Exhibit G: Plan Amendment No. A-15-003

Exhibit G Part A: Existing General Plan Text

Table 3-1 | Existing General Plan Text (pg. 3-36)

	Minimum to Maximum Residential Density	Maximum Floor
Land Use	(du/net acre)1,2,3	Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	
Residential	10 PM 17 11 12 PM	1.000
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	
Medium Density	Min = 5 units per acre Max = 12 units per acre	1.
Medium High Density	Min = 12 units per acre Max = 16 units per acre	1.5
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	
High Density	Min = 30 units per acre Max = 45 units per acre	0.5
Commercial		e Becarará 1 – miy
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional	H _w	1.0
Mixed-Use		
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre Minimum 50% Residential	1.5
Corridor/Center Mixed- Use	Min = 16 units per acre Max = 30 units per acre Minimum 40% Residential	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre Minimum 30% Residential	2.0
Employment		Original Land House
Office		2.0
Business Park	. "	1.0
Regional Business Park		1.0
regional Buomicoo i and		
Light Industrial		1.5

1. Based on Net Acreage.

3. Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 - 65918, as may be amended).

^{1.} Based on Net Acreage.
2. Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails. or regional trails.

Table 3-3 | Existing General Plan Text (pg. 3-47 to 3-48)

TABLE 3-3: GENERAL PLA DISTRICTS	N LAND USE	DESIGNATIONS AND ZONE
Land Use Designation	Zone Dist	rict
Buffer	В	Buffer
Residential	311/2 3136347	HI SHIP I THE HIS
Low Density	RE	Residential Estate
•	RS-36	
	RS-20	Single Family
	RS-12	
Medium Low Density	RS-12	
	RS-9	Single Family
	RS-5	
Medium Density	RS-5	— Single Family
	RS-2.5	— Single Family
Medium High Density	RS-2.5	Single Family
	RM-2.5	Multi-Family
Urban Neighborhood Density	RM-1.5	Multi-Family
High Density	RM-1	Multi-Family
	RM-MH	Mobile Home Park
Commercial	Park isslessijnen	
Main Street	MSC	Main Street Commercial
Community	CC	Community Commercial
Regional	RC	Regional Commercial
General	GC	General Commercial
Highway and Auto	HAC	Highway and Auto Commercial
Recreation	CR	Commercial Recreation
Mixed-Use		
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
Employment		THE RESERVE AND THE PARTY OF TH
Office	0	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	LI	Light Industrial
Heavy Industrial	HI	Heavy Industrial
Other	WATER COLUMN	
Open Space	OS	Open Space
D. I. C. F 100	PK	Park
Public Facilities	PI	Public and Institutional
Overlay District		
	BA	Boulevard Area
	RM	Residential Modifying
	BP	Bluff Protection
	S	Special Setback
	ANX	Annexed Rural Residential Transitional Overlay
	PD	Planned Development
Downtown Land Use ¹ Compar		
Central Business District	CBD	Central Trading
Civic Center	CC	Civic Center
Town Center	C-2	Community Shopping
	C-6	Heavy Commercial

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONE. DISTRICTS

Zone Di	strict
C-1	Neighborhood Shopping Center
C-2	Community Shopping
C-5	General Commercial
C-4	Central Trading
C-4	Central Trading
C-1	Neighborhood Shopping Center
C-2	Community Shopping
C-5	General Commercial
R-1	Single Family Residential
R-2	Low Density Multi-family
	Residential (MFR)
R-3	Medium Density MFR
R-4	High Density MFR
C-M	Comm. & Light Manufacturing
M-1	Light Manufacturing
0	Open Conservation
C-M	Comm. & Light Manufacturing
	C-2 C-5 C-4 C-1 C-2 C-5 R-1 R-2 R-3 R-4 C-M M-1

Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and Development Code sections are approved.

Table 11-3 | Existing General Plan Text (pg. 11-6 to 11-16)

TABLE 11-3: CONSISTENCE Goals, Policies and Programs	General Plan Consistency
of the Housing Element	en the form of white a
Goal 1 – General Plan Implementa	tion
Policy 1.1 – Continue the Housing Support Activities of the City and RDA	The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. Housing activities are supported by General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.
Program 1.1.1 —Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development)	The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include: Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10 Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d. Creates walkable neighborhoods. See Gene Plan Goals 8, 9, 10, and 14; Objectives HC-2-a, HC-2-d, HC-2-e, HC-6-a, MT-6-g, UF-12 UF 14-b and UF-14-c. Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12 Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram). Takes advantage of compact building designs See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2-c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12 Policy LU-3-b explicitly encourages development of mixed-use urban corridors, wother policies supporting infill and higher density, compact development. Additionally, to General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact buildin designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated taccommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the

	Planning Area as part of the pending
	community and Specific Plans for that area.
	This General Plan provides a land use plan for
	SEDA. See Figure LU-1 (Land Use Diagram)
Program 1.1.2 – One Stop	The General Plan is not inconsistent with this
Processing	program. This Program has been incorporated
	into the General Plan, which promotes
	streamlining of applications, etc. For examples,
	see Goal 1 commentary, Goal 13; Objective LU-
	5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c.
	The MEIR will also allow for streamlining for
	certain environmental review, and a
	comprehensive update of the Development
	Code (including the streamlining of permit
	approval) will be adopted as part of the
	implementation of this General Plan. Finally,
	Policy LU-4-c takes this a step further by
	creating an interagency housing task force to further synchronize programs and to further
Program 1.1.3 – Reduced	develop a coordinated affordable housing plan. N/A. Nevertheless, the General Plan is not
Housing Costs	inconsistent with this program, as this Program
Housing Costs	has been incorporated into the General Plan,
	which promotes reduced housing costs. For
	examples, see Goals 7, 8 and 9; Objectives LU-
	4, LU-5, HC-3; Implementing Policies LU-2-b,
	LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f,
	HC-3-c, HC-3-d.
Program 1.1.4 – Institutional	There were no institutional barriers identified
Barriers	during the last reporting period. However, even
	if any institutional barriers were identified, the
	General Plan will update land use policies,
	ordinances, and procedures to fully address
	such issues. See also Tables 3-1 and 3-2
	(standards for density and development
	intensity) and Objective LU-5.
Program 1.1.5 – Complaint	N/A. Nevertheless, the General Plan is not
Referral	inconsistent with this program. See Objective
	LU-5. Policy HC-1-a supports implementation of
	this Program, including continuing compliance,
	information dissemination, and referral services
	through neighborhood associations. Objective
	HC-4 and Implementing Policies HC-4-c and
	HC-4-d support code enforcement and
Dragram 1.16 Cupped of	resolution of landlord/tenant issues.
Program 1.1.6 – Support of	The General Plan is not inconsistent with this
Current Law	program. See Objective LU-5. The City has
	been contributing financial support to the FHCCC; for example, see also HC-3-c and
	related commentary.
Program 1.1.7 – Fresno Green	The General Plan is not inconsistent with this
Flogram 1.1.7 – Flesho Green	program and will assist implementation of the
	Fresno Green program. For example, see
	Goals 3, 4, 9 and 16; Implementing Objectives
	LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2,
	HC-3; supporting policies RC-5-c, HC-2-e, HC-
	3-f and UF-12-g. Most of the objectives and
	programs that support these strategies are
	embedded throughout the General Plan,
	particularly in the implementing policies of the
	Resource Conservation Element. See also
	Resource Conservation and Resilience
	narrative entitled "Fresno Green – The City of
	Fresno's Strategy for Achieving Sustainability."
	in the state of th

Program 1.1.8 – Funding Energy Saving Improvements	The General Plan is not inconsistent with this program. The General Plan promotes incentives for energy efficient improvements. For example, see Goal 3; Objectives LU-1, LU-5, RC-8, HCR-3, and Policies RC-5-c, RC-8-c, RC-8-d, and HC-3-d.
Goal 2 - New Construction of Affo	ordable Housing
Policy 2.1 New Construction	The General Plan is not inconsistent with this program. As discussed above in the narrative, the Regional Housing Needs Allocation (RHNA) identified a need for approximately 20,967 units for the 2008-2013 planning period. The number of potential dwelling units allowable in the land use designations proposed by the General Plan, and by zoning in the updated Development Code meet and exceed this amount. Details can be found throughout the General Plan, including increased density and development intensity (such as Table 3-1 and Table 3-2) and infill/growth area construction (Objectives UF-1, UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this program. Land use designations are designed to accommodate population growth through 2035, and zoning is consistent with this planned growth. Policies focus on supporting and encouraging infill development to make better use of underutilized lots such as providing infrastructure (LU-2-d) or other incentives (LU-2-c) to make infill more feasible and attractive to the development community. For example, see Objectives UF-12, UF-13, LU-2, LU-5; Policies UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-1-d and ED-1-e.
Program 2.1.2 – Reduction in Density	The General Plan is not inconsistent with this program and will continue to comply with State law regarding density reduction. The General Plan allows an overall increase in residential density and development intensity as compared to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General Plan the City will more than exceed its fair housing obligation and there will be no net loss of residential capacity.
Program 2.1.3 – Central Community Plan Area Housing	Even though Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency, Program 2.1.3 references the Central Community Plan for the limited purpose of identifying specific geographical regions. As such, the boundaries are still applicable for the purposes of the Program. The General Plan is not inconsistent with this program. For example, see Commentary to Goal 1, Goal 13; Objective LU-5; Policies LU-1-d, LU-2-a, LU-2-b, RC-1-c and D-4-a. Additionally, the MEIR will also allow for a streamlined process for certain environmental review. A comprehensive update of the Development Code (including the streamlining of permit approval) is being adopted as part of the implementation of this Plan. (See Resource

	Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of a development code specific to the Downtown which will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.
Program 2.1.4 – Inner City Residential Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1-d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.
Program 2.1.5 – Other Infill Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."
Program 2.1.6 – Multi-Family Land Supply	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5, including through the updated Development Code. The General Plan expands the amount of available supply of land designated for multifamily residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multi-family uses.
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre. The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the Downtown Planning Area.

¹ Housing Element 2008-2013 Amendment 1.

	The Development Code update will also allow for second dwelling units as a permitted use and will also assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.
Program 2.1.7 – Increase Housing Yields	N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code update are being prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update will further promote streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.
Program 2.1.7A – Maximum Density	The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.
Program 2.1.8 – Mixed-Use Zoning	The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled "Major Strategic Directions for Future Growth" and "BRT Corridors & Centers;" Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.
Program 2.1.9 – Farmworker Housing Funding and Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.10 – Emergency Shelter Grant Allocations	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.
Program 2.1.12 – Zoning for Special Needs Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.

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Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c	
	and HC-2-b and HC-3-c.	
Program 2.1.14 – Single Room	N/A. Nevertheless, the General Plan is not	
Occupancy Housing	inconsistent with this program. See LU-5 and	
o o o a part o y 110 a o m.g	implementing policy LU-4-c, and HC-2-b. These	
	implementing policies are in support of providing	
	a range of housing for all residents of Fresno.	
	The Development Code update also addresses	
	this program, allowing Limited Residential Care	
	in all residential zones as a permitted use and	
	General Residential Care with a Conditional Use	
	Permit in most residential districts (See Table	
	11-7).	
Program 2.1.15 – Very-Low	N/A. Nevertheless, the General Plan is not	
Income Large Family Single and	inconsistent with this program. See Objectives	
Multi-Family Housing	LU-2, LU-5 and Implementing Policies LU-2-b,	
Mate 1 drilly 110dollig	LU-2-d and LU-4-c.	
Drogram 2.1.16 Eutramalul a	N/A. Nevertheless, the General Plan is not	
Program 2.1.16 – Extremely Low,	inconsistent with this program. See LU-5 and	
Very Low, and Low-Income		
Senior Housing	implementing policy LU-4-c and HC-2-b. These	
	implementing policies are in support of providing	
	a range of housing for all residents of Fresno.	
	The Development Code update also addresses	
	this program.	
Program 2.1.17 – Other	N/A. Nevertheless, the General Plan is not	
Extremely Low and Very Low-	inconsistent with this program. See Objective	
Income Housing	LU-5 and implementing policy LU-4-c and HC-2-	
J	b. These implementing policies are in support of	
	providing a range of housing for all residents of	
	Fresno. The Development Code update also	
	addresses this program by allowing second	
	dwelling units in all single family residential	
December 0.4.40	zones as a permitted use.	
Program 2.1.18 – Inclusionary	The General Plan is not inconsistent with this	
and Alternative Housing Policy	program. Although the RDA has been dissolved,	
Programs	this General Plan recognizes and supports the	
	function of the RDA as is now administered by	
	the City of Fresno in its capacity of the Housing	
	Successor to the Redevelopment Agency of the	
	City of Fresno, and the Successor Agency to the	
	Redevelopment Agency of the City of Fresno.	
	In addition, see Objective LU-5 and	
	Implementing Policy LU-4-c, and HC-2-b. These	
	implementing policies are in support of providing	
	a range of housing for all residents of Fresno.	
	The Development Code update also addresses	
	this program.	
Program 2.1.19 –Proposition 1C	N/A. Nevertheless, the General Plan is not	
Program	inconsistent with this program. See LU-5;	
D	implementing policy LU-4-c.	
Program 2.1.20 – Strengthening	N/A. Nevertheless, the General Plan is not	
Partnerships with Affordable	inconsistant with this program Soc Objective	
	inconsistent with this program. See Objective	
Housing Developers	LU-5 and Implementing Policy LU-4-c. Although	
	LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA	
	LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA	
	LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in	
	LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the	
	LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,	
	LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the	

