



Wednesday, October 24, 2018 Meeting Summary – DRAFT  
Steering Committee

David Pena, Chairperson  
Tiffany Mangum  
Bill Nijjer  
Tina McCallister – Boothe, Alternate

Deep Singh, Vice Chairperson  
Cathy Caples  
Eric Payne

Dennis Gaab  
Jeff Roberts  
Gurdeep Shergill

Joseph Martinez  
John Kashian

The Steering Committee met on Wednesday, October 24, 2018, 6:00 p.m. at Fresno City Hall, 3<sup>rd</sup> Floor – Conference Room 3078, 2600 Fresno Street, Fresno, CA 93721.

**Orientation Session: The Development Code (Non-voting Meeting)**

**1. CALL TO ORDER:**

City staff started the orientation session at 6:21 p.m.

**2. MASTER ROLL CALL:**

Members:

PRESENT 4 – Chairperson David Pena, Cathy Caples, Gurdeep Shergill, and Jeff Roberts

ABSENT 7 – Vice Chairperson Deep Singh, Tiffany Mangum, Bill Nijjer, Eric Payne, Dennis Gaab, John Kashian, and Joseph Martinez

OTHERS – Assistant Director Dan Zack, GIS Specialist Michael Andrade, Service Aide Kara Hammerschmidt, Public Works Engineer Leonor Ayala, and Planner Rodney Horton

**3. PRESENTATION:**

Assistant Director Zack started the presentation by providing a handout to all attendees that provided a general overview of the Development Code prior to the release of the draft land use map. He mentioned that the Development Code is an implementation goal from the General Plan. Assistant Director Zack provided a brief overview of the General Plan planned land use designations that included imagery to further describe the difference between density and land use intensity. He described how each zoning district is divided into its own article within the Development Code that provides for permitted uses and design regulations. All attendees asked questions related to the presentation.

**4. UNSCHEDULED COMMUNICATIONS:**

No comment from the public was heard.

**5. ADJOURNMENT:**

The orientation session adjourned at 7:35 p.m.

Respectfully Submitted,

Rodney Horton  
Staff Representative

Enclosure:

EXHIBIT A – User's Guide to the Development Code

EXHIBIT B – Presentation by Assistant Director Zack



## EXHIBIT A – User’s Guide to the Development Code

# INTRODUCTION

## GENERAL INFORMATION

### WHAT IS A DEVELOPMENT CODE... AND HOW DOES IT HELP YOU?

Like nearly every city in the United States, Fresno has a Development Code. This document, also known as the Zoning Ordinance, is the DNA of the city. It contains rules for development which ensure that Fresno's growth will take place in an attractive, orderly manner. What parts of the city should have housing, and where are retail businesses allowed? Where can they be mixed together? How tall can buildings be? How much parking must be provided? The Development Code establishes these rules.

In December of 2014, the City Council adopted a new General Plan, which is the big picture vision for Fresno's next twenty years. The Development Code is an essential tool for turning this vision into a reality, and was thus subsequently updated and adopted one year later in December of 2015. This marked the first comprehensive update of the Code since 1962, giving a fresh start to a document which previously had many piecemeal and often unweildy modifications made to it as planning practices and local preferences have changed over the past five decades.

With years of extensive work by national experts and local city planners, and with extensive input from community members and development professionals, the new Development Code is now in use, with a more efficient organizational structure, graphics to supplement the text, and clearer language to present understandable and fair criteria for new development. This is very helpful for people who want to invest in our community, and also for residents who want to understand what kind of projects are allowed near their homes.

## INTRODUCTION

Development proposals which conform to the new requirements will have a streamlined approval process, which should boost economic development. High-quality infill development in older parts of the city has never been as easy as it will be under the new Development Code, ensuring that we have balanced growth over the coming years. At the same time, new homes in existing neighborhoods will be required to fit in with their surroundings, and transitions between single family neighborhoods and other districts will be smooth and graceful.

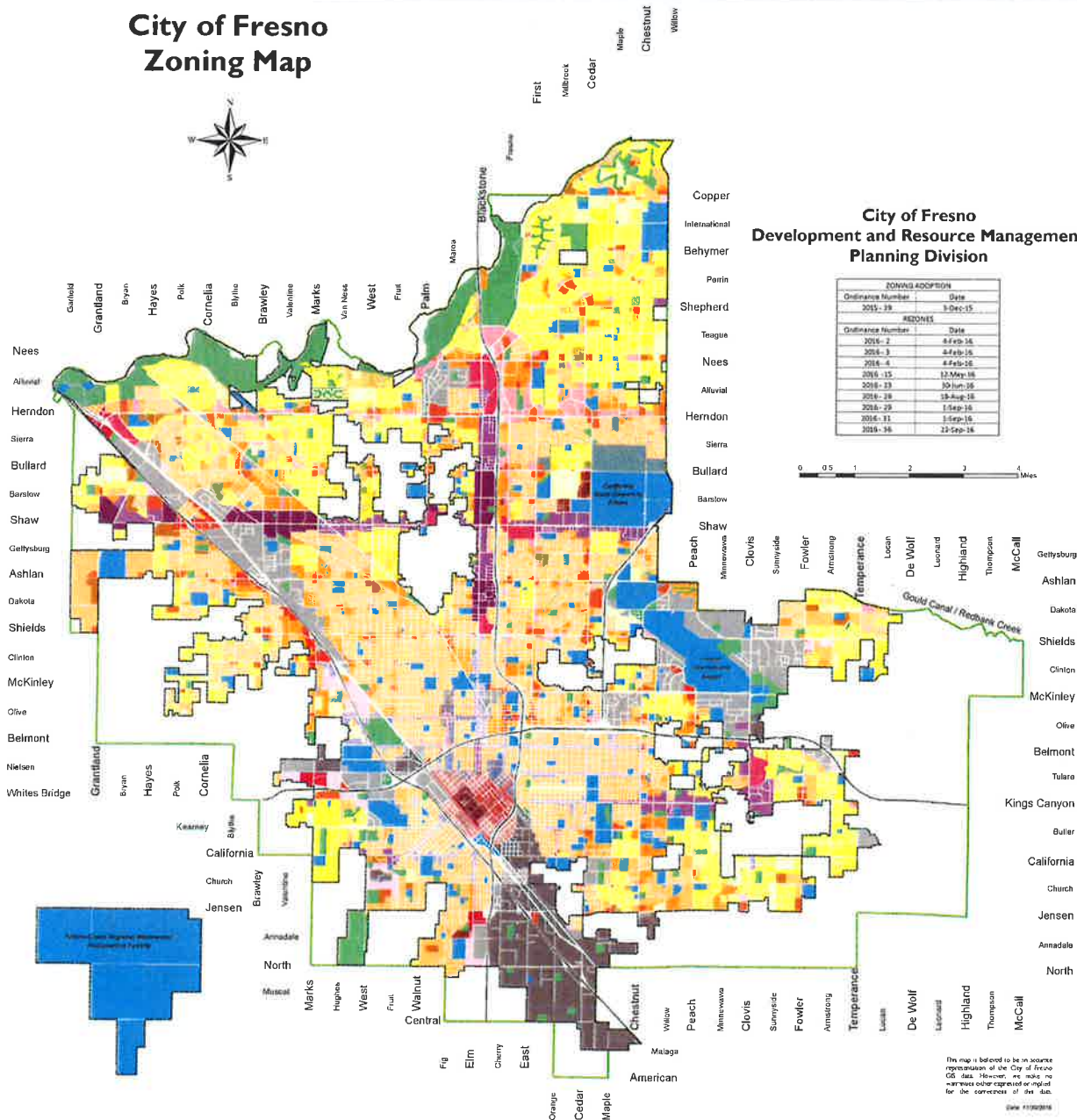
Some businesses are required to obtain a conditional use permit before they can open. This requires that they pay a fee and agree to certain restrictions, such as the hours that they can operate, in order to ensure that they don't negatively impact their neighbors. While this is an important tool for cities to use, the old Code required too many types of businesses to go through this process, which can be both costly and lengthy, before they open. The new Development Code includes built-in measures to minimize conflicts between uses and reduces the number of businesses that will need a conditional use permit.

