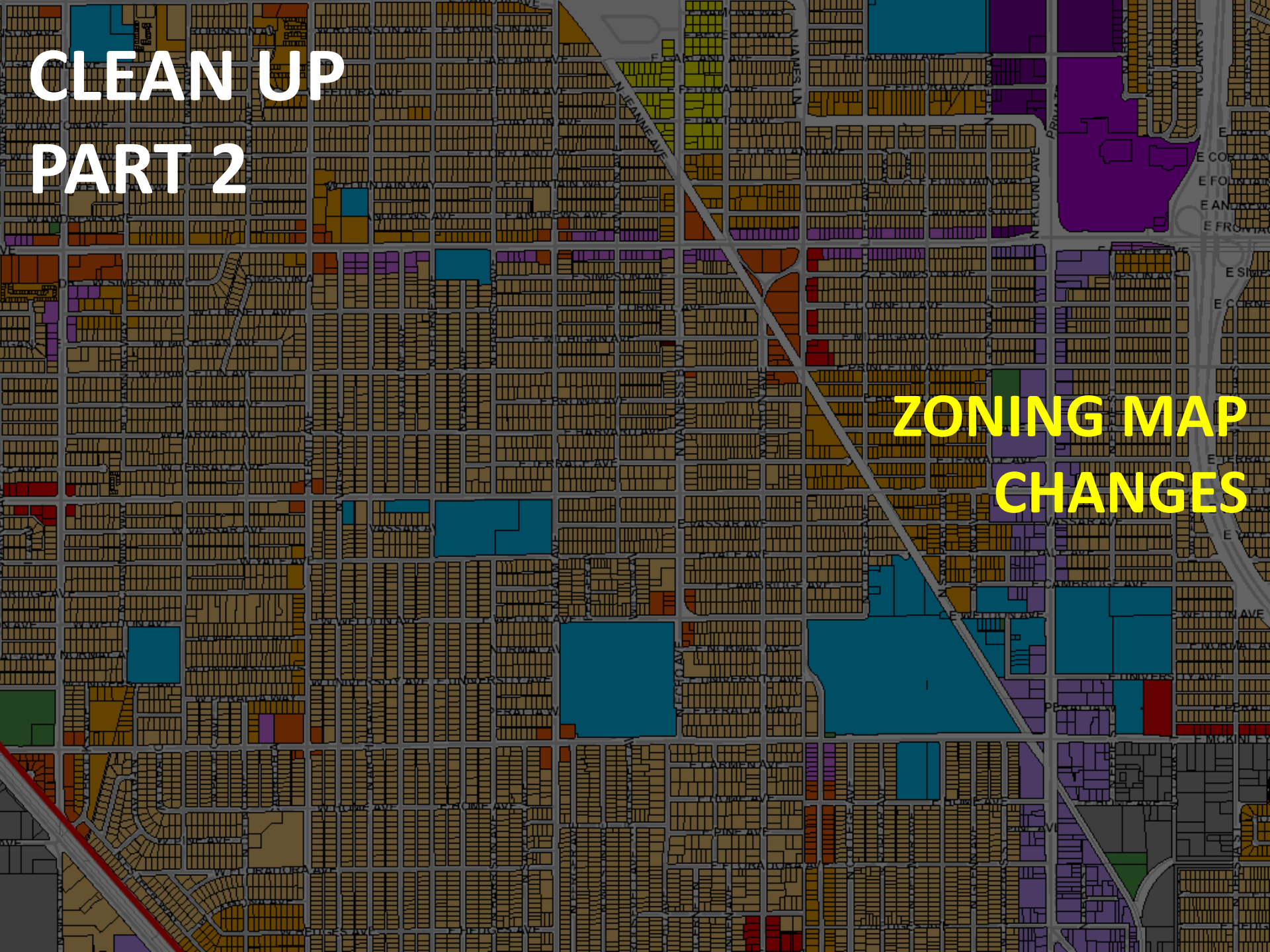
**Adjustments to Sign Standards in
Downtown and Mixed Use Districts**