Program 2.1.21 – Zoning for	N/A. Nevertheless, the General Plan is not
Agricultural Employees	inconsistent with this program. See Objectives
(Farmworker) Housing	LU-2, LU-5 and HC-3; and Implementing Policies
	LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room	N/A. Nevertheless, the General Plan is not
Occupancy Housing	inconsistent with this program. See Objective
	LU-5 and Implementing Policies LU-4-c and HC-
	2-b. The Development Code update also
	addresses this program.
Goal 3 - Housing Rehabilitation, A	equisition and Neighborhood Improvements
Policy 3.1 – Neighborhood	N/A. Nevertheless, the General Plan is not
Revitalization	inconsistent with this program. Although the
	RDA has been dissolved, this General Plan
	recognizes and supports the function of the RDA
	as is now administered by the City of Fresno in
	its capacity of the Housing Successor to the
	Redevelopment Agency of the City of Fresno,
	and the Successor Agency to the
	Redevelopment Agency of the City of Fresno.
	See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 - Comprehensive	N/A. Nevertheless, the General Plan is not
Code Enforcement	inconsistent with this program. See Objectives
	LU-4 and LU-5, and Implementing Policies LU-4-
	a, LU-4-b, and LU-4-c. All demonstrate the
	General Plan's support for this program.
Program 3.1.2 - Neighborhood	N/A. Nevertheless, the General Plan is not
Infrastructure	inconsistent with this program. See Goal 9;
illinada dotare	Objective LU-1, LU-4, LU-5, LU-11, MT-5, and
	UF-6; also Implementing Policy LU-1-a, LU-4-
Program 3.1.3 –Public Utilities	bMT-5-a, and MT-5-b.
Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not
Sewer and Water Deliciencies	inconsistent with this program. See Goal 9,
	Objectives LU-1 and LU-5, and Implementing
Brogram 2.1.4 Enhanced Delice	Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police	N/A. Nevertheless, the General Plan is not
Service to High-Crime	inconsistent with this program. See Goal 9,
Neighborhoods	Implementing Objectives LU-5, PU-1, and
Delieu 2.2 Heuries	Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing	N/A. Nevertheless, the General Plan is not
Rehabilitation, Replacement and	inconsistent with this program. Although the
Home Buyer Assistance	RDA has been dissolved, this General Plan
	recognizes and supports the function of the RDA
	as is now administered by the City of Fresno in
	its capacity of the Housing Successor to the
	Redevelopment Agency of the City of Fresno,
	and the Successor Agency to the
	Redevelopment Agency of the City of Fresno.
	The General Plan does not address directly the
	rehabilitation or replacement of housing;
	nevertheless, the General Plan is not
	inconsistent with this program. See Objectives
	LU-1, LU-2, and LU-5; and Implementing
	Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-
	c. They all support this policy and its
	subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4,
	and 3.2.5.
Program 3.2.1 – Housing	N/A. Nevertheless, the General Plan is not
Rehabilitation	inconsistent with this program. Although the
	RDA has been dissolved, this General Plan
	recognizes and supports the function of the RDA
	as is now administered by the City of Fresno in
	its capacity of the Housing Successor to the
	Redevelopment Agency of the City of Fresno,

	and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.2 – Housing Replacement	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.3 – Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.4 – Redevelopment Housing Sites	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the

oilicy 4.1 – Preservation of fordability of At-Risk Housing orgram 4.1.1 – At-Risk Housing orgram 4.1.1 – At-Risk Housing orgram 4.1.2 – Prevention and leviating Foreclosures orgram 4.1.2 – Prevention and leviating Foreclosures orgram 4.1.2 – Prevention and leviating Foreclosures orgram 4.2.1 – Provide orgram 4.2.1 – Required orgram 4.3.1 – Required orgram 4.3.1 – Required orgram 4.3.1 – Required orgram 4.3.2 – Citywide Public orgram 4.3.3 – Required orgram 4.3.4 – Required orgram 4.3.5 – General Plan is not inconsistent with this program. See Objective Lu-5- orgram 4.3.5 – General Plan is not inconsistent with this program. See Objective Lu-5- orgram 4.3.5 – General Plan is not inconsistent with this program		Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing
N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9, also, Objectives LU-2- and LU-5- and Implementing Policies LU-2-b, LU-5-e, and LU-5- f, and comments below. N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2-b, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan	Call Data	Policies LU-1-e, and LU-2-b.
inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below. N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 + and LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan is not inconsistent with this program. Although the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment activities as prescribed by law. See also Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. N/A. Neverthe		
N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 – Provide Program 4.2.1 – Provide N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to program 4.3.1 – Required profing by Regional Housing sed Allocation Income Category Ogram 4.3.2 – Citywide Public rvices Processing for	Policy 4.1 – Preservation of Affordability of At-Risk Housing	inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-
inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-6. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-6. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-6. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-6. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-6. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-6.	Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b,
inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to program 4.3.1 and 4.3.2 that address accountability and Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-and Implementing Policies LU-5-e and LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-s and Implementing Policies LU-5-e and LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-s and Implementing Policies LU-5-e and LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-s and Implementing Policies LU-5-e and LU-5-f.	Program 4.1.2 – Prevention and Alleviating Foreclosures	inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b,
inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-gram 4.3.2 — Citywide Public inconsistent with this program. See Objective	Policy 4.2 – Relocation of Residents	inconsistent with this program. See response to Program 4.2.1 that addresses relocation of
inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective	Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU- 5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU- 5-f. N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective		inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address
rvices Processing for inconsistent with this program. See Objective	Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
5-f.	Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-

Table 11-4 | Existing General Plan Text (pg. 11-16 to 11-17)

TABLE 11-4: TERM EQUIVALE	
Term Used in Adopted	Equivalent Use in
Housing Element	General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element ²
Zoning Ordinance	Development Code (Also referred to as the Development Code Update) Downtown Development Code

² Following the adoption of the General Plan, a form-based development code is anticipated to be adopted, which will serve as the zoning ordinance applicable to the Downtown Planning Area.

Table 11-5 | Existing General Plan Text (pg. 11-17 to 11-18)

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the equivalent zoning districts used when the Housing Element was adopted in 2008.

Zoning District When		Equivaler	Equivalent Zoning District in				
Housing Eleme	ent Adopted	General F	Plan				
Exclusive Agricultural	AE-20, AE-5	(None)					
None	None	В	Buffer				
Residential			Sincere for partitions				
	None	RE	Residential Estate				
	R-A ,R-1-E, R-1-EH	RS-36					
	R-1-A, R-1-AH	RS-20					
Single Family	R-1-B	RS-12	— ·				
	R-1-C	RS-9	— Single Family				
	R-1	RS-5	_				
	None	RS-2.5					
	R-2	RM-2.5					
Multi-Family	R-3	RM-1.5	Multi-Family				
	R-4	RM-1					
Mobile Home Park	МН	RM-MH	Mobile Home Park				

Table 11-7 | Existing General Plan Text (pg. 11-20 to 11-21)

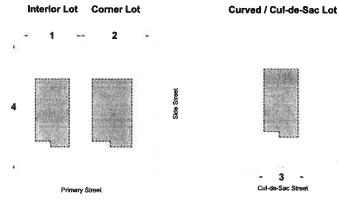
THE PART CHIEF YEAR			L. Serge Jan St.		T	E a called	-		THE RESERVE OF THE PERSON NAMED IN
District	RE	RS- 36	RS- 20	RS- 12	RS- 9	RS- 5	RS- 2.5	RS- MH	Additional Regulations
Residential L	Jse Cl	assific	ations	-5					
Residential Housing									
Гуре	See	sub cla	ssificati	ons belo)W				
Single-Unit Dwelling, Detached	Р	P	Р	P	Р	Р	Р	x	§TBD, Manufactured Housing
Single-Unit Dwelling, Attached	x	x	x	×	С	Р	Р	x	
Second Dwelling Unit	Р	Р	Р	Р	Р	Р	Р	x	§TBD, Second Dwelling Unit
Adult Family	loes:	503 - 603	W						
Day Care				ons belo					
Small	Р	Р	Р	Р	Р	Р	Р	P	
Large	х	С	С	С	С	С	С	x	§TBD, Day Care
Family Day									
Care				ons belo			-	1.5	
Small	Р	Р	Р	P	Р	Р	Р	P	
Large	х	С	С	С	С	С	С	С	§TBD, Day Care
Mobile Home Parks	x	x	x	x	x	x	x	С	§TBD, Manufactured Housing; §TBD, Mobile Home Parks
Residential					1	-		ntv.	Tionic rang
Care Facilities	Sees	sub cla	ssificati	ons belo	ow				
Residential									
Care, General	х	С	С	С	С	С	С	x	
Residential Care, Limited	Р	Р	Р	Р	Р	Р	Р	Р	
Other Applica	able T	ypes		12	MILVE		MILIT	- A	5. 4.5
Accessory Uses and	ernr		200201						
Structures	3181	J, ACCE	ssory L	ses	_	_			
Accessory Living Quarters	Р	Р	P	Р	P	Р	Р	P	
Backyard					†	· -	<u> </u>	1	
Cottage	Р	Р	Р	Р	Р	Р	Р	Р	
Home Occupations	Р	Р	Р	Р	Р	Р	Р	Р	
Transitional and Supportive Housing	§TBI			and Su					

 $^{^3}$ P = Permitted; X = Not Allowed; C = Conditional Use Permit Required

Table 11-8 | Existing General Plan Text (pg. 11-22 to 11-23)

TABLE 11-8: LOT AND DENSITY STANDARDS—RESIDENTIAL SINGLE-FAMILY IN GENERAL PLAN

NOT TO SCALE



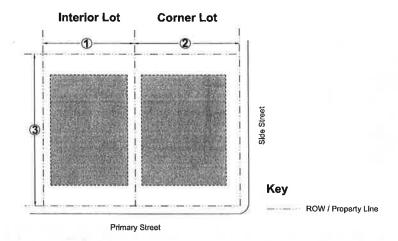
Key

ROW / Property Line

					NO917 Plop	orty Circ			
District	RE	RS-36	RS-20	RS-12	RS-9	RS-5		Additional Regulations	#
Maximum Density (du/lot)	1	1	1	1	1	1	1	§15-12, 2 nd Dwelling, Accessory Units	
Minimum Lot Size (sq. ft)	2.5 acres	36,000	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Area per Dwelling Unit (sq. ft)	2.5 acres	36,000	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Width (ft)									T
General Standard	130	130	110	80	70	50	25		0
Corner	130	130	110	90	80	60	30		0
Reversed Corner	130	130	110	95	85	65	35		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	100	90	80		§15-12, Setback Overlay	
Curved/Cul-de-Sac	-	-	80	60	50	40	-		0
Minimum Lot Depth (ft)									
General Standard	200	200	130	110	110	90	90		0
Where Front or Rear Property Line Abuts a Major Street (in addition to landscape easements required elsewhere in this Code or operative Plan.	200	200	130	120	120	115	100		0
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	130	130	<	§15-12, Setback Overlay	0

Table 11-9 | Existing General Plan Text (pg. 11-24)

TABLE 11-9: LOT AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN

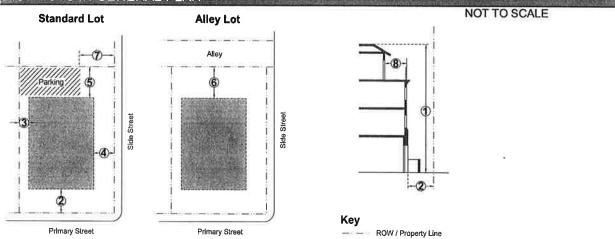


NOT TO SCALE

NOT TO SCALE						
District	RM-2.5	RM-1.5	RM-1	RM-MH	Additional Regulations	#
Maximum Density	1 du/2,500	1 du/1,500	1 du/1,000	1 du/2,400		
Minimum Lot Size (sq. ft)	sq. ft 6,000	sg. ft 7,500	sq. ft 10,000	sq. ft 3 acres		1-
Minimum Lot Area per Dwelling Unit (sq. ft)	2,500	1,500	1,000	2,400		
Minimum Lot Width (ft)						
General Standard	50	60	65	110		0
Comer	60	65	75	110		0
Reversed Corner	65	70	80	110		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	80	110	110	130	§15-12, Setback Overlay	
Minimum Lot Depth (ft)						
General Standard	90	110	110	130		0
Where Front or Rear Property Line Abuts a Major Street	115	120	120	130		0
Where Front or Rear Property Line Abuts a Freeway or Railroad	130	150	150	150	§15-12, Setback Overlay	0

Table 11-10 | Existing General Plan Text (pg. 11-25)

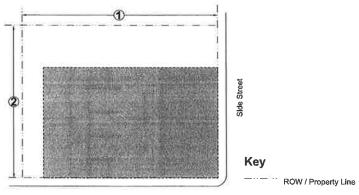
TABLE 11-10: BUILDING FORM AND LOCATION STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



District	RM-2.5	RM-1.5	RM-1	RM-MH	Additional Regulations	#
Maximum Height (ft)	35	40(A)	60(A)	35(A)	§TBD, Heights and Height Exceptions	0
Minimum Setbacks (ft)						
Front	15	15(A)	15(A)	15(A)	(C) and §TBD, Projections/ Encroachments into Yards	0
Interior Side	10 total, min. 4/side	5(A)	5(A)	5(A)	(B) and §TBD, Projections/Encroachments into Yards	0
Street Side	10	10	10	10	(C) and §TBD, Projections/ Encroachments into Yards	0
Rear	20	15(A)	15(A)	10(A)	§TBD, Projections/ Encroachments into Yards	6
Alley	3	3	3	3	§TBD, Projections/ Encroachments into Yards	6
Parking, from street facing property line	30	30	30	30	(D)	0
Fourth Floor Stepback (min. ft from building street front elevation)	7-	10	10	0#		8
Maximum Lot Coverage (% of Lot)	50	50	60	50	§TBD, Rules of Measurement	
Minimum Common Open Space (% of lot)	20	20	20	20		
Minimum Private Open Space (sq. ft/unit for 75% of units)	50	50	50	50	(F)	

Table 11-11 | Existing General Plan Text (pg. 11-26)

TABLE 11-11: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN



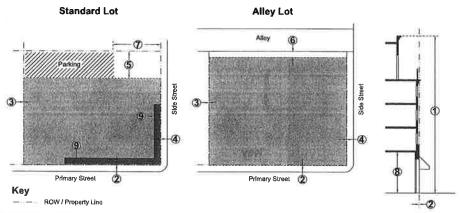
Primary Street

NOT TO SCALE

District	NMX	CMX	RMX	Additional Regulations	#
Minimum Lot Size (sq. ft)	5,000	15,000	60,000		
Minimum Lot Width (ft)	50	100	200		0
Minimum Lot Depth (ft)	100	150	200		0
Minimum Residential Density (du per acre)	50	30	15		
Minimum Floor Area Ratio (Non- Residential)	0.5	0.5	0.5		
Minimum % of Ground Floor Building Area that must be active uses	25	50	75		
Maximum Residential Density (du per acre)	16	30	45		
Maximum Floor Area Ratio (Non- Residential)	1.5	2.0	2.0	§TBD, Rules of Measurement	

Table 11-12 | Existing General Plan Text (pg. 11-27)

TABLE 11-12: BUILDING FORM AND LOCATION STANDARDS— MIXED-USE DISTRICTS IN GENERAL PLAN



N	OT	TO	SCA	J F

District	NMX	CMX	RMX	Additional Regulations	#
Maximum Height (ft)	35	60	75	(A) and §TBD, Heights and Height Exceptions	0
Minimum Ground Floor Ceiling Height (ft)	15	15	15		8
Minimum Setbacks (ft)					
Front	0	0	0	(A) and (B)	9
Interior Side	0	0	20	(A) and §TBD, Projections/ Encroachments into Yards	8
Street Side	0	0	0	(B)	4
Rear	10	10	20	(A) and §TBD, Projections/ Encroachments into Yards	6
Alley	3	3	5	§TBD, Projections/ Encroachments into Yards	0
Parking, from street facing lot line	30	30	30	(C)	0
Minimum Building Frontage on or within 5 ft of Front and Street Side Setback Line (% of setback line)	60	60	ā		9
Corner Frontage (ft, measured from property corner)	15	30	50	(D)	
Minimum Common Open Space (% of lot)	20	20	20	(E)	
Minimum Private Open Space (sq. ft/unit for at least 75% of units)	50	50	50	(F)	

Table 11-13 | Existing General Plan Text (pg. 11-28)