While most parts of Fresno won't see a dramatic change in what kinds of businesses and buildings are allowed, a few areas will see significant changes. The new Code provides strong protections for existing businesses and buildings in these areas, ensuring that they can continue to operate for as long as their owners would like, without having to shut down or rebuild to meet the new standards. Instead, the new rules won't apply until the owners decide they'd like to try something new on their property.

Overall, the new Development Code, like the General Plan, seeks to make Fresno a city of balance. It will help to create and protect peaceful single family neighborhoods while enhancing multifamily communities that are connected to jobs and transit. It will facilitate convenient shopping areas and robust employment districts. Finally, it will guide the creation of walkable, vibrant mixed-use corridors for Fresnoans who prefer a more cosmopolitan lifestyle. Under the new Development Code we will start building the Fresno of tomorrow, today.

# ZONING MAP

## City of Fresno Zoning Map



### City of Fresno Development and Resource Management Planning Division

ZONING ADOPTION	
Ordinance Number	Date
2015- 39	3-Dec-15
ADDITIONS	
Ordinance Number	Date
2016- 2	8-Feb-16
2016- 3	8-Feb-16
2016- 4	8-Feb-16
2016- 15	12-May-16
2016- 33	30-Jun-16
2016- 28	18-Aug-16
2016- 29	1-Sep-16
2016- 31	1-Sep-16
2016- 36	22-Sep-16

0 0.5 1 2 3 4 Miles

#### LEGEND

##### Base Districts

- DTC - Downtown Core
- DTG - Downtown General
- DTN - Downtown Neighborhood
- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density

- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CC - Commercial Community
- CR - Commercial Regional
- CG - Commercial General
- CH - Commercial Highway and Auto
- CRC - Commercial Recreation
- O - Office
- BP - Business Park
- IL - Light Industrial
- IH - Heavy Industrial

- OS - Open Space
- PR - Park and Recreation
- PI - Public and Institutional
- Overlay Districts**
- BP - Bluff Preservation
- EA - Expressway Area
- RM - Residential Modifying
- ANX - Annexed Rural Residential
- EQ - Equine
- M - Mining
- AH - Apartment House
- UC - Urban Campus
- NR - Neighborhood Revitalization

##### Boundaries

- City Limits
- Existing Fresno Sphere of Influence

##### Downtown Activity Classifications

- Activity Class A
- Activity Class B
- Activity Class C

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranty either expressed or implied for the correctness of the data.  
(Date: 11/20/2016)

ZONING MAPS & TABLES



# GENERAL OVERVIEW

RS

RESIDENTIAL SINGLE-FAMILY

The main purpose of the *Residential Single-Family (RS) Districts* is to provide a variety of single family residences that suit a wide spectrum of individual lifestyles, needs, and range of housing types for all segments of the community. Single family residences should enhance the character of the city's residential neighborhoods, while maintaining appropriate scale, mass, & character to the surrounding areas. Single Family Residential Districts must also provide for appropriate densities within the ranges established in the General Plan and provide sites for neighborhood-serving uses such as parks, family day cares, libraries, and community facilities.



RE, RS-1, RS-2, RS-3

**Location:** Cooper River  
**Builder:** Gary McDaniels Homes



RS-4

**Location:** Elderberry  
**Builder:** Lennar Corporation



RS-5

**Location:** Fancher Creek  
**Builder:** Wathen Castanos Homes

## ZONE DISTRICT

- RE, RS-1, RS-2, RS-3: Density range of 1 - 3.5 dwelling units per acre
- RS-4: Density range of 3.5 - 6 dwelling units per acre
- RS-5: Density range of 6 - 12 dwelling units per acre

## SAMPLE OF PERMITTED USES

Single Unit Dwelling, *Detached*  
Single Unit Dwelling, *Attached*  
Second Dwelling Unit  
Cottage Housing Development  
Adult Family Daycare, *Small (6 clients or less)* Family  
Daycare, *Small (8 children or less)*  
Residential Care Facility, *Limited*  
Community & Religious Assembly (*less than 2,000 SF*)  
Community Garden  
Parks & Recreation Facilities, *Public*  
Schools, *Public or Private*  
Corner Commercial  
Lodging, *Bed & Breakfast*  
Utilities, *Minor*  
Crop Cultivation  
Urban Farm  
Accessory Living Quarters

RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RS-2, RS-3, RS-4, RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RS-3, \* RS-4, \* RS-5\*  
RS-1, RS-2, RS-3, RS-4, RS-5  
RS-4, RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RE, RS-1, RS-2, RS-3, RS-4, RS-5  
RS-1, RS-2, RS-3  
RE, RS-1, RS-2, RS-3, RS-4, RS-5