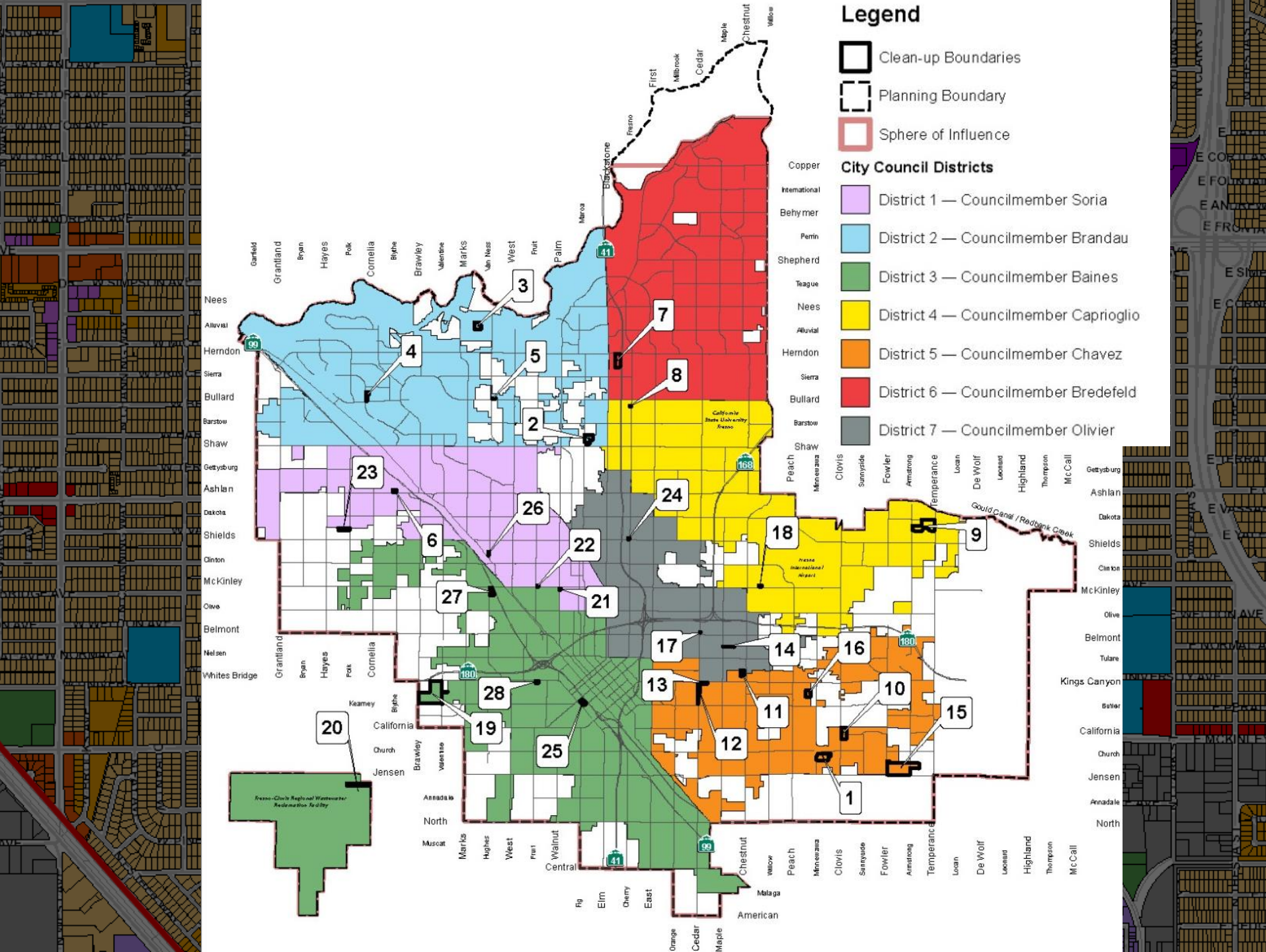


**Adjustments to Sign Standards in
Downtown and Mixed Use Districts**

CLEAN UP PART 2

ZONING MAP CHANGES





#	Description	APN for Zoning	City Council District	Zoning			General Plan Land Use			Acres	Staff Recommendation
				Past	Now	Request	Past	Now	Request		
1	Minnewawa Ave./ Church Ave.	Tract Map 5513- 48143105-07, 48143225-31, 48153101-18, 48153201-03, 48153301-33, 48153401-28, 48153501-22, and 48153601T	5	NA, New Annexation	NA, New Annexation	RS-4	NA, New Annexation	Medium High Density Residential	Medium Low Density Residential	18.92	Approve
2	Maroa Ave./ Shaw Ave.	[Parcels in the County: 41725104, 41725120-22, 4172515-58, 41733102-05, 41733112, 41733115-17, 41733201-03, 41733210-13, 41733215, 41733217, and 41733216T]	[N/A]	[N/A]	[N/A]	[N/A]					
		[Parcels in the City: 41725134-54, 41725301-08, 41753001-08, 417250X1, and 417530XA]	2	Some properties are R-1-C and R-2-A and some are NA, New Annexation	Some properties are CMX and some are NA, New Annexation	RS-5	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	16.29	Approve
3	2626 W. Alluvial Ave.	50043021 and 24T	2	R-1-B R-A	PR CRC	RS-4	Open Space/ Commercial Recreation	Open Space/ Commercial Recreation	Medium Low Density Residential	11.84	Approve
4	Dante Ave./ Bullard Ave.	506130085 and 095	2	R-3	RM-1	RM-2	Medium High Density Residential	Medium High Density Residential	Urban Neighborhood Residential	6.70	Approve
5	Van Ness Blvd./ Bullard Ave.	40609114, 31, and 32	2	NA, New Annexation	NA, New Annexation	RS-1	Low Density Residential	Low Density Residential	Low Density Residential	1.50	Approve
6	Ashlan Ave./ Blythe Ave.	51009036	1	C-6	RM-1	CG	Commercial General-Heavy	Medium High Density Residential	General Commercial	2.85	Approve