	RAL PLAN			
Land Use Classification	Required Parking S	paces		
Residential Use Classifica				
Single-Unit Residential constructed prior to the date this ordinance is adopted	1 space per dwelling unit	One covered space.		
Single-Unit Residential, up to 2 bedrooms	1 space per dwelling unit	Must be within a garage.		
Single-Unit Residential, 3 or more bedrooms	2 spaces per dwelling unit	Must be within a garage.		
Accessory Living Quarters	No extra parking space			
Second Dwelling Unit		Section TBD, Second Dwelling Units		
Affordable Housing Develop	ments (Moderate Incon	ne and Below)		
Studio, One- or two- bedroom	.75 space per unit	One covered space shall be designated for each unit.		
Three or more bedrooms	1.5 spaces per unit	 One additional guest parking space must be provided for every 4 units. 		
Multi-unit Residential (2 or n	nore units)			
Studio	.75 space per unit	One covered space shall be		
One- or two-bedroom	1 spaces per unit	designated for each unit. One additional guest parking space		
Three or more bedrooms	1.5 spaces per unit	- must be provided for every 2 units.		
Eiderly and Long Term Care	Facilities serving more	s plus 1 for each live-in caregiver. e than 15 residents shall also provide 1 ver, employee, and doctor on-site at any		
Group Residential		er-manager plus 1 for every 5 beds and 1 employee.		
Residential Care, Limited		nat is required for the residential use.		
Residential Care, General	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.			
Residential Care, Senior	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.			
Single Room Occupancy	0.5 spaces per unit			

Table 12-1 | Existing General Plan Text (pg. 12-21 to 12-22)

ZONING DIST	KIC 13 CONS	DISTENCT
General Plan Land Use Designation	Developn	nent Code Zoning District
Buffer	В	Buffer
Residential		
Low Density	RE	Residential Estate
	RS-36	Single-Family
	RS-20	
	RS-12	
Medium Low Density	RS-12	Single-Family
	RS-9	
	RS-5	
Medium Density	RS-5	Single-Family
	RS-2.5	
Medium High Density	RS-2.5	Single-Family
	RM-2.5	Multi-Family
Urban Neighborhood Density	RM-1.5	Multi-Family
High Density	RM-1	Multi-Family
Commercial		
Main Street	MSC	Main Street Commercial
Community	CC	Community Commercial
Regional	RC	Regional Commercial
General	CG	General Commercial
Highway and Auto	HAC	Highway and Auto Commercial
Recreation	CR	Commercial Recreation
Mixed-Use	30 BD (1) 1000	Carried Anglian Contract
Neighborhood Mixed-Use	NMX	Neighborhood Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
Employment	Semi-Miles in The	SALE PROPERTY OF THE SECOND
Office	0	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Small Business Park
Light Industrial	IL.	Light Industrial
Heavy Industrial	IH	Heavy Industrial
Other		TOTAL CONTROL OF THE
Open Space	os	Open Space
	PK	Park
Public Facilities	PI	Public and Institutional
Overlay District	46572	
	BA	Boulevard Area
	RM	Residential Modifying
	BP	Bluff Protection
	S	Special Setback
	ANX	Annexed Rural Residentia Transitional Overlay
	PD	Planned Development
1000 1001	AE	Airport Environs
Downtown Land Use Compared		
Central Business District	CBD	Central Trading
Civic Center	CC	Civic Center
Town Center	C-2	Community Shopping
	C-6	Heavy Commercial

TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY

General Plan Land Use Designation	Develop	ment Code Zoning District
Neighborhood Center	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Chinatown	C-4	Central Trading
Cultural Arts	C-4	Central Trading
Corridor General	C-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Neighborhood General	R-1	Single-Family Residential
Neighborhood General Preservation	R-2	Low Density MFR
Neighborhood General Revitalization	R-3	Medium Density MFR
Neighborhood Edge	R-4	High Density MFR
Special Districts 1 & 2	C-M	Comm. & Light Manufacturing
Special District - Hospital	M-1	Light Manufacturing
Open Conservation	0	Open Conservation
South Stadium	C-M	Comm. & Light Manufacturing

Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and a Downtown Development Code sections are approved.

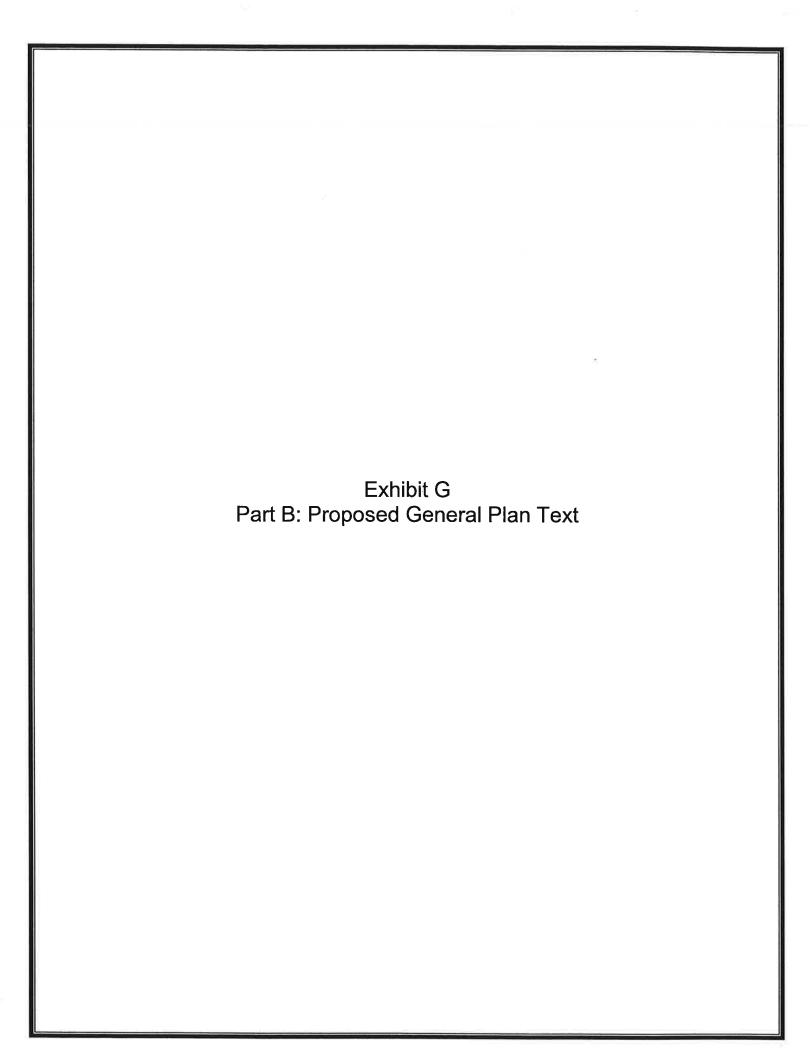


Table 3-1 | Proposed General Plan Text

	Minimum to Maximum	
Land Use	Residential Density (du/net acre) ^{1,2,3}	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	•
Residential	The state of the s	1.75
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	
Medium Density	Min = 5 units per acre Max = 12 units per acre	
Medium High Density	Min = 12 units per acre Max = 16 units per acre	
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	
High Density	Min = 30 units per acre Max = 45 units per acre	
Commercial	Manager and American State of the Control of the Co	Bollet
Main Street		1.0
Community		1.0
Recreation		0.:
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use	- dat 2 22 in 20 on the life of a	
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre	1.9
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre	1.9
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre	2,0
Employment	light) gald fish or the	
Office		2.0
Business Park	-	1.0
Regional Business Park	<u> </u>	1.
Light Industrial		1.

Heavy Industrial

1. Based on Net Acreage.

 Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

^{2.} Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.

Table 3-3 | Proposed General Plan Text

Conoral Dian Jan July	A CONTRACTOR OF	
General Plan Land Use Designation	Developmen	t Code Zoning District
Buffer	В	Buffer
Residential		THE DATE OF THE STATE OF THE
Low Density	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
Medium Low Density	RS-4	Residential Single Family, Mediun Low Density
Medium Density	RS-5	Residential Single Family, Mediun Density
Medium High Density	RM-MH	Mobile Home Park
	RM-1	Residential Multi-Family, Medium High Density
Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
Mixed-Use		
Neighborhood	NMX	Neighborhood Mixed Use
Corridor/Center	CMX	Corridor/Center Mixed Use
Regional	RMX	Regional Mixed Use
Commercial	- FEE - W.	and the state of t
Main Street	CMS	Commercial - Main Street
Community	CC	Commercial - Community
Regional	CR	Commercial - Regional
General	CG	Commercial - General
Highway and Auto	CH	Commercial - Highway and Auto
Recreation	CRC	Commercial - Recreation
Employment		
Office	0	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	- IL	Light Industrial
Heavy Industrial	IH	Heavy Industrial
Other	PARTHER COUR	III Sup Carlon Charles (1) III - 1
Open Space	os	Open Space
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
Downtown Planning Area Ant	ticipated Zoning Dis	tricts
Central Business District	DTC	Downtown Core
	DTG	Downtown General
Civic Center	DTG	Downtown General
Town Center	DTN	Downtown Neighborhood

DISTRICTS CONSISTEN	CY	DESIGNATIONS AND ZONING
General Plan Land Use Designation	Developme	nt Code Zoning District
Cultural Arts	A CONTRACTOR OF THE PARTY OF TH	PRODUCTION OF THE PROPERTY OF THE PROPERTY OF
South Stadium		
Neighborhood Center	NMX	Neighborhood Mixed Use
Corridor General		The second of th
Neighborhoods	RS-5	Residential Single Family, Medium Density
	RS-4	Residential Single Family, Medium
Special Districts	IL	Light Industrial
Public Facility	PI	Public and Institutional
Open Conservation	OS	Open Space
	PR	Parks and Recreation

Table 11-3 | Proposed General Plan Text

TABLE 11-3: CONSISTENCY MATRIX

Goals, Policies and Programs of the Housing Element

General Plan Consistency

Goal 1 - General Plan Implementation

Policy 1.1 – Continue the Housing Support Activities of the City and RDA

The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. Housing activities are supported by the General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.

Program 1.1.1 –Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development) The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include: Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10; Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d. Creates walkable neighborhoods. See General Plan Goals 8, 9, 10, and 14; Objectives HC-2, D-4; UF-13, UF-14, MT-5; Policies HC-2-a, HC-2-c, HC-2-d, HC-2-e, HC-6-a, MT-6-g, UF-12-a, UF 14-b and UF-14-c. Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12; Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram). Takes advantage of compact building designs. See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12-b. Policy LU-3-b explicitly encourages development of mixed-use urban corridors, with other policies supporting infill and higher density, compact development. Additionally, the General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact building designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated to accommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the implementation of this General Plan. Form-

based codes are anticipated for the Downtown

	Planning Area as part of the pending community and Specific Plans for that area. This General Plan provides a land use plan for SEDA. See Figure LU-1 (Land Use Diagram)
Program 1.1.2 – One Stop Processing	The General Plan is not inconsistent with this program. This Program has been incorporated into the General Plan, which promotes streamlining of applications, etc. For examples, see Goal 1 commentary, Goal 13; Objective LU-5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c. The MEIR will also allow for streamlining for certain environmental review, and the adoption of a comprehensively updated Development Code (including the streamlining of permit approval) is part of the implementation of this General Plan. Finally, Policy LU-4-c takes this a step further by creating an interagency housing task force to further synchronize programs and to further develop a coordinated affordable housing plan.
Program 1.1.3 – Reduced Housing Costs	N/A. Nevertheless, the General Plan is not inconsistent with this program, as this Program has been incorporated into the General Plan, which promotes reduced housing costs. For examples, see Goals 7, 8 and 9; Objectives LU-4, LU-5, HC-3; Implementing Policies LU-2-b, LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f, HC-3-c, HC-3-d.
Program 1.1.4 Institutional Barriers	There were no institutional barriers identified during the last reporting period. However, even if any institutional barriers were identified, the General Plan will update land use policies, ordinances, and procedures to fully address such issues. See also Tables 3-1 and 3-2 (standards for density and development intensity) and Objective LU-5.
Program 1.1.5 – Complaint Referral	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5. Policy HC-1-a supports implementation of this Program, including continuing compliance, information dissemination, and referral services through neighborhood associations. Objective HC-4 and Implementing Policies HC-4-c and HC-4-d support code enforcement and resolution of landlord/tenant issues.
Program 1.1.6 – Support of Current Law	The General Plan is not inconsistent with this program. See Objective LU-5. The City has been contributing financial support to the FHCCC; for example, see also HC-3-c and related commentary.
Program 1.1.7 – Fresno Green	The General Plan is not inconsistent with this program and will assist implementation of the Fresno Green program. For example, see Goals 3, 4, 9 and 16; Implementing Objectives LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2, HC-3; supporting policies RC-5-c, HC-2-e, HC-3-f and UF-12-g. Most of the objectives and programs that support these strategies are embedded throughout the General Plan, particularly in the implementing policies of the Resource Conservation Element. See also Resource Conservation and Resilience narrative entitled "Fresno Green – The City of Fresno's Strategy for Achieving Sustainability."

Program 1.1.8 – Funding Energy	The General Plan is not inconsistent with this
Saving Improvements	program. The General Plan promotes incentives
	for energy efficient improvements. For
	example, see Goal 3; Objectives LU-1, LU-5,
	RC-8, HCR-3, and Policies RC-5-c, RC-8-c,
	RC-8-d, and HC-3-d.
Goal 2 - New Construction of Affor	dable Housing
Policy 2.1 New Construction	The General Plan is not inconsistent with this
	program. As discussed above in the narrative,
	the Regional Housing Needs Allocation (RHNA)
	identified a need for approximately 20,967 units
	for the 2008-2013 planning period. The number
	of potential dwelling units allowable in the land
	use designations proposed by the General Plan,
	and by zoning in the updated Development Code
	meet and exceed this amount. Details can be
	found throughout the General Plan, including
	increased density and development intensity
	(such as Table 3-1 and Table 3-2) and
	infill/growth area construction (Objectives UF-1,
	UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this
1 Togram 2.1.1 - Land Demand	program. Land use designations are designed
	to accommodate population growth through
	2035, and zoning is consistent with this planned
	growth. Policies focus on supporting and
	encouraging infill development to make better
	use of underutilized lots such as providing
	infrastructure (LU-2-d) or other incentives (LU-2-
	c) to make infill more feasible and attractive to
	the development community. For example, see
	Objectives UF-12, UF-13, LU-2, LU-5; Policies
	UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-
-	1-d and ED-1-e.
Program 2.1.2 – Reduction in	The General Plan is not inconsistent with this
Density	program and will continue to comply with State
	law regarding density reduction. The General
	Plan allows an overall increase in residential
	density and development intensity as compared
	to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General
	Plan the City will more than exceed its fair
	housing obligation and there will be no net loss
	of residential capacity.
Program 2.1.3 - Central	Even though Community Plans, and their
Community Plan Area Housing	potential requirements, are not part of the
,	General Plan and are either being amended or
	repealed to ensure consistency, Program 2.1.3
	references the Central Community Plan for the
	limited purpose of identifying specific
	geographical regions. As such, the boundaries
	are still applicable for the purposes of the
	Program.
	The General Plan is not inconsistent with this
	program. For example, see Commentary to
	Goal 1, Goal 13; Objective LU-5; Policies LU-1-
	d, LU-2-a, LU-2-b, RC-1-c and D-4-a.
	Additionally, the MEIR will also allow for a
	streamlined process for certain environmental
	review. The adoption of a comprehensively
	updated Development Code (including the
	streamlining of permit approval) is part of the
	implementation of this Plan. (See Resource

	Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of zoning districts specific to the Downtown which will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.
Program 2.1.4 – Inner City Residential Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1-d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.
Program 2.1.5 – Other Infill Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."
Program 2.1.6 – Multi-Family Land Supply	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and the updated Development Code. The General Plan expands the amount of available supply of land designated for multi-family residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multifamily uses.
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre). The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the Downtown Planning Area.