# LOT/SITE STANDARDS

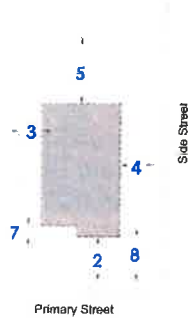


Location: River's Edge  
Builder: Boracelle Neighborhoods



Location: The Gallery  
Builder: McCaffrey Homes

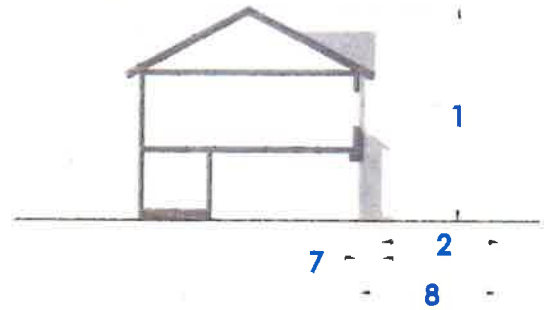
Standard Lot



Alley Lot



- 5 -



	RESIDENTIAL SINGLE FAMILY (RS) DISTRICTS						#
	(RE)	(RS-1)	(RS-2)	(RS-3)	(RS-4)	(RS-5)	
RESIDENTIAL DENSITY	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot	
MINIMUM LOT SIZE	5 acres	36,000 sf	20,000 sf	9,000 sf	5,000 sf	4,000 sf	
MINIMUM LOT SIZE (with Enhanced Streetscape)	-	-	-	-	-	2,500 sf	
MAXIMUM LOT SIZE	-	-	-	32,000 sf	9,000 sf	6,500 sf	
MINIMUM LOT WIDTH							
General Standard	110 ft	110 ft	110 ft	70 ft	50 ft	35 ft	1
Corner	110 ft	110 ft	110 ft	80 ft	55 ft	40 ft	2
Reversed Corner	110 ft	110 ft	110 ft	90 ft	60 ft	50 ft	
Adjacent to Major Street/Freeway/Railroad	160 ft	160 ft	130 ft	90 ft	70 ft	60 ft	
Curved/Cul-de-Sac	80 ft	80 ft	80 ft	60 ft	40 ft	30 ft	3
MINIMUM LOT DEPTH							
General Standard	130 ft	130 ft	130 ft	100 ft	85 ft	70 ft	4
Adjacent to Major Street	200 ft	200 ft	130 ft	110 ft	100 ft	90 ft	4
Adjacent to Freeway or Railroad	200 ft	200 ft	150 ft	150 ft	120 ft	120 ft	4
MAXIMUM HEIGHT	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	1
MINIMUM SETBACKS							
Front	35 ft	35 ft	30 ft	25 ft	13 ft	13 ft	2
Front, with Enhanced Streetscape	-	-	-	-	8 ft	5 ft	
Interior Side	10 ft	10 ft	10 ft	5 ft	10 ft*	8 ft**	3
Street Side	35 ft	25 ft	25 ft	20 ft	10 ft	10 ft	4
Rear	20 ft	20 ft	20 ft	20 ft	10 ft	10 ft	5
Alley	20 ft	20 ft	20 ft	5 ft	5 ft	-	6
Freeway/Railroad	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	
Garage, from back of sidewalk or curb	-	-	35 ft	30 ft	18 ft	18 ft	8
Garage, from primary façade	-	-	4 ft	4 ft	4 ft	4 ft	7
MAXIMUM LOT COVERAGE	30%	30%	30%	35%	50%	60%	

\* Minimum 1' per side

\*\* Minimum 3' per side

# GENERAL OVERVIEW

RM

RESIDENTIAL MULTI-FAMILY

The main purpose of the *Residential Multi-Family (RM) Districts* is to provide a variety of multi-family housing types for individual lifestyles and space needs, and ensure continued availability of a range of affordable housing opportunities necessary to sustain a diverse labor force. Multi-family housing should provide opportunities for the development of higher-density and affordable housing in neighborhoods throughout the city. New development and alterations to existing structures must preserve, protect, and enhance the scale, mass, and character of these medium and high-density zones and promote the development of walkable, transit-supported neighborhoods.



**Location:** Boulder Creek  
**Builder:** Spencer Enterprises



**Location:** The Catwolds  
**Builder:** Wilson Homes



**Location:** 1612 Fulton  
**Builder:** GV Urban

## ZONE DISTRICT

- RM-MH, RM-1:** Density range of 12 - 16 dwelling units per acre
- RM-2:** Density range of 16 - 30 dwelling units per acre
- RM-3:** Density range of 30 - 45 dwelling units per acre

## SAMPLE OF PERMITTED USES

Single Unit Dwelling, *Detached*  
Single Unit Dwelling, *Attached*  
Duplex  
Multi-Unit Residential  
Cottage Housing Development  
Adult Family Daycare, *Small (6 clients or less)*  
Family Daycare, *Small (8 children or less)*  
Group Residential, *Small (6 persons or less)*  
Mobile Home Parks  
Residential Care Facilities, *Limited*  
Community & Religious Assembly (*less than 2,000 SF*)  
Community Garden  
Cultural Institutions  
Day Care Centers  
Parks & Recreation Facilities, *Public*  
Schools, *Public or Private*  
Lodging, *Bed & Breakfast*  
Utilities, *Minor*

RM-1  
RM-1, RM-2  
RM-1, RM-2, RM-3  
RM-1, RM-2, RM-3  
RM-1  
RM-1, RM-2, RM-3, RM-MH  
RM-1, RM-2, RM-3, RM-MH  
RM-1, RM-2, RM-3  
RM-MH  
RM-1, RM-2, RM-3  
RM-1, RM-2, RM-3, RM-MH  
RM-1, RM-2, RM-3, RM-MH  
RM-2, RM-3  
RM-2, RM-3  
RM-1, \* RM-2, \* RM-3\*  
RM-1, RM-2, RM-3, RM-MH  
RM-1, RM-2, RM-3, RM-MH  
RM-1, RM-2, RM-3, RM-MH