7	Herndon Ave./ State Route 41	40802201-20, 40802301-16, 40803201-18, 40803301-18, 40804301-10, 40804401-10 and 40806119T	6	R-A	CMX	RS-5	Medium Density Residential	Corridor/ Center Mixed Use	Medium Density Residential	17.94	Approve
8	5677 N. Fresno St.	418520X1, 38, and 39	4	R-P	RM-1	O	Medium High Density Residential	Medium High Density Residential	Office Employment	0.49	Approve
9	Dakota Ave./ Armstrong Ave.	310020895, 310731025, 310911015-325, 310912015 and 25, 310913015-235, 310914015-105, 310915015-105, 310916015-105, and 310917015-105	4	R-A	RM-2	RS-4	Medium Density Residential	Urban Neighborhood Residential	Medium Low Density Residential	21.02	Approve
		310020855 and 885	4	R-A	RS-5	RS-4	Medium Density Residential	Medium Density Residential	Medium Low Density Residential	28.11	
10	Clovis Ave./ California Ave.	31602201 and 31628036T	5	AE-20	CMX	RS-4	Medium Low Density Residential	Corridor/ Center Mixed Use	Medium Low Density Residential	17.23	Approve
11	Huntington Blvd./ Chestnut Ave.	46123302 - 07, 46123401, 02, 12 - 17, and 46130301	5	R-3 R-2 (1 lot) R-1 (1 lot)	RS-5	RM-2	Medium High Density Residential	Medium Density Residential	Urban Neighborhood Residential	5.76	Approve
12	Cedar Ave./ Kings Canyon Rd.	47006104, 47006215 and 16, 47006315, 47007129 - 41, 47014115, 47014215 and 16, 47014315 and 16, 47015127 - 34, 36, and 38 - 41, 47021308 and 13, 47021605 and 08, 47028304 and 07, and 47028604 and 13	5	R-1 R-2 (1 lot)	NMX	RS-5	Medium Density Residential	Neighborhood Mixed Use	Medium Density Residential	6.27	Approve
13	Kings Canyon Rd./ Chance Ave.	47007105, 06, and 29, 47007201, 24, 27, and 29, 47007301 and 19	5	C-6	RS-5	NMX	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	2.77	Approve
14	McKenzie Ave. median islands between Maple Ave. and Sierra Vista Ave.	46016501T	7	R-1 C-5 (small corner at Maple)	RS-5	PR	None	Medium Density Residential	Open Space	1.63	Approve