¹ Housing Element 2008-2013 Amendment I.

	The Development Code update also allows for second dwelling units as a permitted use and will assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.
Program 2.1.7 – Increase Housing Yields	N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code are prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update further promotes streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.
Program 2.1.7A – Maximum Density	The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.
Program 2.1.8 – Mixed-Use Zoning	The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled "Major Strategic Directions for Future Growth" and "BRT Corridors & Centers;" Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.
Program 2.1.9 – Farmworker Housing Funding and Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.10 – Emergency Shelter Grant Allocations	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.
Program 2.1.12 – Zoning for Special Needs Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.

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Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c and HC-2-b and HC-3-c.
Program 2.1.14 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program, allowing Limited Residential Care in all residential zones as a permitted use and General Residential Care with a Conditional Use Permit in most residential districts (See Table 11-7).
Program 2.1.15 – Very-Low ncome Large Family Single and Multi-Family Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and Implementing Policies LU-2-b, LU-2-d and LU-4-c.
Program 2.1.16 – Extremely Low, Very Low, and Low-Income Senior Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.17 – Other Extremely Low and Very Low- Income Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program by allowing second dwelling units in all single family residential zones as a permitted use.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs	The General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. In addition, see Objective LU-5 and Implementing Policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.19 –Proposition 1C Program	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5; implementing policy LU-4-c.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno.

Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and Implementing Polici LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-4-c and HC 2-b. The Development Code update also addresses this program.
Goal 3 - Housing Rehabilitation, A	cquisition and Neighborhood Improvements
Policy 3.1 – Neighborhood Revitalization	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RD as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 – Comprehensive Code Enforcement	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-4 and LU-5, and Implementing Policies LU-a, LU-4-b, and LU-4-c. All demonstrate the General Plan's support for this program.
Program 3.1.2 – Neighborhood Infrastructure	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9; Objective LU-1, LU-4, LU-5, LU-11, MT-5, and UF-6; also Implementing Policy LU-1-a, LU-4-bMT-5-a, and MT-5-b.
Program 3.1.3 –Public Utilities Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Objectives LU-1 and LU-5, and Implementing Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police Service to High-Crime Neighborhoods	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Implementing Objectives LU-5, PU-1, and Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing Rehabilitation, Replacement and Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RD as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c. They all support this policy and its subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4 and 3.2.5.
Program 3.2.1 – Housing Rehabilitation	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RD as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

	and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.	
Program 3.2.2 – Housing Replacement	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.	
Program 3.2.3 – Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.	
Program 3.2.4 – Redevelopment Housing Sites	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing	
Program 3.2.5 – Comprehensive Housing Quality Survey and Upgrade Geographic Information System (GIS)	Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c. N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the	

	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b.
Goal 4 - Redevelopment and Relo	
Policy 4.1 – Preservation of Affordability of At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below.
Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c.
Program 4.1.2 – Prevention and Alleviating Foreclosures	N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c.
Policy 4.2 – Relocation of Residents	N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5.
Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
Policy 4.3 -Accountability	N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.

Table 11-4 | Proposed General Plan Text

TABLE 11-4: TERM EQUIVALE	NCY MATRIX
Term Used in Adopted	Equivalent Use in
Housing Element	General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element
Zoning Ordinance	Development Code

Table 11-5 | Proposed General Plan Text

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the most equivalent zoning districts used when the Housing Element was adopted in 2008.

TABLE 11-5: ZC	NING DISTRICTS	TRANSLAT	ION MATRIX
Zoning District Wh Housing Element		Zone District Developme	ct in new Citywide nt Code
Exclusive	AE-20	В	Buffer
Agricultural	AE-5	RE	Residential Estate
Residential		131 12 1008	gA wood tackey works
	R-A, R-1-E, R-1-EH	RS-1, EQ1	
	R-1-A, R-1-AH	RS-2, EQ1	
Single-Family	R-1-B, R-1-C	RS-3	Single Family
	R-1	RS-4	
	None	RS-5	
	R-2-A	RM-1	
Multi-Family	R-2, R-3	RM-2	Multi-Family
	R-4	RM-3	
Mobile Home Park	MH, T-P	RM-MH	Mobile Home Park

^{1.} Equine Overlay District

Table 11-7 | Proposed General Plan Text

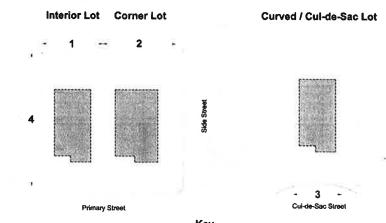
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
Residential Use	(Indiversity)		The State of the S	1,00	1,10	1100	7 radiional regulations
Residential Hou	sing Typ	е					TO THE RESIDENCE OF THE PARTY O
Single-Unit Dwelling, Detached	P	Р	Р	P	P	Р	§15-2738, Manufactured Homes
Single-Unit Dwelling, Attached	22	200		_	С	Р	
Second Dwelling Unit	Р	Р	Р	Р	Р	P	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Cottage Housing Development	_	_	-	_		Р	§15-2723, Cottage Housing Developments (Pocket Neighborhoods)
Duplex	_			_	_	Р	§15-906, Duplex and Multi-Unit Residential Standards
Multi-Unit Residential	_	_		-	_	Р	§15-906, Duplex and Multi-Unit Residential Standards
Adult Family Da	y Care						
Small (6 clients or less)	Р	Р	Р	Р	Р	Р	
Large (7 to 12 clients)		С	С	С	С	С	
Domestic Violer	ce Shel	ter			•		
Small (6 persons or less)	P	P	P	P	P	P	
Family Day Car	9		-				
Small (8 children or less)	Р	Р	Р	P	Р	Р	§15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)		С	С	С	С	С	T annly Office Care Fibriles
Group Resident	ial			T		_	
Small (6 persons or less)	Р	Р	P	Р	Р	P	
Residential Car	e Faciliti	es			ř		
Residential Care, General	7-2	С	С	С	С	С	
Residential Care, Limited Other Applicab	P	Р	Р	Р	Р	Р	

 $^{^3}$ P = Permitted; - = Not Allowed; C = Conditional Use Permit Required

TABLE 11-7: PLAN	HOUS	SING TY	′PES³ F	PERMIT	TED B	Y ZONI	NG DISTRICTS IN GENERAL
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations
Accessory Living Quarters	P	Р	Р	Р	Р	Р	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Home Occupations	§15-2	735, Hon	ne Occup	ations			
Transitional and Supportive Housing	§15-2	2762, Trar	nsitional a	and Supp	ortive Ho	using	

Table 11-8 | Proposed General Plan Text

TABLE 11-8: LOT AND DENSITY STANDARDS—RESIDENTIAL SINGLE-FAMILY IN GENERAL PLAN



Key

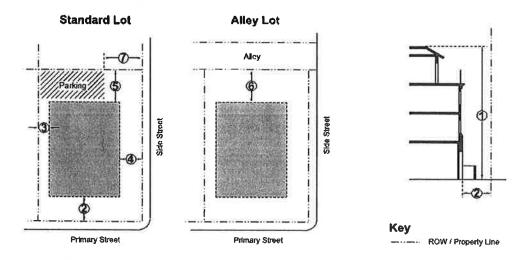
ROW / Property Line

NOT TO SCALE

District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Additional Regulations	#
Minimum Lot Size (sq. ft.)	5 acres	36,000	20,000	9,000	5,000	4,000		
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	¥	a	<u>=</u>	•		2,700	§15-904-B, Enhanced Streetscape	
Maximum Lot Size	- 4	2/		32,000	9,000	6,500		
Residential Density (dwelling units per lot)	1	1	1	1	1	1	§15-310, Determining Residential Density	
Minimum Lot Width (ft.)								
General Standard	110	110	110	70	50	35		0
Corner	110	110	110	80	55	40		0
Reversed Corner	110	110	110	90	60	50		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	90	70	60		
Curved/Cul-de-Sac	80	80	80	60	40	30		8
Minimum Lot Depth (ft.)								
General Standard	130	130	130	100	85	70		4
Where Front or Rear Property Line Abuts a Major Street	200	200	130	110	100	90		4
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	150	150	120	120		9

Table 11-9 | Proposed General Plan Text

TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



NOT TO SCALE

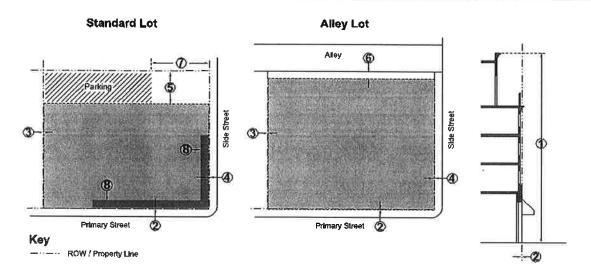
District	RM-1	RM-2	RM-3	RM-MH	Additional Regulations	#
Maximum Density (du/ac) (min./max.)	12/16	16/30	30/45	12/16	§15-310, Determining Residential Density	
Maximum Height (ft.)	40	50	60	35	§15-2012, Heights and Height Exceptions, 15- 1003-A, RS Transition Standards	0
Setbacks (ft.)						
Front (min. / max.)	10 / 20	10 / 20	10 / 20	10 / 20		0
Interior Side (min.)	10 total, min. 4/side	5	5	5	§15-313, Determining Setbacks and Yards	6
Street Side (min.) (Parcel <125 ft. in depth)	10	10	10	10	§15-1004-A, RS Transition Standards §15-1004-B, Side	4
Street Side (min.) (Parcel >125 ft. in depth)	15	15	15	15	Setbacks for Attached Dwellings §15-1004-C, Parking	4
Rear (min.)	20	15	15	10	Setback §15-2014,	9
Alley (min.)	3	3	3	3	Projections/Encroachm	6
Parking, from back of sidewalk or curb (min.)	30	30	30	30	ents into Yards §15-2305, Areas to be Landscaped	0
Minimum Frontage Coverage (%)	50	50	50	-	§15-317, Determining Frontage Coverage	
Maximum Lot Coverage (% of lot)	50	50	60	50	§15-311, Determining Lot Coverage	
Minimum On-Site Open Space (% of Lot Area)	20	15	10			

Table 11-10 | Proposed General Plan Text

(To be deleted due to consolidation to one table under proposed Table 11-9)

Table 11-11 | Proposed General Plan Text (renumber to Table 11-10)

TABLE 11-10: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN



NOT TO SO	~ A I E

District	NMX	CMX	RMX	Additional Regulations	#
Floor Area Ratio (max.)	1.5	1.5	2.0	§15-309, Determining Floor Area Ratio	
Residential Density, du/ac (min./max.)	12/16	16/30	30/45	§15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route; and projects which submit a Development Permit application prior to January 1, 2019.	
Maximum Height (ft.)	40	60	75	§15-1104-B, RS Transition Standards and §15-2012, Heights and Height Exceptions	
Setbacks (ft.)				7	
Front (min./max.)	0/10	0/10	0/10		0
Interior Side (min.)	0	0	0		8
Street Side (min.)	0	0	0	§15-313, Determining Setbacks and Yards	9
Rear (min.)	0	0	0	§15-1104-B, RS Transition Standards §15-1104-D, Parking Setback §15-2305, Areas to be Landscaped	
Alley (min.)	3	3	3		
Parking, from back of sidewalk or curb (min.)	30	30	30		6
Minimum Frontage Coverage (%)	60	70	80	§15-317, Determining Frontage Coverage	
Corner Frontage (ft., measured from property corner)	15	30	50	§15-1104-C, Corner Frontage	8
Minimum On-Site Open Space (% of Lot Area)	15	10	8	§15-1104-E, On-Site Open Space	

Table 11-12 | Proposed General Plan Text

(To be deleted due to consolidation to one table under proposed Table 11-10)

Table 11-13 | Proposed General Plan Text (renumber to Table 11-11)

TABLE 11-11: REQUIP DISTRICTS IN GENER		KING SPACES FOR ZONE			
Land Use Classification	Required Parking S	paces			
Residential Use Classifica	ntions				
Single-Unit Residential constructed prior to the adoption date of this Code	1 space per dwelling unit	Must be covered.			
Single-Unit Residential	1 space per dwelling unit	Must be within a garage.			
Backyard Cottages, Second Dwelling Units, or Accessory Living Quarters	Refer to Section 15-2 Cottages, and Access	754, Second Dwelling Units, Backyard cory Living Quarters.			
Affordable Housing Develop	ments (Moderate Incor	ne and Below) per the Government Code			
Studio; One- or two- bedroom	୍ଜ 75 space per unit	One covered space shall be designated for each unit.			
Three or more bedrooms	1.5 spaces per unit	One additional guest parking space must be provided for every 4 units.			
Multi-Unit Residential (2 or r	more units)				
Studio	1 space per unit	One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 4 units.			
One- or two-bedroom	1 space per unit	One covered space shall be			
Three or more bedrooms	1.5 spaces per unit	designated for each unit. One additional uncovered guest parking space must be provided for every 2 units.			
Small Family Day Care	None in addition to wh	nat is required for the residential use.			
Large Family Day Care	children, on or off-site	an area for loading and unloading . Required spaces and the residential ary residential use may be counted requirements.			
Elderly and Long-Term Care	Facilities serving more	s plus 1 for each live-in caregiver. e than 15 residents shall also provide 1 ver, employee, and doctor on-site at any			
Group Residential	1 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.				
Residential Care, Limited		nat is required for the residential use.			
Residential Care, General		er-manager plus 1 for every 5 beds and 1			
Residential Care, Senior	1 for every 7 residents Facilities serving more	es plus 1 for each live-in caregiver. e than 15 residents shall also provide 1 ever, employee, and doctor on-site at any			
Single Room Occupancy	0.5 space per unit				

Table 12-1 | Proposed General Plan Text

General Plan Land Line	Daniel	0.1.2.1.50
General Plan Land Use Designation	Developmen	Code Zoning District
Buffer	В	Buffer
Residential		
Low Density	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
Medium Low Density	RS-4	Residential Single Family, Medium Low Density
Medium Density	RS-5	Residential Single Family, Medium Density
Medium High Density	RM-MH	Mobile Home Park
	RM-1	Residential Multi-Family, Medium High Density
Urban Neighborhood	RM-2	Residential Multi-Family, Urban Neighborhood
High Density	RM-3	Residential Multi-Family, High Density
Mixed-Use		
Neighborhood	NMX	Neighborhood Mixed Use
Corridor/Center	CMX	Corridor/Center Mixed Use
Regional	RMX	Regional Mixed Use
Commercial	2 - 2 - 1 2 - v - 1	
Main Street	CMS	Commercial - Main Street
Community	CC	Commercial - Community
Regional	CR	Commercial - Regional
General	CG	Commercial - General
Highway and Auto	CH	Commercial - Highway and Auto
Recreation	CRC	Commercial - Recreation
Employment		
Office	0	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	IL	Light Industrial
Heavy Industrial	TH	Heavy Industrial
Other		
Open Space	OS	Open Space
	PR	Parks and Recreation
Public Facilities	PI	Public and Institutional
Downtown Planning Area Ant	icipated Zoning Dis	tricts
Central Business District	DTC	Downtown Core
	DTG	Downtown General
Civic Center	DTG	Downtown General
Town Center	DTN	Downtown Neighborhood