## LOT/SITE STANDARDS

### RESIDENTIAL MULTI-FAMILY

**Standard Lot**



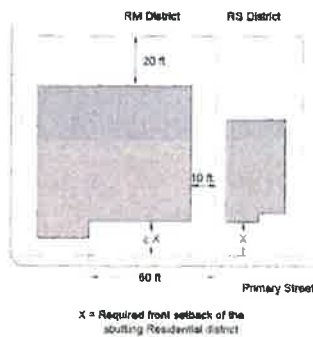
**Alley Lot**



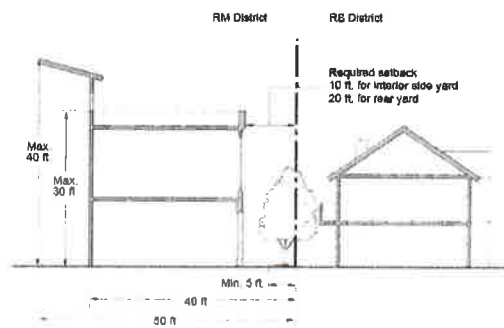
**Key**

ROW / Property Line

**PLAN VIEW**



**SECTION VIEW**



RESIDENTIAL MULTI-FAMILY (RM) DISTRICTS					
	(RM - MH)	(RM - 1)	(RM - 2)	(RM - 3)	#
<b>MINIMUM DENSITY</b>	12 du/ac	12 du/ac	16 du/ac	30 du/ac	
<b>MAXIMUM DENSITY</b>	16 du/ac	16 du/ac	30 du/ac	45 du/ac	
<b>MAXIMUM HEIGHT</b>	35 ft	40 ft	50 ft	60 ft	1
<b>SETBACKS</b>					
Front (Minimum)	10 ft	10 ft	10 ft	10 ft	2
Front (Maximum)	20 ft	20 ft	20 ft	20 ft	2
Interior Side (Minimum)	5 ft	10 ft *	5 ft	5 ft	3
Street Side (Minimum, Parcel <125 ft. in depth)	10 ft	10 ft	10 ft	10 ft	4
Street Side (Minimum, Parcel >125 ft. in depth)	15 ft	15 ft	15 ft	15 ft	5
Rear (Minimum)	10 ft	20 ft	15 ft	15 ft	5
Alley (Minimum)	3 ft	3 ft	3 ft	3 ft	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	30 ft	7
<b>MINIMUM FRONTAGE COVERAGE</b>	-	50%	50%	50%	
<b>MAXIMUM LOT COVERAGE</b>	50%	50%	50%	60%	
<b>MINIMUM ON-SITE OPEN SPACE (% of Lot Area)</b>	-	20%	15%	10%	

\* Minimum 4' per side

# GENERAL OVERVIEW

MX

MIXED USE

The purpose of the *Mixed-Use (MX) Districts* is to promote pedestrian-oriented infill development, intensification, and reuse of land that will create a unified, distinctive, vibrant urban center with appropriate transitions to adjacent residential neighborhoods. These districts should provide options which reduce the need for private automobile in order to minimize air pollution from vehicle miles traveled. The goal is to achieve an active social environment with a revitalized streetscape by transforming certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive areas that support a mix of pedestrian-oriented retail, offices, multi-family housing, and community gathering & public spaces.



Location: Downtown Sacramento  
Project: R St, Neighborhood



Location: Downtown Sacramento  
Project: Lothworks, 16th St Corridor



Location: Folsom, California  
Project: Palladio

## ZONE DISTRICT

- NMX:** Two-three stories with smaller independent retail shops & professional office
- CMX:** Vertical or horizontal mixed-use with ground-floor retail & upper-floor residential/office
- RMX:** Urban-scale mixed-use development that serves residents & businesses of the region at large

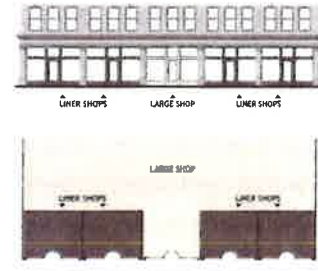
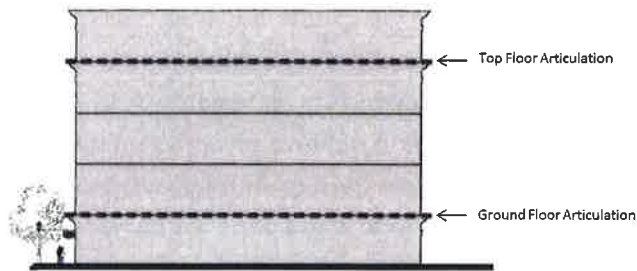
## SAMPLE OF PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential  
Adult Family Daycare, Small (6 clients or less)  
Elderly & Long-Term Care  
Family Daycare, Small (8 children or less)  
Group Residential  
Residential Care, Limited  
Community & Religious Assembly (less than 2,000 SF)  
Community & Religious Assembly (more than 2,000 SF)  
Community Garden  
Urban Farm  
Cultural Institutions  
Day Care Centers  
Emergency Shelter  
Government Offices  
Offices  
Instructional Services  
Parks & Recreation Facilities, Public  
Social Service Facilities  
Grooming & Pet Stores  
Artist's Studio | Live/Work | Hotels & Motels  
Banks & Credit Unions | Business Services  
Restaurants w/o Alcohol Sales | Food & Beverage Sales\*  
Small-Scale Entertainment  
Maintenance & Repair Services  
Personal Services  
Recycling Facility | Utilities, Minor

NMX,\* CMX,\* RMX\*  
NMX,\* CMX\*  
NMX\*  
NMX,\* CMX,\* RMX\*  
NMX,\* CMX,\* RMX\*  
NMX,\* CMX,\* RMX\*  
NMX, CMX, RMX  
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NMX,\* CMX,\* RMX\*  
NMX, CMX, RMX

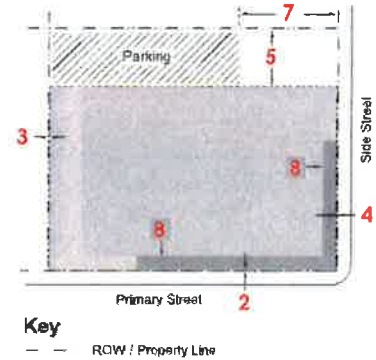
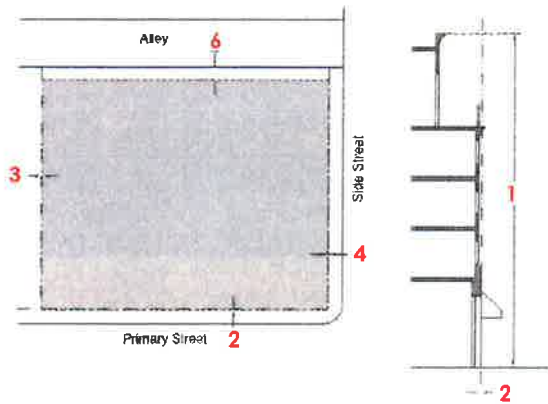
# MIXED USE LOT/SITE STANDARDS