#	Description	APN for Zoning	City Council District	Zoning			General Plan Land Use			Acres	Staff Recommendation
				Past	Now	Request	Past	Now	Request		
15	NE Corner of Jensen Ave. and Fowler Ave. - Sanger Unified School District property	31602232	5	NA, New Annexation	NA, New Annexation	PI	High Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	19.00	Approve
		31602233									
		31602234		NA, New Annexation	NA, New Annexation	PI	Medium Density Residential	Public Facility Middle and High School	Public Facility Middle and High School	59.71	
		316022295T 31602231T 31602235T 31602259T		NA, New Annexation	NA, New Annexation	PI	Medium Density Residential	Public Facility Elementary School	Public Facility Elementary School	13.35	
16	Minnewawa Ave./ Butler Ave.	47209042 - 59, 47249101 - 17, and 47249201 - 08	5	R-1	PR	RS-4	Open Space	Open Space (Medium Low Density Residential Dual Designation Land Use)	Medium Low Density Residential and remove dual designation land use of Medium Low Density Residential	7.89	Approve
17	4206 E. White Ave.	45430321	7	C-1	NMX	CC	Commercial General-Heavy	Medium Density Residential	Neighborhood Mixed Use	0.24	Approve
18	4909 E. McKinley Ave.	49429109T	4	M-1-P	PI	CC	Public Facilities	Public Facilities	Community Commercial	1.49	Approve
19	339 N. Brawley Ave. APNs are incorrect Annexation #1350 RO-06-20	32610076	3	NA, New Annexation	NA, New Annexation	RM-2	Urban Neighborhood Residential	Urban Neighborhood Residential	Urban Neighborhood Residential	18.38	Approve
		32610039, 77 and 78		NA, New Annexation	NA, New Annexation	RS-5	Medium Density Residential	Medium Density Residential	Medium Density Residential	58.86	
		32610036		NA, New Annexation	NA, New Annexation	RS-4	Medium High Residential	Medium High Residential	Medium Low Residential	18.14	
		32610021		NA, New Annexation	NA, New Annexation	RS-4	Medium Low Residential	Medium Low Residential	Medium Low Residential	1.45	
		32610046		NA, New Annexation	NA, New Annexation	OS	Open Space - Neighborhood Park	Open Space - Neighborhood Park	Open Space - Neighborhood Park	0.73	
		32610038T		NA, New Annexation	NA, New Annexation	PI	Public Facilities - Elementary School	Public Facilities - Elementary School	Public Facilities - Elementary School	18.13	
20	Jenson Ave./ Cornelia Ave.	32703041T (southern portion) 32703038T (southern portion)	3	AE-20	PI	IH	Public Facilities - Waste Water Treatment Facility	Public Facilities - Waste Water Treatment Facility	Heavy Industrial Employment	13.65	Approve
21	Palm Ave./ McKinley Ave.	45109104 - 06	1	C-5 (along Palm)	RS-5	CMS (along Palm)	Medium Density Residential	Medium Density Residential	Main Street Commercial (along Palm)	0.23	Approve
				R-2 (along Ferger)	RS-5	RS-5 (along Ferger)	Medium Density Residential	Medium Density Residential	Medium Density Residential (along Ferger)	0.23	
22	404 W. McKinley Ave.	44426119	1	C-P	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.53	Approve
23	Shields Ave./ Polk Ave. annexation	51102117 and 18	1	NA, Unincorp.	RS-4	RS-4	Medium Low Residential	Urban Neighborhood Residential	Medium Low Residential	9.84	Approve
24	Shields Ave./ Fresno St.	43726416	7	CP	RS-5	O	Medium Density Residential	Medium Density Residential	Office Employment	0.65	Approve
25	C St./ Tulare Ave.	46710502, 46710601 - 06, 46715207 and 08, 46715217, and 46715301 - 04	3	C-6	RS-5	NMX	Medium High Density Residential	Medium Density Residential	Neighborhood Mixed Use	4.40	Approve
26	Hughes Ave./ Weber Ave.	44208217	1	R-P	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.43	Approve
		44208229		C-5	RM-1	CC	Medium High Density Residential	Medium High Density Residential	Community Commercial	0.78	
27	2041 W. McKinley Ave. and 1464 N. Hughes Ave.	44902015	3	M-1	RS-5	BP	Light Industrial	Medium Density Residential	Business Park Employment	5.42	Deny
		44917001	3	C-M	RS-5	BP	General-Heavy Commercial	Medium Density Residential	Business Park Employment	4.16	
28	419 W. Whitesbridge Ave.	46411103, 04, and 11 - 14	3	C-6	RS-5	CG	Light Industrial	Medium Density Residential	General Commercial	2.18	Deny

IMPLEMENTATION AND DESIGN REVIEW COMMITTEE RECOMMENDATIONS

District 1

April 3, 2018
Supported all proposals.

District 2

April 2, 2018
Supported all proposals.

District 4

April 2, 2018
Supported all proposals.

District 5

April 2, 2018
Supported all proposals.

District 6

April 2, 2018
Supported all proposals.

Fulton-Lowell
Design Review

April 2, 2018
Supported all proposals.

Tower District
Design Review

April 3, 2018
Supported all proposals.

ALUC

April 2, 2018
Approved, except for rezone and land use changes 3,4,18,25,28

Planning
Commission

April 4, 2018
Approved, all staffs recommendations

A detailed street map of a city grid, likely Chicago, with various colored overlays. A large purple area is in the top right. A diagonal road, possibly a highway, runs from the top center towards the bottom left. Other colored areas include orange, blue, and red. The map is overlaid with a semi-transparent dark grey layer.

STAFF RECOMMENDATIONS

Environmental Assessment

Plan Amendment

Rezone (all but 27-28)

Text Amendment