TABLE 12-1: GENERAL PLAN LAND USE DESIGNATIONS AND ZONING DISTRICTS CONSISTENCY General Plan Land Use **Development Code Zoning District** Designation Cultural Arts South Stadium Neighborhood Center NMX Neighborhood Mixed Use Corridor General Neighborhoods RS-5 Residential Single Family, Medium Residential Single Family, Medium RS-4 Low Density Special Districts IL Light Industrial Public Facility Ы Public and Institutional Open Conservation os Open Space

Parks and Recreation

PR

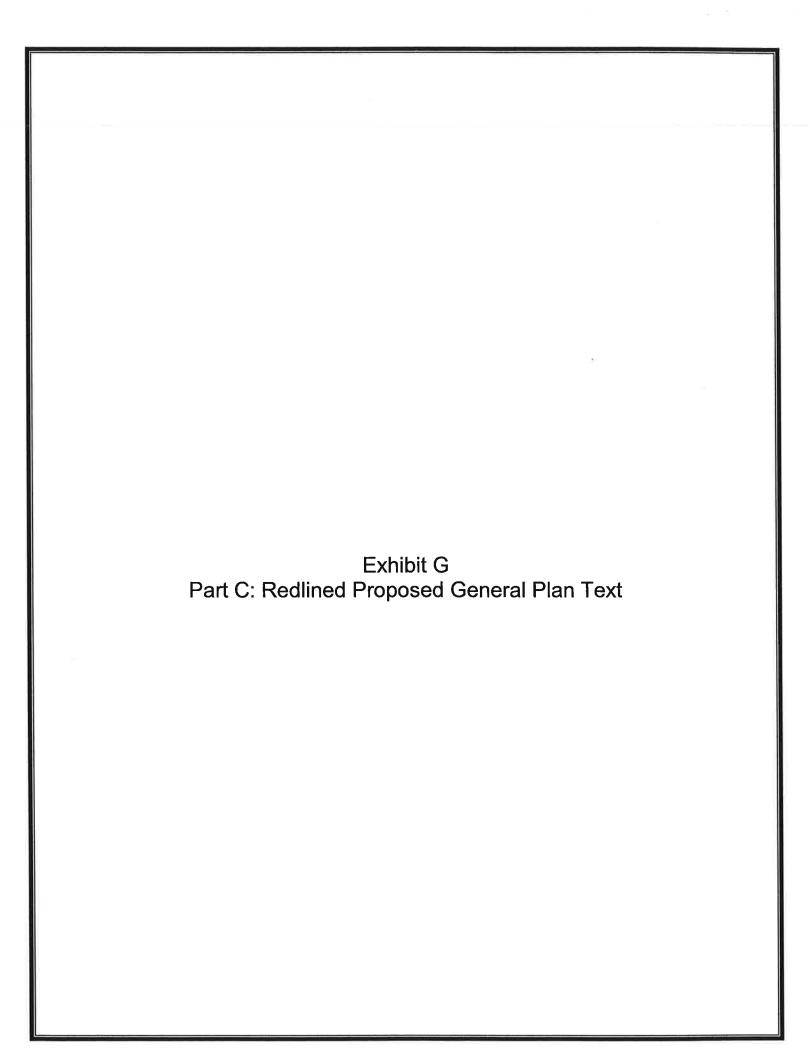


Table 3-1 | Proposed General Plan Text

・中央は他の場合の自然を受けていますが、これでは、中央を確認が必要		CONTRACTOR OF THE PARTY OF THE
Land Use	Minimum to Maximum Residential Density (du/net acre) ^{1,2,3}	Maximum Floor Area Ratio
Buffer	Max = 0.05 (1 unit per 20 net acres)	
Residential		CONTRACTOR OF THE PARTY OF THE
Low Density	Min = 1 unit per 5 acres Max = 3.5 units per acre	-
Medium Low Density	Min = 3.5 units per acre Max = 6 units per acre	-
Medium Density	Min = 5 units per acre Max = 12 units per acre	-
Medium High Density	Min = 12 units per acre Max = 16 units per acre	
Urban Neighborhood Density	Min = 16 units per acre Max = 30 units per acre	-
High Density	Min = 30 units per acre Max = 45 units per acre	
Commercial		The management (Cont.)
Main Street		1.0
Community		1.0
Recreation		0.5
General		2.0
Highway & Auto		0.75
Regional		1.0
Mixed-Use	over the state of	
Neighborhood Mixed-Use	Min = 12 units per acre Max = 16 units per acre Minimum 50% Residential	1.5
Corridor/Center Mixed-Use	Min = 16 units per acre Max = 30 units per acre Minimum 40% Residential	1.5
Regional Mixed-Use	Min = 30 units per acre Max = 45 units per acre Minimum 30% Residential	2.0
Employment		umasylvijagi gleljer:
Office	0뢷	2.0
Business Park	2 =	1.0
Regional Business Park	-	1.0
Light Industrial		1.5
Heavy Industrial		1.5

1. Based on Net Acreage.

Additional density may be allowed for affordable housing or provision of community benefits (pursuant to California Government Code Sections 65915 – 65918, as may be amended).

Based on Net Acreage.
 Residential density refers to the ratio of residential dwelling units per acre (43,560 square feet) of land which is calculated by dividing the number of existing or proposed residential dwelling units by the land area of the property designated for, or proposed for development with, a residential use. The residential land area includes property upon which the residential and ancillary structures are located, together with yards and other private or common open spaces, and includes vehicle access drives and parking areas together with public and private roadways. The residential land area does not include major streets or State Routes designated by Figure MT-1: General Plan Circulation Diagram, and does not include schools or regional trails.
 Additional density may be allowed for affordable busing or provision of community benefits (pursuant to

Table 3-3 | Proposed General Plan Text

General Plan Land Use	Dovoloomoni	Code Zeneine Dietriet
Designation	Development	t Code Zoneing District
Buffer	В	Buffer
Residential		THE USE THE THE PERSON OF THE PERSON
Low Density	RE	Residential Estate
	RS-1	Residential Single Family,
	<u></u>	Extremely Low Density
	RS-2	Residential Single Family, Very
		Low Density
	<u>RS-3</u>	Residential Single Family, Low
		Density
Medium Low Density	<u>RS-4</u>	Residential Single Family, Medium
Medium Density	DC 5	Low Density
Medialli Density	<u>RS-5</u>	Residential Single Family, Mediun Density
Medium High Density	RM-MH	Mobile Home Park
Wiedlam Flight Bensity	RM-1	Residential Multi-Family, Medium
	(EXIVITED)	High Density
Urban Neighborhood	RM-2	Residential Multi-Family, Urban
· · · · · · · · · · · · · · · · · · ·		Neighborhood
High Density	<u>RM-3</u>	Residential Multi-Family, High
		<u>Density</u>
	RM-MH	Mobile Home Park
Mixed-Use	or of the last of the	
Neighborhood	NMX	Neighborhood Mixed Use
Corridor/Center	<u>CMX</u>	Corridor/Center Mixed Use
Regional	<u>RMX</u>	Regional Mixed Use
Commercial		
Main Street	<u>C</u> MS C	Main Street Commercial - Main Street
Community	CC	Community Commercial - Community
Regional	<u>C</u> RC	Regional-Commercial - Regional
General	<u>c</u> G C	General Commercial - General
Highway and Auto	HAC <u>H</u>	Highway and Auto Commercial Highway and Auto
Recreation	CR <u>C</u>	Commercial Recreation
Mixed-Use		
Neighborhood Mixed Use	XMA	Neighborhood Mixed Use
Corridor/Center-Mixed-Use	CMX	Corridor/Center-Mixed-Use
Regional Mixed Use	RMX	Regional Mixed Use
Employment	400	Charles and the second of the contract of
Office	0	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	ŁI <u>L</u>	Light Industrial
Heavy Industrial	HI <u>H</u>	Heavy Industrial
Other Other		
Open Space	<u>os</u>	Open Space

TABLE 3-3: GENERAL PLAN LAND USE DESIGNATIONS AND ZONEING DISTRICTS CONSISTENCY General Plan Land Use Development Code Zoneing District Designation PR Parks and Recreation PI **Public Facilities** Public and Institutional **Downtown Planning Area Anticipated Zoning Districts** Central Business District **DTC** Downtown Core DTG **Downtown General** Civic Center DTG **Downtown General** Town Center **DTN** Downtown Neighborhood Chinatown Cultural Arts South Stadium Neighborhood Center **NMX** Neighborhood Mixed Use Corridor General Residential Single Family, Medium Neighborhoods RS-5 RS-4 Residential Single Family, Medium Low Density Special Districts IL Light Industrial Public Facility <u>PI</u> Public and Institutional Open Conservation <u>os</u> Open Space PR Parks and Recreation Downtown Land Use⁴ Compared To Implementing Existing Zone Districts Central Business District CBD **Central Trading** Civic Center CC Civic Center Town Center C-2 Community-Shopping C-6 Heavy Commercial **Neighborhood Center** C-1 Neighborhood Shopping Center C-2 Community-Shopping General Commercial C-5 **Chinatown District** Central Trading C-4 **Cultural Arts District** C-4 Central Trading Corridor General C-1 Neighborhood Shopping Center C-2 Community Shopping General Commercial C-5 Neighborhood R-1 Single Family Residential R-2 Low Density Multi-family Residential (MFR) R-3 **Medium Density MFR** High Density MFR R-4 Special Districts C-M Comm. & Light Manufacturing **Light Manufacturing** M-1 Open Conservation 0 Open Conservation South Stadium C-M Comm. & Light-Manufacturing

Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and Development Code sections are approved.

Table 11-3 | Proposed General Plan Text

TABLE 11-3: CONSISTENCY MATRIX

Goals, Policies and Programs of the Housing Element

General Plan Consistency

Goal 1 - General Plan Implementation

Policy 1.1 – Continue the Housing Support Activities of the City and RDA The General Plan is not inconsistent with this Policy. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. Housing activities are supported by the General Plan as noted in the Programs. For example: Objective LU-5, Objective HC-2 and Objective HC-3.

Program 1.1.1 –Implementation of General Plan Policies (affordable housing policies and policies for compact and mixed use development)

The General Plan is not inconsistent with the affordable housing policies and policies for compact and mixed use development in this program. Examples include: Creates a range of housing opportunities and choices. See General Plan Goals 7, 8 and 10; Objectives HC-3, UF-1, LU-2 and LU-5; Policies HC-3-a, UF-1-a, and UF-1-d. Creates walkable neighborhoods. See General Plan Goals 8, 9, 10, and 14; Objectives HC-2, D-4; UF-13, UF-14, MT-5; Policies HC-2-a, HC-2-c, HC-2-d, HC-2-e, HC-6-a, MT-6-g, UF-12-a, UF 14-b and UF-14-c. Recognizes mixed land uses, including Corridor/Center Mixed Use, Regional Mixed Use and Neighborhood Mixed-Use. See General Plan Goals 7 and 8; Objective UF-12; Policies UF-12-d, UF-12-f, LU-3-b; and Figure LU-1 (Land Use Diagram). Takes advantage of compact building designs. See General Plan Goal 10, Objective LU-2, Policies LU-1-c, LU-1-e, LU-2-a, LU-2-b, LU-2c, LU-3-b, LU-3-c, LU-5-e, LU-5-f, and UF-12-b. Policy LU-3-b explicitly encourages development of mixed-use urban corridors, with other policies supporting infill and higher density, compact development. Additionally, the General Plan is implemented through an updated Development Code, which allows housing to take advantage of compact building designs. It will provide considerable additional opportunities for medium-high (12 to 16 dwelling units per acre), urban neighborhood densities (16 to 30 units per acre) and high density (30 to 45 dwelling units per acre) residential development in close proximity to public transit and employment opportunities. Compact building designs are contemplated to accommodate for these greater densities. Additionally, the adoption of a comprehensive update of the Development Code is part of the implementation of this General Plan. Formbased codes are anticipated for the Downtown

	Planning Area as part of the pending
	community and Specific Plans for that area. This General Plan provides a land use plan for
	SEDA. See Figure LU-1 (Land Use Diagram)
Program 1.1.2 - One Stop	The General Plan is not inconsistent with this
Processing	program. This Program has been incorporated
·	into the General Plan, which promotes
	streamlining of applications, etc. For examples,
	see Goal 1 commentary, Goal 13; Objective LU-
	5; Policies D-4-a, LU-2-b, LU-2-f, and RC-1-c.
	The MEIR will also allow for streamlining for
	certain environmental review, and the adoption
	of a comprehensively updated-of the Development Code (including the streamlining
	of permit approval) will be adopted as is part of
	the implementation of this General Plan. Finally,
2	Policy LU-4-c takes this a step further by
5.	creating an interagency housing task force to
	further synchronize programs and to further
·	develop a coordinated affordable housing plan.
Program 1.1.3 – Reduced	N/A. Nevertheless, the General Plan is not
Housing Costs	inconsistent with this program, as this Program
	has been incorporated into the General Plan,
	which promotes reduced housing costs. For
	examples, see Goals 7, 8 and 9; Objectives LU- 4, LU-5, HC-3; Implementing Policies LU-2-b,
	LU-2-c, LU-2-d, LU-4-b, LU-4-c, LU-5-e, LU-5-f,
	HC-3-c, HC-3-d.
Program 1.1.4 – Institutional	There were no institutional barriers identified
Barriers	during the last reporting period. However, even
	if any institutional barriers were identified, the
	General Plan will update land use policies,
	ordinances, and procedures to fully address
	such issues. See also Tables 3-1 and 3-2
	(standards for density and development intensity) and Objective LU-5.
Program 1.1.5 – Complaint	N/A. Nevertheless, the General Plan is not
Referral	inconsistent with this program. See Objective
	LU-5. Policy HC-1-a supports implementation of
	this Program, including continuing compliance,
	information dissemination, and referral services
	through neighborhood associations. Objective
	HC-4 and Implementing Policies HC-4-c and
	HC-4-d support code enforcement and resolution of landlord/tenant issues.
Program 1.1.6 – Support of	The General Plan is not inconsistent with this
Current Law	program. See Objective LU-5. The City has
	been contributing financial support to the
	FHCCC; for example, see also HC-3-c and
*	related commentary.
Program 1.1.7 – Fresno Green	The General Plan is not inconsistent with this
	program and will assist implementation of the
	Fresno Green program. For example, see Goals 3, 4, 9 and 16; Implementing Objectives
	LU-5 and HCR-3, RC-4, RC-5, RC-8, HC-2,
	HC-3; supporting policies RC-5-c, HC-2-e, HC-
	3-f and UF-12-g. Most of the objectives and
	programs that support these strategies are
	embedded throughout the General Plan,
	particularly in the implementing policies of the
	Resource Conservation Element. See also
	Resource Conservation and Resilience
	narrative entitled "Fresno Green - The City of
7	Fresno's Strategy for Achieving Sustainability."