## MIXED USE



Standard Lot

Alley Lot



Key  
— ROW / Property Line

MIXED-USE (MX) DISTRICTS				
	( NMX )	( CMX )	( RMX )	#
<b>FLOOR AREA RATIO</b> (Maximum)	1.5	1.5	2	
<b>MINIMUM RESIDENTIAL DENSITY</b>	12 du/ac	16 du/ac	30 du/ac	
<b>MAXIMUM RESIDENTIAL DENSITY</b>	16 du/ac	30 du/ac	45 du/ac	
<b>MAXIMUM HEIGHT</b>	40 ft	60 ft	75 ft	1
<b>SETBACKS</b>				
Front (Minimum)	0 ft	0 ft	0 ft	2
Front (Maximum)	10 ft	10 ft	10 ft	2
Interior Side (Minimum)	0 ft	0 ft	0 ft	3
Street Side (Minimum)	0 ft	0 ft	0 ft	4
Rear (Minimum)	0 ft	0 ft	0 ft	5
Alley (Minimum)	3 ft	3 ft	3 ft	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	7
<b>MINIMUM FRONTAGE COVERAGE</b>	60%	70%	80%	
<b>CORNER FRONTAGE</b> (Measured from property corner)	15 ft	30 ft	50 ft	8
<b>MINIMUM ON-SITE OPEN SPACE</b> (% of Lot Area)	15%	10%	8%	

# GENERAL OVERVIEW

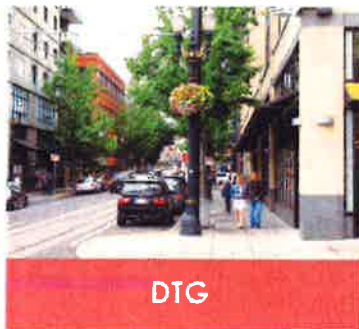
## DOWNTOWN

The purpose of the Downtown (DT) Districts is to develop a mixed-use Downtown with a vibrant concentration of goods and services, housing, community gathering spaces, and regionally-serving employment, cultural, and entertainment offerings. The Downtown Districts promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan. The goal is to transform Downtown's streets into vibrant, diverse, and attractive places that support a mix of retail, office, and residential uses in order to achieve an active social environment within a revitalized public realm.



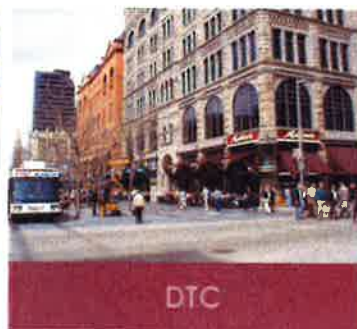
DTN

Location: Downtown Fresno  
Project: Iron Bird Lofts



DTG

Location: Portland, Oregon  
Project: Pearl District



DTC

Location: Denver, Colorado  
Project: Downtown



**DTN:** Lively, walkable, mixed-use urban neighborhood surrounding the Downtown Core



**DTG:** Concentration of civic uses in a pedestrian-oriented, mixed-use urban setting



**DTC:** Regional cultural hub and dense urban center with the most intense mixed use development

## SAMPLE OF PERMITTED USES

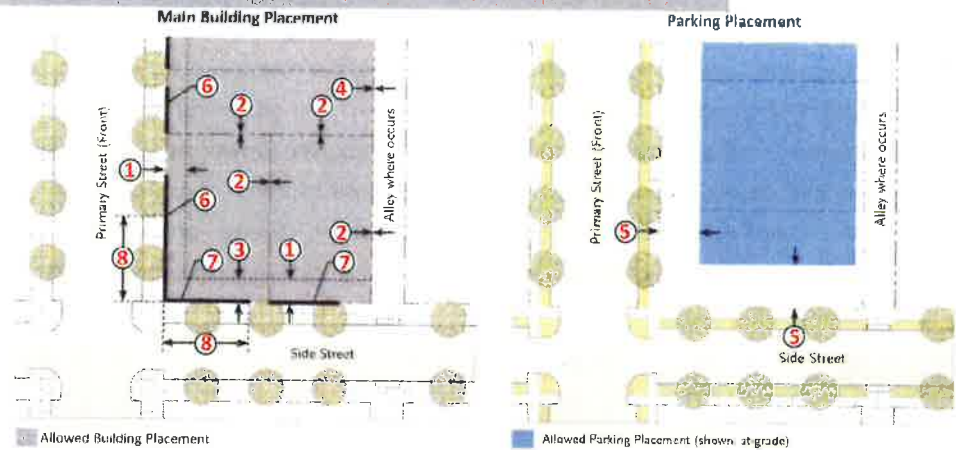
Multi-Unit Residential  
Single Room Occupancy  
Colleges and Trade Schools, Public or Private  
Community & Religious Assembly  
Day Care Centers  
Park and Recreation Facilities, Public  
Schools, Public or Private  
Banks and Credit Unions  
Business Services  
Banquet Hall  
Bars/Nightclubs/Lounges | Restaurant, with and w/o Alcohol Sales  
Cinema/Theaters  
Small-Scale Entertainment  
Farmer's Markets  
General Market  
Healthy Food Grocer  
Bed and Breakfast | Hotels & Motels  
Offices  
Personal Services  
Convenience Retail  
General Retail  
Custom Manufacturing  
Transportation Passenger Terminals  
Produce Stand  
Tasting Room  
Live/Work  
Automobile/Vehicle Sales and Services  
Food Preparation

DTN\*, DTG\*, DTC\*  
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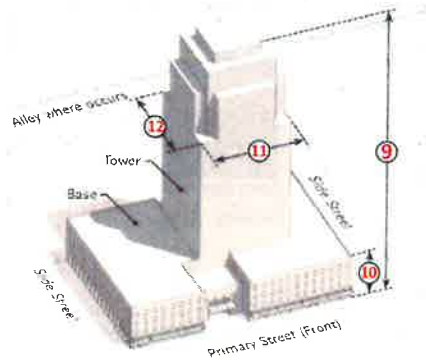
# DT