Program 1.1.8 – Funding Energy Saving Improvements	The General Plan is not inconsistent with this program. The General Plan promotes incentives for energy efficient improvements. For example, see Goal 3; Objectives LU-1, LU-5, RC-8, HCR-3, and Policies RC-5-c, RC-8-c, RC-8-d, and HC-3-d.
Goal 2 - New Construction of Affo	
Policy 2.1 New Construction	The General Plan is not inconsistent with this program. As discussed above in the narrative, the Regional Housing Needs Allocation (RHNA) identified a need for approximately 20,967 units for the 2008-2013 planning period. The number of potential dwelling units allowable in the land use designations proposed by the General Plan, and by zoning in the updated Development Code meet and exceed this amount. Details can be found throughout the General Plan, including increased density and development intensity (such as Table 3-1 and Table 3-2) and infill/growth area construction (Objectives UF-1, UF-12, UF-13, LU-2, LU-4, and LU-5 and supporting Policies).
Program 2.1.1 – Land Demand	The General Plan is not inconsistent with this program. Land use designations are designed to accommodate population growth through 2035, and zoning is consistent with this planned growth. Policies focus on supporting and encouraging infill development to make better use of underutilized lots such as providing infrastructure (LU-2-d) or other incentives (LU-2-c) to make infill more feasible and attractive to the development community. For example, see Objectives UF-12, UF-13, LU-2, LU-5; Policies UF-12-a, UF-12-b, UF-13-a, LU-1-e, LU-1-f, ED-1-d and ED-1-e.
Program 2.1.2 – Reduction in Density	The General Plan is not inconsistent with this program and will continue to comply with State law regarding density reduction. The General Plan allows an overall increase in residential density and development intensity as compared to the 2025 General Plan. (See Goal 8 and 10, Tables 3-1 and 3-2) As such, under this General Plan the City will more than exceed its fair housing obligation and there will be no net loss of residential capacity.
Program 2.1.3 – Central Community Plan Area Housing	Even though Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency, Program 2.1.3 references the Central Community Plan for the limited purpose of identifying specific geographical regions. As such, the boundaries are still applicable for the purposes of the Program. The General Plan is not inconsistent with this program. For example, see Commentary to Goal 1, Goal 13; Objective LU-5; Policies LU-1-d, LU-2-a, LU-2-b, RC-1-c and D-4-a. Additionally, the MEIR will also allow for a streamlined process for certain environmental review. The adoption of Aa comprehensively updated of the Development Code (including the streamlining of permit approval) is being adopted ae-part of the implementation of this Plan. (See

	Resource Conservation and Resilience Element narrative including "CEQA Tiering and Streamlining Analysis of Greenhouse Gas Emissions.") Further, the General Plan anticipates community plans and Specific Plans will be approved for the revitalization and continued development of the Downtown neighborhoods, and contemplates adoption of a development codezoning districts specific to the Downtown which will support and streamline the infill process. For example, see Objective LU-3; Policy LU-3-a.
Program 2.1.4 – Inner City Residential Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 2 and LU-5. Additionally, infill development is a significant component of the General Plan. For examples, see Goals 2 and 10; Objectives UF-5, UF-12, LU-2, LU-4, LU-9; Policies PU-4-b, ED-1d, ED-3-f, POSS-1-d, NS-1-p, HCR-3-c, RC-2-a, RC-2-b, MT-2-c, UF-1-a, UF-12-f, LU-1-d, LU-2-a, LU-2-b, LU-2-c, LU-2-d, LU-2-e, LU-2-f. Also see Urban Form Element narrative on "Infill Development," Infill Development Act, and Land Use Diagram Figure LU-1.
Program 2.1.5 – Other Infill Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5. Other infill housing is also a significant component of the General Plan, as is affordable housing. See discussion at Program 2.1.4; Goals 7, 8 and 9; Objectives HC-3, LU-4; Policies HC-3-a, HC-3-c, HC-3-d, LU-2-b, LU-2-c LU-4-c, LU-5-e, LU-5-f, LU-5-h, and LU-5-i; Healthy Communities Element narrative "Safe and Affordable Housing."
Program 2.1.6 – Multi-Family Land Supply	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5, including through and the updated Development Code. The General Plan expands the amount of available supply of land designated for multifamily residential uses. (See Land Use Diagram, Figure LU-1) Finally, the General Plan also supports large-scale rezones to promote consistency with its land use designations, including zoned districts for multi-family uses.
Program 2.1.6A – Facilitate the Development of Multi-Family Housing Affordable to Lower Income Households	The General Plan is not inconsistent with this program. The proposed land use changes in the General Plan provide for a total of 38,835 additional dwelling units, which exceeds the 38,469 additional dwelling units identified by the rezoning under this program (Rezone 500 acres of vacant land to the R-2 or R-3 zoning district at a minimum of 20 units per acre and rezone 200 acres of vacant land to R-3 or R-4 zoning district at a minimum of 38 units per acre). The increased density throughout various locations in the city and conversion of commercially zoned land to mixed use districts provides for this increased capacity consistent with this program. This additional housing, outside the Downtown Planning Area, is distributed within the land use categories and densities shown in Tables 3-1 and 3-2 along with the total units for the

¹ Housing Element 2008-2013 Amendment 1.

	Downtown Planning Area.
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	The Development Code update will-also allows for second dwelling units as a permitted use and will also-assist with providing additional affordable housing to lower income households. See also Objective LU-5 and Implementing Policy LU-5-f. Any remaining actions are N/A.
Program 2.1.7 – Increase Housing Yields	N/A. Nevertheless, the General Plan is not inconsistent with this program. The General Plan and Development Code update are being are prepared consistent with State law. The General Plan is increasing density to increase housing yield per acre. Also see Goal 8, Objectives LU-2, LU-4, LU-5, and MT-8. The Development Code Update will further promotes streamlining and/or eliminating some discretionary permits to remove governmental constraints to accomplish increased housing yields.
Program 2.1.7A – Maximum Density	The General Plan is not inconsistent with this program. See Goal 8, Objectives LU-2, LU-4, LU-5, D-3 to create green streets, MT-2 to make efficient use of the existing transportation system, and MT-8. Also LU-1-a to encourage new development and infill in the Downtown, along BRT corridors, and on vacant land within the City Limits (boundary as of December 31, 2012). Allowable residential densities per acre have been increased, which allows for increased housing yields. See Tables 3-1 and 3-2. The General Plan also supports large-scale rezones to promote consistency with its land use designations, including Residential use classifications. Any remaining actions are N/A.
Program 2.1.8 – Mixed-Use Zoning	The General Plan is not inconsistent with this program. Mixed use is a recognized and promoted land use. (See Tables 3-1 and 3-2) The Urban Form, Land Use, and Design Element, as well as the Development Code update, provide design standards for Activity Centers and transit corridors. (For examples, see Urban Form, Land Use, and Design Element narrative entitled "Major Strategic Directions for Future Growth" and "BRT Corridors & Centers;" Figure UF-1; Objective LU-5; Policies UF-1-a, UF-1-c, UF-12-b through UF-12-f, LU-5-f, LU-6-d, LU-9-b through LU-9-d, D-1-b and D-2-a.) The General Plan also supports a form-based zoning code update for the Downtown Planning Area as a component of the Development Code.
Program 2.1.9 – Farmworker Housing Funding and Development	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5, and HC-3; and Implementing Policies LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.10 – Emergency Shelter Grant Allocations	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy HC-2-b.
Program 2.1.11 – Zoning for Emergency and Homeless Shelters	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and implementing policy HC-2-b.
Program 2.1.12 – Zoning for Special Needs Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5; implementing policy HC-2-a, LU-5-i.

Program 2.1.13 – Transitional and Supportive Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2 and LU-5 and implementing policies LU-4-c and HC-2-b and HC-3-c.
Program 2.1.14 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program, allowing Limited Residential Care in all residential zones as a permitted use and General Residential Care with a Conditional Use Permit in most residential districts (See Table 11-7).
Program 2.1.15 – Very-Low Income Large Family Single and Multi-Family Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and Implementing Policies LU-2-b, LU-2-d and LU-4-c.
Program 2.1.16 – Extremely Low, Very Low, and Low-Income Senior Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.17 – Other Extremely Low and Very Low- Income Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and implementing policy LU-4-c and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program by allowing second dwelling units in all single family residential zones as a permitted use.
Program 2.1.18 – Inclusionary and Alternative Housing Policy Programs	The General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. In addition, see Objective LU-5 and Implementing Policy LU-4-c, and HC-2-b. These implementing policies are in support of providing a range of housing for all residents of Fresno. The Development Code update also addresses this program.
Program 2.1.19 –Proposition 1C Program	N/A. Nevertheless, the General Plan is not inconsistent with this program. See LU-5; implementing policy LU-4-c.
Program 2.1.20 – Strengthening Partnerships with Affordable Housing Developers	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policy LU-4-c. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno.

Program 2.1.21 – Zoning for Agricultural Employees (Farmworker) Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-2, LU-5 and HC-3; and Implementing Policie LU-2-b, LU-2-d, and LU-4-c.
Program 2.1.22 – Single Room Occupancy Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-4-c and HC 2-b. The Development Code update also addresses this program.
Goal 3 - Housing Rehabilitation, A	Acquisition and Neighborhood Improvements
Policy 3.1 – Neighborhood Revitalization	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RD as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. See Goal 7, 8, and 9; also Objective LU-5.
Program 3.1.1 – Comprehensive Code Enforcement	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-4 and LU-5, and Implementing Policies LU-a, LU-4-b, and LU-4-c. All demonstrate the General Plan's support for this program.
Program 3.1.2 – Neighborhood Infrastructure	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9; Objective LU-1, LU-4, LU-5, LU-11, MT-5, and UF-6; also Implementing Policy LU-1-a, LU-4-bMT-5-a, and MT-5-b.
Program 3.1.3 –Public Utilities Sewer and Water Deficiencies	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Objectives LU-1 and LU-5, and Implementing Policies LU-1-a, LU-11, and UF-6.
Program 3.1.4 – Enhanced Police Service to High-Crime Neighborhoods	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Goal 9, Implementing Objectives LU-5, PU-1, and Implementing Policies PU-1-a and PU-1-g.
Policy 3.2 – Housing Rehabilitation, Replacement and Home Buyer Assistance	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RD as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c. They all support this policy and its subsequent Programs; 3.2.1, 3.2.2, 3.2.3, 3.2.4 and 3.2.5.
Program 3.2.1 – Housing Rehabilitation	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RD. as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,

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	and the Successor Agency to the Redevelopment Agency of the City of Fresno. The General Plan does not address directly the
	rehabilitation or replacement of housing; nevertheless, the General Plan is not
	inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-
Program 3.2.2. Housing	C.
Program 3.2.2 – Housing Replacement	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan
	recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the
	Redevelopment Agency of the City of Fresno, and the Successor Agency to the
	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the
	rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives
	LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-
Program 3.2.3 – Home Buyer	c. N/A. Nevertheless, the General Plan is not
Assistance	inconsistent with this program. Although the RDA has been dissolved, this General Plan
	recognizes and supports the function of the RDA
	as is now administered by the City of Fresno in its capacity of the Housing Successor to the
	Redevelopment Agency of the City of Fresno,
	and the Successor Agency to the
	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the
	rehabilitation or replacement of housing;
	nevertheless, the General Plan is not
	inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing
	Policies LU-1-e, and LU-2-b, LU-4-b, and LU-4-c.
rogram 3.2.4 – Redevelopment	N/A. Nevertheless, the General Plan is not
lousing Sites	inconsistent with this program. Although the RDA has been dissolved, this General Plan
	recognizes and supports the function of the RDA
	as is now administered by the City of Fresno in
	its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno,
	and the Successor Agency to the
	Redevelopment Agency of the City of Fresno.
	The General Plan does not address directly the rehabilitation or replacement of housing;
	nevertheless, the General Plan is not inconsistent with this program. See Objectives
	LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, LU-2-b, LU-4-b, and LU-4-c.
Program 3.2.5 – Comprehensive Housing Quality Survey and	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the
Upgrade Geographic Information	RDA has been dissolved, this General Plan
System (GIS)	recognizes and supports the function of the RDA
	as is now administered by the City of Fresno in its capacity of the Housing Successor to the
	no supposity of the Flousing Successor to the
	Redevelopment Agency of the City of Fresno,

	Redevelopment Agency of the City of Fresno. The General Plan does not address directly the rehabilitation or replacement of housing; nevertheless, the General Plan is not inconsistent with this program. See Objectives LU-1, LU-2, and LU-5; and Implementing Policies LU-1-e, and LU-2-b.
Goal 4 - Redevelopment and Relo	
Policy 4.1 – Preservation of Affordability of At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with this policy. See Goal 7 and Goal 9; also, Objectives LU-2 and LU-5; and Implementing Policies LU-2-b, LU-5-e, and LU-5-f; and comments below.
Program 4.1.1 – At-Risk Housing	N/A. Nevertheless, the General Plan is not inconsistent with securing the continued affordability of at-risk housing units through preservation and replacement. This is demonstrated in Goal 7 and Goal 9, As well, Objectives LU-2, LU-4, and LU-5; and Implementing Policies LU-2-b, LU-4-a, LU-4-b, and LU-4-c.
Program 4.1.2 – Prevention and Alleviating Foreclosures	N/A. Nevertheless, the General Plan is not inconsistent with preventing and alleviating foreclosures. See Objective UF-12, LU-4, and LU-5; and Implementing Policies LU-4-a, LU-4-b, and LU-4-c.
Policy 4.2 – Relocation of Residents	N/A. Nevertheless, the General Plan is not inconsistent with this program. See response to Program 4.2.1 that addresses relocation of residents and LU-5.
Program 4.2.1 – Provide Relocation Services as Needed	N/A. Nevertheless, the General Plan is not inconsistent with this program. Although the RDA has been dissolved, this General Plan recognizes and supports the function of the RDA as is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno. The City shall continue to provide relocation assistance to individuals and families displaced due to redevelopment activities as prescribed by law. See also Objective LU-5.
Policy 4.3 -Accountability	N/A. Nevertheless, the General Plan is not inconsistent with this program. See responses to programs 4.3.1 and 4.3.2 that address accountability and Objective LU-5.
Program 4.3.1 – Required Reporting by Regional Housing Need Allocation Income Category	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.
Program 4.3.2 – Citywide Public Services Processing for Affordable Housing	N/A. Nevertheless, the General Plan is not inconsistent with this program. See Objective LU-5 and Implementing Policies LU-5-e and LU-5-f.

Table 11-4 | Proposed General Plan Text

THE RESIDENCE AND ADDRESS OF THE PARTY OF TH	ENCY MATRIX
Term Used in Adopted	Equivalent Use in
Housing Element	General Plan
Planning and Development Department	Development and Resource Management Department
Redevelopment Agency of the City of Fresno (RDA)	The function of the RDA is now administered by the City of Fresno in its capacity of the Housing Successor to the Redevelopment Agency of the City of Fresno, and the Successor Agency to the Redevelopment Agency of the City of Fresno
Community Plans	Note: The adopted Housing Element references several Community Plans for the limited purpose of identifying specific geographical regions or to identify potential regulations that may affect mixed-use projects. Those Community Plans, and their potential requirements, are not part of the General Plan and are either being amended or repealed to ensure consistency. The General Plan essentially consolidates many aspects of those Community Plans into a centralized planning document and remains consistent with the goals, policies and programs of the adopted Housing Element ²
Zoning Ordinance	Development Code (Also referred to as the Development Code Update) Downtown Development Code

² Following the adoption of the General Plan, a form-based development code is anticipated to be adopted, which will serve as the zoning ordinance applicable to the Downtown Planning Area.

Table 11-5 | Proposed General Plan Text

Table 11-5 translates the zoning district terminology used citywide for the General Plan to the most equivalent zoning districts used when the Housing Element was adopted in 2008.