# DOWNTOWN

## LOT/SITE STANDARDS



**Building Size and Massing**



### MIXED-USE (MX) DISTRICTS

	( DTN )	( DTG )	( RMX )	#
<b>FLOOR AREA RATIO (Maximum)</b>	No Limit	No Limit	No Limit	
<b>MINIMUM RESIDENTIAL DENSITY</b>	No Limit	No Limit	No Limit	
<b>MAXIMUM RESIDENTIAL DENSITY</b>	16 du/ac	30 du/ac	45 du/ac	
<b>SETBACKS</b>				
Front (Minimum)	0 ft	0 ft	0 ft	1
Front (Maximum)	2 ft	2 ft	2 ft	1
Interior Side (Minimum)	0 ft	0 ft	0 ft	2
Street Side (Minimum)	0 ft	0 ft	0 ft	3
Rear (Minimum)	0 ft	0 ft	0 ft	4
Alley (Minimum)	0 ft	0 ft	0 ft	4
Parking, from back of sidewalk or curb (Minimum)	30 ft	30 ft	30 ft	5
<b>MINIMUM FRONTAGE COVERAGE</b>				
Front Street	60%	75%	90%	6
Side Street	50%	50%	50%	7
<b>CORNER FRONTAGE (Measured from property corner)</b>	30 ft	50 ft	75 ft	8
<b>Building Size and Massing</b>				
Maximum Height (floors/ft.)	6/90	10/140	15/190	9
Maximum lower Height (floors/ft.)	n/a	10/140	15/190	9
Maximum Base Height (floors/ft.)	6/90	6/90	6/90	10
Tower Length (ft.)	n/a	200	200	11
Tower Width (ft.)	n/a	120	120	12

# GENERAL OVERVIEW

# C COMMERCIAL

The purpose of the *Commercial (C) Districts* is to provide for a full range of commercial uses to serve the city, its residents, and the greater region. These districts should ensure the provision of shops, services, and facilities needed to accommodate future population and employment while establishing development and design standards that create a unified, distinctive, and attractive character along commercial streets. New development should be designed to minimize traffic and parking impacts on surrounding residential neighborhoods and provide appropriate buffers between these areas to preserve both commercial feasibility and residential environments.



These images have been provided as examples of comparable product in Fresno, California

## ZONE DISTRICT

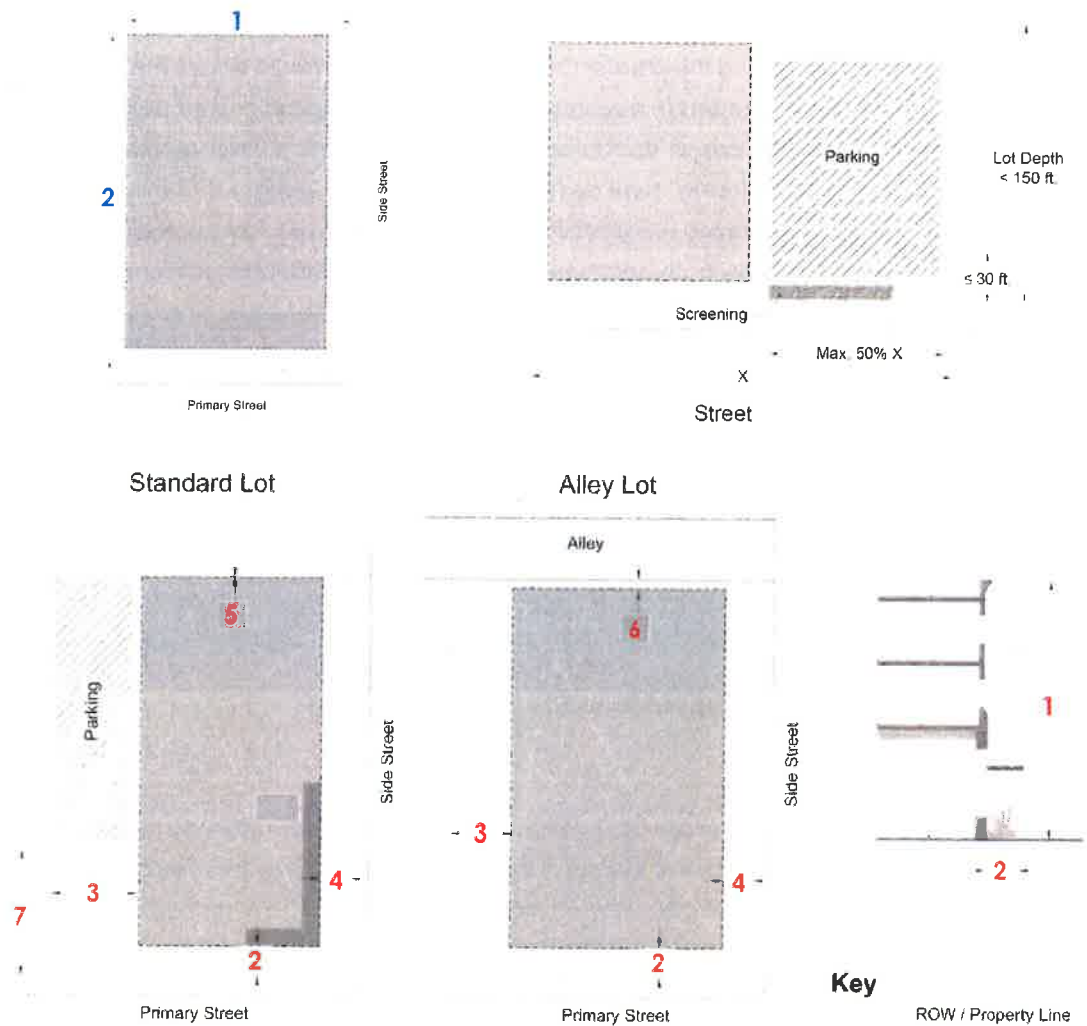
- CMS:** Preserves/promotes small-scale commercial development near residential neighborhoods
- CC:** Medium-scale development that serves local needs such as convenience shopping & office
- CR:** Large, urban-scale retail, office, civic/entertainment uses to meet local and regional demands
- CG:** A range of retail/service uses that are appropriate to areas with high volumes of vehicle traffic
- CH:** Commercial uses supported by freeway access but do not generate a large volume of traffic
- CRC:** Provide areas for private commercial recreation uses into a planned, integrated center

## PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential  
 Adult Family Daycare, Small (6 clients or less)  
 Family Daycare, Small (8 children or less) & Large (9-14 children)  
 Group Residential | Residential Care, Limited  
 Re-Entry Facility | Single-Room Occupancy | Emergency Shelter  
 Colleges & Trade Schools, Public or Private  
 Community & Religious Assembly (less than 2,000 SF or more than 2,000 SF)  
 Community Garden  
 Conference/Convention Facility  
 Cultural Institutions  
 Day Care Centers | Government Offices  
 Offices  
 Instructional Services  
 Parks & Recreation Facilities, Public  
 Grooming & Pet Stores  
 Artist's Studio  
 Automobile/Vehicle Sales & Services  
 Banks & Credit Unions | Business Services  
 Restaurants w/o Alcohol Sales | Food & Beverage Sales\*  
 Small-Scale Entertainment | General Retail  
 Recycling Facility | Custom Manufacturing | Agricultural Support Services | Produce Stand  
 Utilities, Minor

CMS,\* CR\*  
 CMS,\*  
 CMS,\* CG,\* CR\*  
 CMS,\* CR\*  
 CG  
 CR, CG  
 CMS, CC, CR, CG  
 CMS, CC, CR, CG, CH, CRC  
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 CH  
 CMS,\* CG, CR, CG  
 CMS, CC, CR, CG, CH,\*  
 CMS, CC, CR, CG  
 CG  
 CMS, CC, CR, CG, CRC

## LOT/SITE STANDARDS



COMMERCIAL (C) DISTRICTS							
	(CMS)	(CC)	(CR)	(CG)	(CH)	(CRC)	#
MINIMUM DISTRICT SIZE	5,000 sf	32,670 sf	15 acres	12,000 sf	15,000 sf	4 acres	
MINIMUM LOT SIZE	-	32,670 sf	10,000 sf	12,000 sf	15,000 sf	15,000 sf	
MINIMUM LOT WIDTH	-	75 ft	100 ft	75 ft	100 ft	100 ft	1
MINIMUM LOT DEPTH	-	100 ft	100 ft	125 ft	125 ft	150 ft	2
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	1.0	1.0	2.0	0.75	0.5	
MAXIMUM HEIGHT	35 ft	35 ft	75 ft	35 ft	35 ft	35 ft	1
SETBACKS							
Front (Minimum)	-	15 ft	15 ft	15 ft	15 ft	15 ft	2
Front (Maximum)	10 ft	-	-	-	-	-	2
Front (Minimum) with Enhanced Streetscape	-	-	-	-	NA	NA	
Interior Side (Minimum)	-	-	-	-	-	-	3
Street Side (Minimum)	-	-	-	10 ft	10 ft	10 ft	4
Rear (Minimum)	-	-	-	-	-	-	5
Alley (Minimum)	-	-	-	-	-	-	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	-	-	-	-	-	7

# GENERAL OVERVIEW

## EMPLOYMENT

The purpose of the *Employment (E) Districts* is to designate adequate land for industrial, office, research & development, and flexible commercial uses to strengthen the city's economic base and provide a range of employment opportunities for the current and future population of the city and region. These districts should provide for appropriate location of businesses that may have the potential to generate off-site impacts while also providing adequate buffers between employment centers and residential uses.



These images have been provided as examples of comparable product in Fresno, California

### ZONE DISTRICT

- O:** Provides sites for administrative, financial, business, professional, medical, & public office
- BP / RBP:** Provides campus-type office professional environments & technology development
- IL:** Provides areas for a diverse range of light industrial uses (research, development, fabrication, etc.)
- IH:** Broadest range of industrial uses that are essential to the development of a balanced economic base