Zoning District Wh	ien	Equivalent Z	oning District in
Housing Element	Adopted		Zone District in new velopment Code
Exclusive	AE-20, AE-5	B(None)	Buffer
Agricultural	AE-5	RE	Residential Estate
None	None	В	Buffer
Residential			Capala San San San
	R-A-, R-1-E, R-1-EH	RS-361, EQ1	Single Family
	R-1-A, R-1-AH	RS-2, EQ120	
Single-Family	R-1-B, R-1-C	RS-312	
	R-1	RS-45	
	None	RS-2.55	
Multi-Family	R-2 <u>-A</u>	RM- 2.5 1	Multi-Family
	R-2, R-3	RM-2	
	R-4	RM- <u>3</u> 4	,
Mobile Home Park	MH, T-P	RM-MH	Mobile Home Park

^{1.} Equine Overlay District

Table 11-7 | Proposed General Plan Text

District	RE	RS- 361	RS- 20	RS- 12 3	RS- 9 <u>4</u>	RS-5	RS-2.5 RS-MH Additional Regulations
Residential Use Residential Hous			S	4.5	W. In	y in the same	
Single-Unit Dwelling, Detached	P	Р	Р	Р	P	P	§15-2738, Manufactured Homes
Single-Unit Dwelling, Attached	_	_	_		c	Р	
Second Dwelling Unit	<u>P</u>	<u>P</u>	Р	P	<u>P</u>	Р	§15-2754, Second Dwelling Units, Backyard Cottages, and Accessory Living Quarters
Cottage Housing Development	_		Ξ	_=	=	P	§15-2723, Cottage Housing Developments (Pocket Neighborhoods)
<u>Duplex</u>	-	-	<u></u>		-	Р	§15-906, Duplex and Multi-Unit Residential Standards
<u>Multi-Unit</u> Residential	=					<u>P</u>	§15-906, Duplex and Multi-Unit Residential Standards
Adult Family Day	Care		_			_	1
<u>Small (6 clients</u> <u>or less)</u>	<u>P</u>	<u>P</u>	P	P	P	P	
Large (7 to 12 clients)	_:=_	<u>c</u>	<u>c</u>	<u>c</u>	<u>c</u>	<u>c</u>	
Domestic Violence	e Shelt	er[CL1]					
<u>Small (6</u> persons or less)	Р	P	Р	P	P	P	
Family Day Care			1 1	L	1_1_		
Small (8 children or less)	Р	P	P	Р	Р	P	§15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	-	С	С	С	С	С	Family Child Care Homes
Group Residentia	al						
Small (6 persons or less) Residential Care	P Facilitie	Р	P	P	P	P	
Residential	1 donitie				\$100 m		
Care, General Residential Care, Limited	_ = 	<u>с</u> Р	<u>С</u> Р	C P	<u>С</u> Р	<u>C</u> P	

 $^{^{\}overline{3}}$ P = Permitted; \overline{X}_{-} = Not Allowed; C = Conditional Use Permit Required

PLAN									IN GENERAL
We of the out of	A STATE OF THE PARTY OF	of college of con-	A CHIMPING		an was an engine		RS-2	5	
900000			1.2				RS-M	19700	
		RS-	RS-	RS-	RS-		1 175-3003-4749		
District	RE	36 <u>1</u>	20	12 <u>3</u>	94	RS-5	Additi	onal Regu	lations
Single-Unit Dwelling, Detached	Þ	₽	P	P	₽	P	X F		§TBD; Manufactured Housing
Single-Unit Dwelling,							₽		Hodoling
Attached	X	X	X	X.	E	P	X		
Second Dwelling Unit	₽	P	₽	P	₽	P	X		§TBD, Second Dwelling Unit
Adult Family Day Care	Sees	ub class	ifications	helow					
	0000	J 5/400		JUIOTT	T		P		
Small	₽	₽	P.	Þ	₽	₽	Þ		
Large	X	C	C	e	C	E	E	×	§TBD, Day Care
Family Day	1922	72 75 1		12 21	*				TOTAL TOTAL
Care			ifications		-				
Small	P	P	₽	₽	P	B	P	P	
Large	X	c	e	С	c	c	c	E	§TBD, Day-Care
Mobile Home Parks	×	×	×	×	×	×	×	G	§TBD, Manufactured Housing, §TBD, Mobile Home Parks
Residential Care Facilities	See s	ub class	ifications	below					
Residential									
Care, General	X	E	C	E	£	C	C	X	
Residential Care, Limited	₽	₽				_	_		
Other Applicable			₽	₽	₽	₽	₽	P	
Accessory Uses and Structures			essory U	JsesTBD,	Accesso	ry Uses	P4E 0	754 0	d Deseller Heite
Accessory							Backy Living		d Dwelling Units. es, and Accessory
Living Quarters Backyard	Р	Р	Р	Р	Р	Р	P		
Cottage	P	P	P	P	P	P	ъ Б		
Home Occupations	\$15-2 P P P P P P P	735, Ho	me Occu	pationsP					
Transitional and Supportive			nsitional						

Table 11-8 | Proposed General Plan Text

NOT

Interior Lot Corner Lot

1 -- 2 -
4 999

Key

ROW / Property Line

Primary Street

SCALE

District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Maximum Density (du/lot)	1	1	4	4	1	4	4	§15-12, 2 nd Dwelling, Accessory Units	
Minimum Lot Size (sq. ft)	2.5 acres	I_ '	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Area per Dwelling Unit (sq. ft)	acres	10	20,000	12,000	9,000	5,000	2,500		
Minimum Lot Width (ft)									

TABLE 11-8: Lot and Density Standards Residential single family in General Plan.

Interior Lot Corner Lot Curved / Cul-de-Sac Lot

- 1 - 2

Primary Sireet

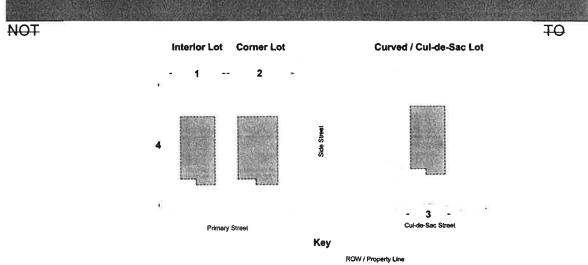
Key

ROW / Property Line

SCALE

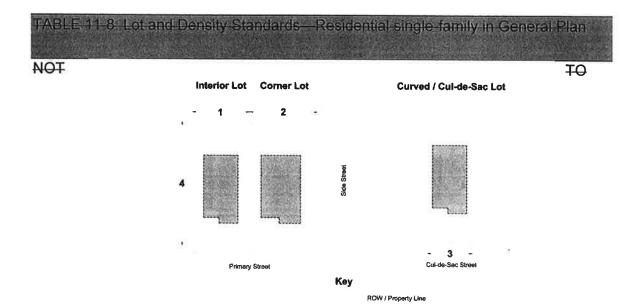
District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
General Standard	130	130	110	80	70	50	25	8/4	0
Corner	130	130	110	90	80	60	30		0
Reversed Corner	130	130	110	95	85	65	35		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	160	160	130	100	90	80		§15-12, Setback Overlay	
Curved/Cul- de-Sac	-	- 4	80	60	50	40			•

TABLE 11-8: Lot and Density Standards—Residential single-family in General Plan



SCALE

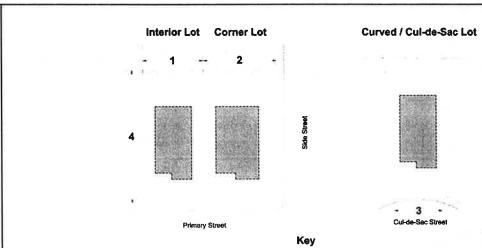
District	RE	RS-36	RS-20	RS-12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Minimum Lot Depth (ft)									
General Standard	200	200	130	110	110	90	90		0
Where Front or Rear Property Line Abuts a Major Street (in addition to landscape easements required elsewhere in this Code or operative Plan.	·	200	130	120	120	115	100		0



SCALE

District	RE	RS-36	RS-20	RS 12	RS-9	RS-5	RS-2.5	Additional Regulations	#
Where a Front or Rear Property Line Abuts a Freeway or Railroad		200	150	150	130	130	-	§15-12, Setback Overlay	0

TABLE 11-8: LOT AND DENSITY STANDARDS—RESIDENTIAL SINGLE-FAMILY IN GENERAL PLAN



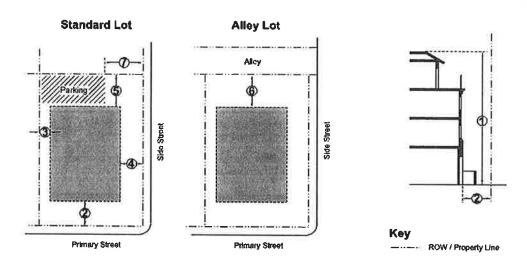
NOT TO SCALE

ROW / Property Line

NOT TO COME			18000	C. III.			Additional	
District	RE	RS-1	RS-2	RS-3	RS-4	RS-5	Regulations	#
Minimum Lot Size (sq. ft.)	5 acres	36,000	20,000	9,000	5,000	4,000		
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	2	E	п	:5	Ĕ	<u>2,700</u>	§15-904-B, Enhanced Streetscape	
Maximum Lot Size	10	- 51	-	32,000	9,000	6,500		
Residential Density (dwelling units per lot)	1	<u>1</u>	1	1	<u>1</u>	1	§15-310, Determining Residential Density	
Minimum_Lot Width (ft.)								
General Standard	<u>110</u>	<u>110</u>	<u>110</u>	<u>70</u>	<u>50</u>	<u>35</u>		0
Corner	110	110	110	<u>80</u>	<u>55</u>	<u>40</u>		<u>@</u>
Reversed Corner	<u>110</u>	110	110	90	<u>60</u>	<u>50</u>		
Where Side Property Line Abuts a Major Street, Freeway or Railroad	<u>160</u>	<u>160</u>	<u>130</u>	90	<u>70</u>	<u>60</u>		
Curved/Cul-de-Sac	80	<u>80</u>	80	<u>60</u>	40	<u>30</u>		<u>6</u>
Minimum Lot Depth (ft.)								
General Standard	<u>130</u>	<u>130</u>	130	<u>100</u>	<u>85</u>	<u>70</u>		<u> </u>
Where Front or Rear Property Line Abuts a Major Street	200	200	130	110	100	90		<u>a</u>
Where a Front or Rear Property Line Abuts a Freeway or Railroad	200	200	<u>150</u>	<u>150</u>	120	120		<u>o</u>

Table 11-9 | Proposed General Plan Text

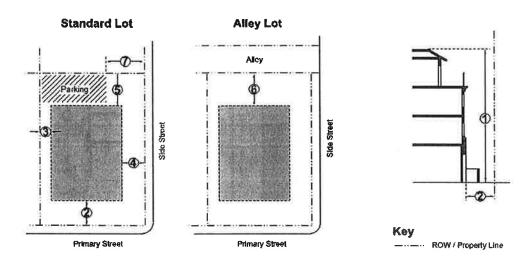
TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



NOT TO SCALE

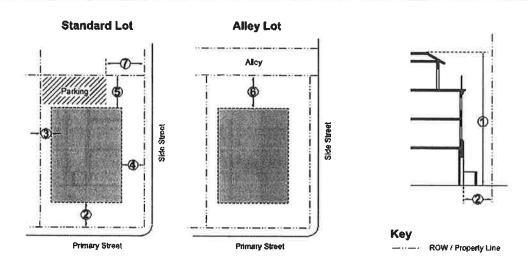
District	RM- 2.5 1	RM-1.52	. RM-1 <u>3</u>	RM-MH	Additional Regulations	#
Maximum Density	1 du/2,500 eq. ft	1 du/1,500 sq. ft		1 du/2,400 sg. ft		
Maximum Density (du/ac) (min./max.)Minimum Lot-Size (sq. ft)	<u>12/16</u> 6,000	<u>16/30</u> 7,500		12/163 acres	§15-310, Determining Residential Density	
Maximum Height (ft.)Minimum Lot Area per Dwelling Unit (sq. ft)	<u>402,500</u>	<u>50</u> 1,500	<u>601,000</u>	<u>352,400</u>	§15-2012, Heights and Height Exceptions, 15- 1003-A, RS Transition Standards	0
Setbacks (ft.)Minimum Lot-Width						

TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



t)						
Front (min. / max.)General Standard	<u>10 / 20</u> 50	<u>10 / 20</u> 60	<u>10 / 20</u> 65	10 / 20110	§15-313, Determining Setbacks and Yards	<u>0</u> 0
Interior Side (min.)Corner	10 total, min. 4/side60	<u>5</u> 65	<u>575</u>	<u>5</u> 110	§15-1004-A, RS Transition Standards	<u>0</u> 0
Street Side (min.) (Parcel <125 ft. in depth)Reversed Corner	<u>10</u> 65	<u>1070</u>	<u>10</u> 80	<u>10</u> 110	§15-1004-B, Side Setbacks for Attached Dwellings	<u>a</u>
Street Side (min.) (Parcel >125 ft. in depth)Where Side Property Line Abuts a Major Street, Freeway or Railroad	<u>15</u> 80	<u>15</u> 110	<u>15</u> 110	<u>15</u> 130	§15-1004-C, Parking Setback §15-2014, Projections/Encroachm	<u>a</u>
Rear (min.)Minimum Lot Depth (ft)	20	<u>15</u>	<u>15</u>	<u>10</u>	ents into Yards §15-2305, Areas to be Landscaped	<u>6</u>
Alley (min.)General Standard	390	<u>3110</u>	3110	3130	§15-12, Setback	<u>6</u> €

TABLE 11-9: BUILDING FORM, LOT, AND DENSITY STANDARDS—RESIDENTIAL MULTI-FAMILY DISTRICTS IN GENERAL PLAN



NO	TΤ	O	SC	CA	LE
110		\circ	v	\sim	ᆫ

Parking, from back of sidewalk					Overlay	
or curb (min.)Where Front or Rear Property Line Abuts a Major Street	<u>30</u> 115	<u>30</u> 120	<u>30</u> 120	<u>30</u> 130		<u> </u>
Minimum Frontage Coverage (%)Where Front or Rear Property Line Abuts a Freeway or Railroad	<u>50</u> 130	<u>50</u> 150	<u>50</u> 150	_150	§15-317, Determining Frontage Coverage§15-12, Setback Overlay	•
Maximum Lot Coverage (% of lot)	<u>50</u>	<u>50</u>	<u>60</u>	<u>50</u>	§15-311, Determining Lot Coverage	
Minimum On-Site Open Space (% of Lot Area)	<u>20</u>	<u>15</u>	<u>10</u>	2		

Table 11-10 | Proposed General Plan Text

TABLE 11 10: BUILDING FORM AND LOCATION STANDARDS—RESIDENTIAL MULTLEAMILY DISTRICTS IN GENERAL PLAN Standard Lot Alley Parking Standard Lot Alley Primary Street Primary Street Primary Street Primary Street Primary Street Primary Street ROW/Property Line

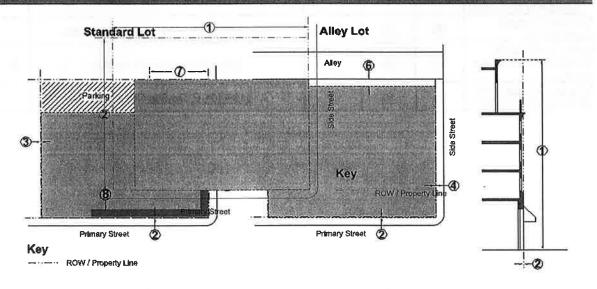
District	RM-2.5	RM-1.5	RM-1	RM-MH	Additional Regulations	#
Maximum Height (ft)	35	40(A)	60(A)	35(A)	§TBD, Heights and Height Exceptions	0
Minimum-Setbacks (ft)						
Front	15	15(A)	15(A)	15(A)	(C) and §TBD, Projections/ Encroachments into Yards	0
Interior Side	10 total, min. 4/side	5(A)	5(A)	5(A)	(B) and §TBD; Projections/Encroachments into Yards	0
Street Side	10	10	10	10	(C) and §TBD, Projections/ Encroachments into Yards	0
Rear	20	15(A)	15(A)	10(A)	§TBD, Projections/ Encroachments into Yards	0
Alley	3	3	3	3	§TBD, Projections/ Encroachments into Yards	0
Parking, from street facing property line	30	30	30	30	(D)	0
Fourth Floor Stepback (min. ft from building street front elevation)	-	40	10			0
Maximum Lot Coverage (% of Lot)	50	50	60	50	§TBD, Rules of Measurement	
Minimum Common Open Space (% of lot)	20	20	20	20	(E)	
Minimum Private Open Space (sq. ft/unit for 75% of units)	50	50	50	50	(F)	

(To be deleted due to consolidation to one table under proposed Table 11-9)

Table 11-11 | Proposed General Plan Text (renumber to Table 11-10)

TABLE 11-104: LOT AND DENSITY STANDARDS—MIXED-USE DISTRICTS IN GENERAL PLAN

TABLE 11-104: LOT AND DENSITY STANDARDS---MIXED-USE DISTRICTS IN GENERAL PLAN



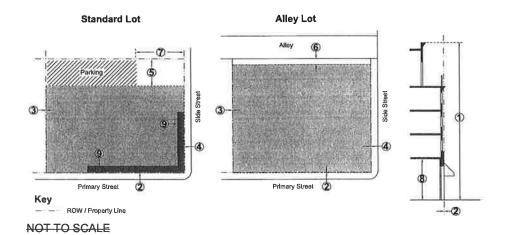
N	IO	T	т	0	S	C.	Δ	П	F

NOT TO SCALE District	NMX	CMX	RMX	Additional Regulations	#
Floor Area Ratio (max.) Minimum Lot Size (sq. ft)	1.55,00 0	<u>1.515,000</u>	2.060,000	§15-309, Determining Floor Area Ratio	
Residential Density, du/ac (min./max.)Minimum Lot Width (ft)	<u>12/16</u> 50	<u>16/30</u> 100	30/45200	§15-310, Determining Residential Density Min. res. density shall not be required for the following: projects on lots less than 20,000 sq. ft. in area; projects further than 1,000 feet from a planned or existing BRT route; and projects which submit a Development Permit application prior to January 1, 2019.	•
Maximum Height (ft.)Minimum Lot Depth (ft)	<u>40</u> 100	<u>60</u> 150	<u>75</u> 200	§15-1104-B, RS Transition Standards and §15-2012, Heights and Height Exceptions	<u> </u>
Setbacks (ft.)Minimum Residential Density (du per-acre)	50	30	15		
Front (min./max.) Minimum Floor Area Ratio (Non- Residential)	<u>0/10</u> 0.5	<u>0/10</u> 0.5	<u>0/10</u> 0.5		<u>@</u>
Interior Side (min.)Minimum % of Ground Floor Building Area that must be active uses	<u>0</u> 25	<u>0</u> 50	<u>0</u> 75	§15-313, Determining Setbacks and Yards §15-1104-B, RS Transition Standards	<u>8</u>
Street Side (min.)Maximum Residential Density (du per-acre)	<u>0</u> 16	<u>0</u> 30	<u>0</u> 45	§15-1104-D, Parking Setback §15-2305, Areas to be Landscaped §TBD, Rules of Measurement	<u>o</u>
Rear (min.)Maximum Floor Area Ratio (Non- Residential)	<u>0</u> 1.5	<u>0</u> 2.0	<u>0</u> 2.0		<u>6</u>
Alley (min.)	3	<u>3</u>	3		0
Parking, from back of	<u>30</u>	<u>30</u>	30		0

TABLE 11-104: LOT PLAN	and de	ENSITY S	STANDAF	RDS—MIXED-USE DISTRICTS IN GENERA	ΥL
sidewalk or curb (min.)	l				
Minimum Frontage Coverage (%)	<u>60</u>	<u>70</u>	<u>80</u>	§15-317, Determining Frontage Coverage	
Corner Frontage (ft., measured from property corner)	<u>15</u>	<u>30</u>	<u>50</u>	§15-1104-C, Corner Frontage	<u>3</u>
Minimum On-Site Open Space (% of Lot Area)	<u>15</u>	<u>10</u>	<u>8</u>	§15-1104-E, On-Site Open Space	

Table 11-12 | Proposed General Plan Text

TABLE 11-12: BUILDING FORM AND LOCATION STANDARDS— MIXED USE DISTRICTS IN GENERAL PLAN



District	NMX	CMX	RMX	Additional Regulations	#
Maximum-Height (ft)	35	60	75	(A) and §TBD, Heights and Height Exceptions	0
Minimum Ground Floor Ceiling Height (ft)	15	15	15		0
Minimum Setbacks (ft)					
Front	0	0	0	(A) and (B)	8
Interior Side	0	0	20	(A) and §TBD; Projections/ Encroachments into Yards	0
Street Side	0	0	0	(B)	0
Rear	10	10	20	(A) and §TBD, Projections/ Encroachments into Yards	•
Alley	3	3	5	§TBD, Projections/ Encroachments into Yards	0
Parking, from street facing lot line	30	30	30	(C)	7
Minimum Building Frontage on or within 5 ft of Front and Street Side Setback Line (% of setback line)	60	60	æ		Ø
Corner Frontage (ft, measured from property corner)	15	30	50	(D)	
Minimum Common Open Space (% of lot)	20	20	20	(E)	
Minimum Private Open Space (sq. ft/unit for at least 75% of units)	50	50	50	(F)	

(To be deleted due to consolidation to one table under proposed Table 11-10)

<u>Table 11-13 | Proposed General Plan Text (renumber to Table 11-11)</u>Table 11-13 | Existing General Plan Text (pg. 11-28)

TABLE 11-4311: REQUESTRICTS IN GENER		ARKING SPACES FOR ZONE
Land Use Classification	Required Parking S	paces we was a subset that dispersely
Residential Use Classifica		
Single-Unit Residential constructed prior to the adoption date of this CodeSingle-Unit Residential constructed prior to the date this ordinance is adopted	1 space per dwelling unit1 space per dwelling unit	Must be covered. One covered space.
Single-Unit Residential Single-Unit Residential, up to 2 bedrooms	1 space per dwelling unit1 space per dwelling unit	Must be within a garage. Must be within a garage.
Single Unit Residential, 3 or more bedrooms	2 spaces per dwelling unit	Must be within a garage.
Backyard Cottages, Second Dwelling Units, or Accessory Living Quarters Accessory Living Quarters	Cottages, and Access spaces are required	754, Second Dwelling Units, Backyard ory Living Quarters. No extra parking
CodeSecond Dwelling Unit 1 space for each. See Section	on TBD, Second Dwellin	
Affordable Housing Develop	ments (Moderate Incom	ne and Below)
Studio; One- or two- bedroom Studio, One- or two-bedroom Three or more	.75 space per unit.75 space per unit 1.5 spaces per unit	One covered space shall be designated for each unit. One additional guest parking space must be provided for every 4 units.
<u>bedrooms</u>	1.0 spaces per unit	meet se provided for every 4 dints.
Multi-Unit Residential (2 or r	nore units)	
Multi-unit Residential (2 or n		
<u>Studio</u>	1 space per unit	One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 4 units.
One- or two-bedroom Studio	1 space per unit.75 space per unit	One covered space shall be designated for each unit.
Three or more bedroomsOne- or two- bedroom	1.5 spaces per unit1 spaces per unit	One additional guest parking space must be provided for every 2 units. One covered space shall be designated for each unit. One additional uncovered guest parking space must be provided for every 2 units.
Small Family Day Care	None in addition to wh	at is required for the residential use.
Large Family Day CareElderly and Long Term Care	children, on or off-site. driveway for the prima toward meeting these plus 1 for each live in	n area for loading and unloading Required spaces and the residential ry residential use may be counted requirements. 1 for every 7 residents caregiver. Facilities serving more than provide 1 space for each caregiver.

	employee, and doctor on site at any one time.
Elderly and Long-Term CareGroup Residential	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time. 2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee.
Group ResidentialResidential Care, Limited	1 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee. None in addition to what is required for the residential use.
Residential Care, Limited Residential Care, General	None in addition to what is required for the residential use. 2 spaces for the owner manager plus 1 for every 5 beds and 1 for each non-resident employee.
Residential Care, GeneralResidential Care, Senior	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each non-resident employee. 1 for every 7 residents plus 1 for each live in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time.
Residential Care, SeniorSingle Room Occupancy	1 for every 7 residents plus 1 for each live-in caregiver. Facilities serving more than 15 residents shall also provide 1 space for each caregiver, employee, and doctor on-site at any one time 0.5 spaces per unit
Single Room Occupancy	0.5 space per unit

Table 12-1 | Proposed General Plan Text

TABLE 12-1: GENERAL PLA ZONING DISTE		
General Plan Land Use Designation	Developn	nent Code Zoning District
Buffer	₽	Buffer
Residential——		
Low Density	RE	Residential Estate
	RS-36	Single-Family
	RS-20	
	RS-12	
Medium Low Density	RS-12	Single-Family
•	RS-9	
	RS-5	
Medium Density	RS-5	Single-Family
	RS 2.5	
Medium High Density	RS-2.5	Single-Family
	RM-2.5	Multi-Family
Urban Neighborhood Density	RM-1.5	Multi-Family
High Density	RM-1	Multi-Family
Commercial——		
Main Street	MSC	Main Street Commercial
Community	CC	Community Commercial
Regional	RC	Regional Commercial
General	ÇG .	General Commercial
Highway and Auto	HAG	Highway and Auto Commercial
Recreation	CR	Commercial Recreation
Mixed-Use	CATE SERVICES	THE REPORT OF THE PROPERTY OF
Neighborhood-Mixed-Use	NMX	Neighborhood-Mixed-Use
Corridor/Center Mixed-Use	CMX	Corridor/Center-Mixed-Use
Regional Mixed-Use	RMX	Regional Mixed-Use
Employment		
Office	0	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Small Business Park
Light-Industrial	IL.	Light-Industrial
Heavy Industrial	HI.	Heavy Industrial
Other-		HILLER A
Open-Space	OS	Open Space
	PK	Park
Public Facilities	PI	Public and Institutional
Overlay District		
	BA	Boulevard Area
	RM	Residential-Modifying
	BP	Bluff Protection
	S	Special Setback
	ANX	Annexed Rural Residentia
	********	Transitional Overlay
		Planned Development
	PD -	
	PD AE	
Downtown Land Use Compared	AE	Airport Environs
Downtown Land Use Compared Central Business District	AE To Implementi	Airport Environs ing Existing Zone Districts*
Downtown Land Use Compared Central Business District Civic Center	AE To Implementi CBD	Airport Environs
Central Business District	AE To Implementi	Airport Environs ing Existing Zone Districts Central Trading

TABLE 12.1. GENERAL PLAN ZONING DISTRIC		
General Plan Land Use Designation	Development Code Zoning District	
Neighborhood-Center	C-1	Neighborhood-Shopping-Center
	C-2	Community Shopping
	C-5	General Commercial
Chinatown	C-4	Central Trading
Cultural-Arts	G-4	Central Trading
Corridor General	G-1	Neighborhood Shopping Center
	C-2	Community Shopping
	C-5	General Commercial
Neighborhood General	R-1	Single Family Residential
Neighborhood General Preservation	R-2	Low-Density-MFR
Neighborhood General Revitalization	R-3	Medium Density MFR
Neighborhood-Edge	R-4	High-Density-MFR

Special Districts 1-&-2
Special District - Hospital
Open Conservation
Open Conservation
Open Conservation
South Stadium
C-M
Comm. & Light Manufacturing
Open Conservation
South Stadium
C-M
Comm. & Light Manufacturing

1. Specific zoned districts associated with Downtown land uses are established in the existing Zoning Code and are anticipated to be refined by subsequent amendment when more specific Downtown plans and a Downtown Development Code sections are approved.

DISTRICTS CONSISTEN		DESIGNATIONS AND ZONING		
General Plan Land Use Designation	Development	Development Code Zoning District		
Buffer	<u>B</u>	<u>Buffer</u>		
Residential				
Low Density	<u>RE</u>	Residential Estate		
	<u>RS-1</u>	Residential Single Family, Extremely Low Density		
	<u>RS-2</u>	Residential Single Family, Very Low Density		
	RS-3	Residential Single Family, Low Density		
Medium Low Density	<u>RS-4</u>	Residential Single Family, Medium Low Density		
Medium Density	<u>RS-5</u>	Residential Single Family, Medium Density		
Medium High Density	RM-MH	Mobile Home Park		
	<u>RM-1</u>	Residential Multi-Family, Medium High Density		
<u>Urban Neighborhood</u>	<u>RM-2</u>	Residential Multi-Family, Urban Neighborhood		
High Density	<u>RM-3</u>	Residential Multi-Family, High Density		
Mixed-Use	- Industrial			
Neighborhood	NMX	Neighborhood Mixed Use		
Corridor/Center	CMX	Corridor/Center Mixed Use		
Regional	RMX	Regional Mixed Use		
Commercial	Denti_II	1 - St. 3/El		
Main Street	CMS	Commercial - Main Street		

TABLE 12-1: GENERAL F DISTRICTS CONSISTEN	A MARINE SERVICE SERVI	E DESIGNATIONS AND ZONING
General Plan Land Use Designation	Developmen	nt Code Zoning District
Community	CC	Commercial - Community
Regional	CR	Commercial - Regional
General	CG	Commercial - General
Highway and Auto	CH	Commercial - Highway and Auto
Recreation	CRC	Commercial - Recreation
Employment		
Office	<u>O</u>	Office
Business Park	BP	Business Park
Regional Business Park	RBP	Regional Business Park
Light Industrial	<u>IL</u>	Light Industrial
Heavy Industrial	<u>IH</u>	Heavy Industrial
Other		
Open Space	<u>OS</u>	Open Space
	PR	Parks and Recreation
Public Facilities	<u>Pl</u>	Public and Institutional
Downtown Planning Area And	ticipated Zoning D	istricts
Central Business District	DTC	Downtown Core
	DTG	Downtown General
Civic Center	DTG	Downtown General
Town Center	DTN	Downtown Neighborhood
Chinatown		
Cultural Arts		
South Stadium		
Neighborhood Center	NMX	Neighborhood Mixed Use
Corridor General		
Neighborhoods	<u>RS-5</u>	Residential Single Family, Medium Density
	RS-4	Residential Single Family, Medium Low Density
Special Districts	<u>IL</u>	Light Industrial
Public Facility	<u> </u>	Public and Institutional
Open Conservation	os	Open Space
	PR	Parks and Recreation