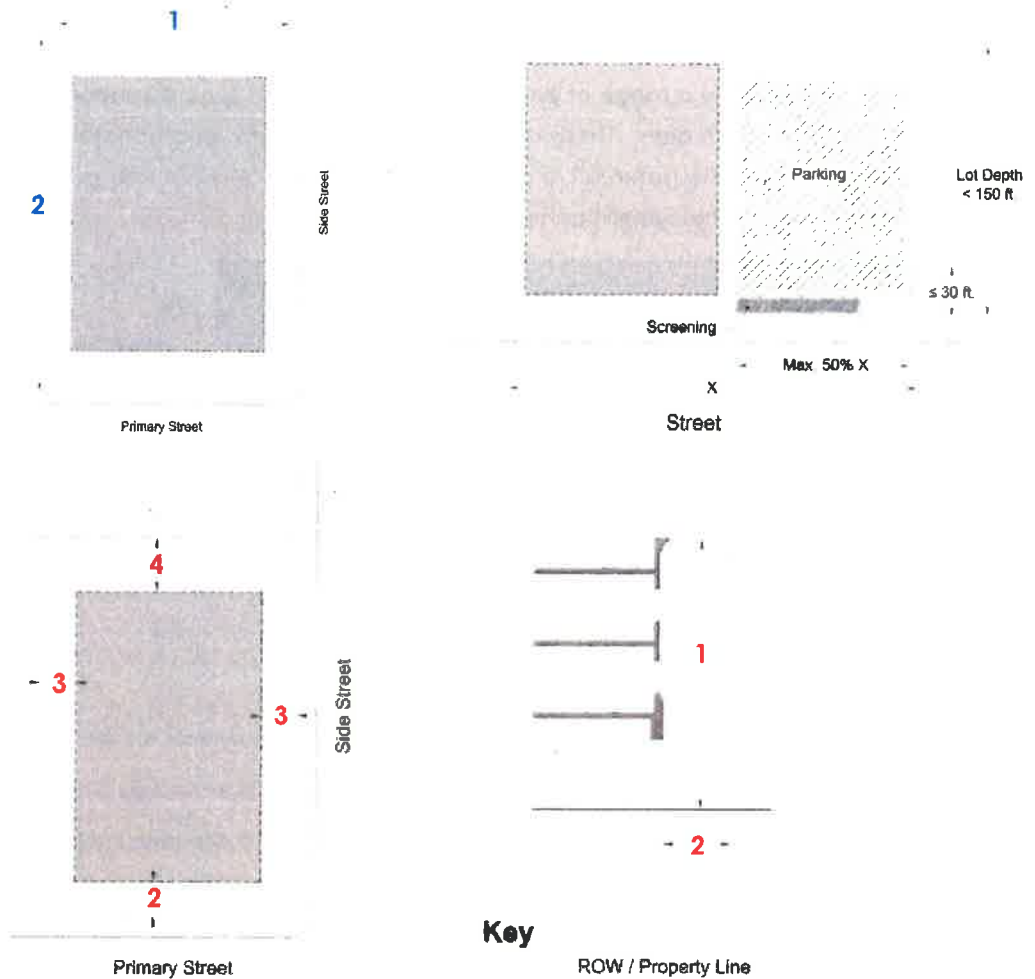
### PERMITTED USES

Caretaker Residence  
 Colleges & Trade Schools, *Public or Private*  
 Community & Religious Assembly (*less than 2,000 SF*)  
 Community & Religious Assembly (*more than 2,000 SF*)  
 Community Garden  
 Cultural Institutions | Day Care Centers  
 Emergency Shelter  
 Government Offices | Offices  
 Clinics  
 Instructional Services  
 Parks & Recreation Facilities, *Public* | Parking, *Public or Private* | Public Safety Facilities  
 Schools, *Public or Private*  
 Aircraft Sales, Services, & Storage  
 Animal Care, *Veterinary Services*  
 Artist's Studio | Hotels & Motels  
 Automobile/Vehicle Repair | Service Station  
 Banks & Credit Unions  
 Business Services  
 Restaurant w/o Alcohol Sales  
 Entertainment & Recreation\*  
 Food & Beverage Sales | Food Preparation  
 Funeral Parlors & Interment Services  
 Maintenance & Repair Services  
 General Personal Services  
 General Retail  
 Construction & Material Yards | Custom Manufacturing | Limited Industrial  
 Research & Development | Utilities, Minor  
 Warehousing and Distribution | Freight/Truck Terminals & Warehouses  
 Agricultural Processing | Agricultural Support Services  
 Crop Cultivation

IL, \* IH\*  
 O, \* BP, \* RBP, \* IL, IH  
 O, BP, RBP, IL  
 O, BP, \* RBP, \* IL\*  
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 RBP, IL  
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# LOT/SITE STANDARDS

## EMPLOYMENT



EMPLOYMENT (E) DISTRICTS						
	(O)	(BP)	(RBP)	(IL)	(HL)	#
MINIMUM DISTRICT SIZE	-	-	5 acres	-	-	
MINIMUM LOT SIZE	7,500 sf	10,000 sf	-	9,000 sf	9,000 sf	
MINIMUM LOT WIDTH	65 ft	65 ft	150 ft	75 ft	75 ft	1
MINIMUM LOT DEPTH	110 ft	110 ft	200 ft	120 ft	120 ft	2
MAXIMUM FLOOR AREA RATIO (FAR)	2.0	1.0	1.0	1.5	1.5	
MAXIMUM HEIGHT	60 ft	40 ft	60 ft	60 ft	60 ft	1
MINIMUM SETBACKS						
Front (Major Street)	15 ft	15 ft	15 ft	15 ft	15 ft	2
Front (Major Street) with Enhanced Streetscape	-	NA	NA	NA	NA	
Front (Local Street)	-	-	-	-	-	
Side	-	-	-	-	-	3
Rear	-	-	-	-	-	4
Parking, from back of sidewalk or curb	15 ft	15 ft	15 ft	-	-	



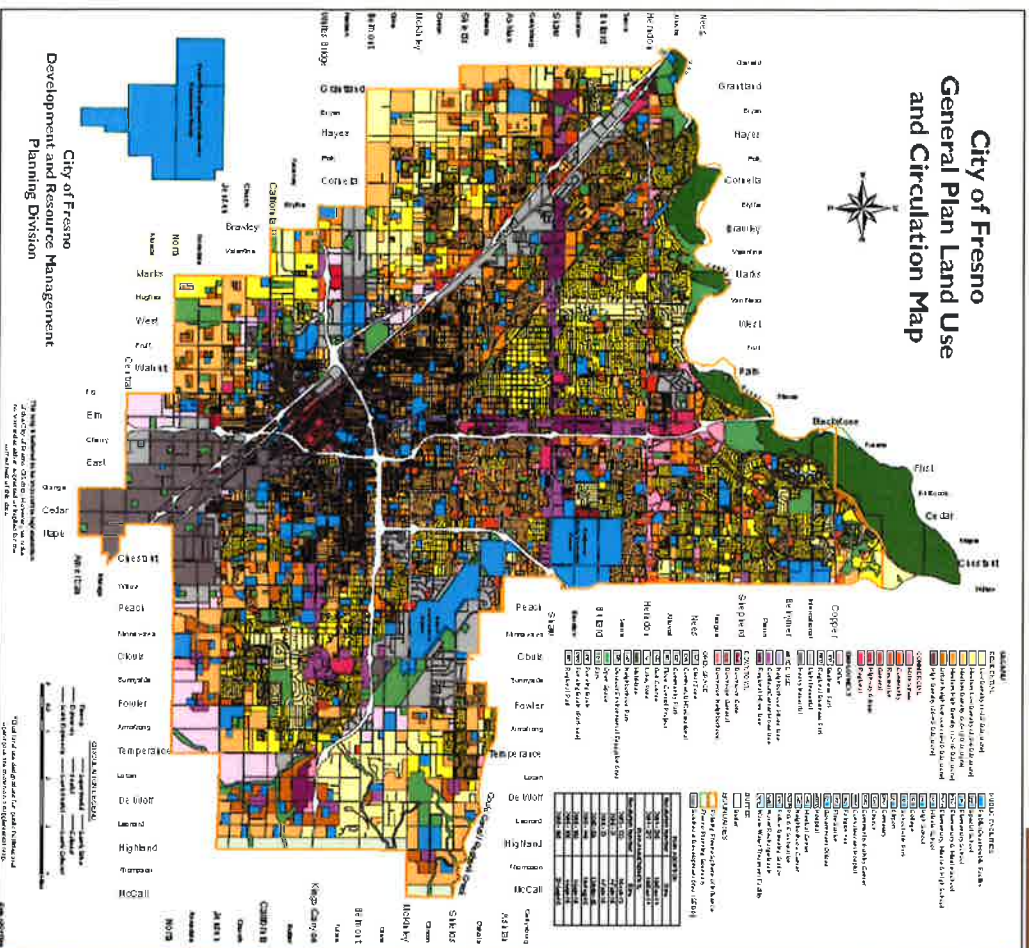
EXHIBIT B – Presentation by Assistant Director Zack

# Understanding the Development Code



**Dan Zack, Assistant Director**

**Development and Resource Management Department**



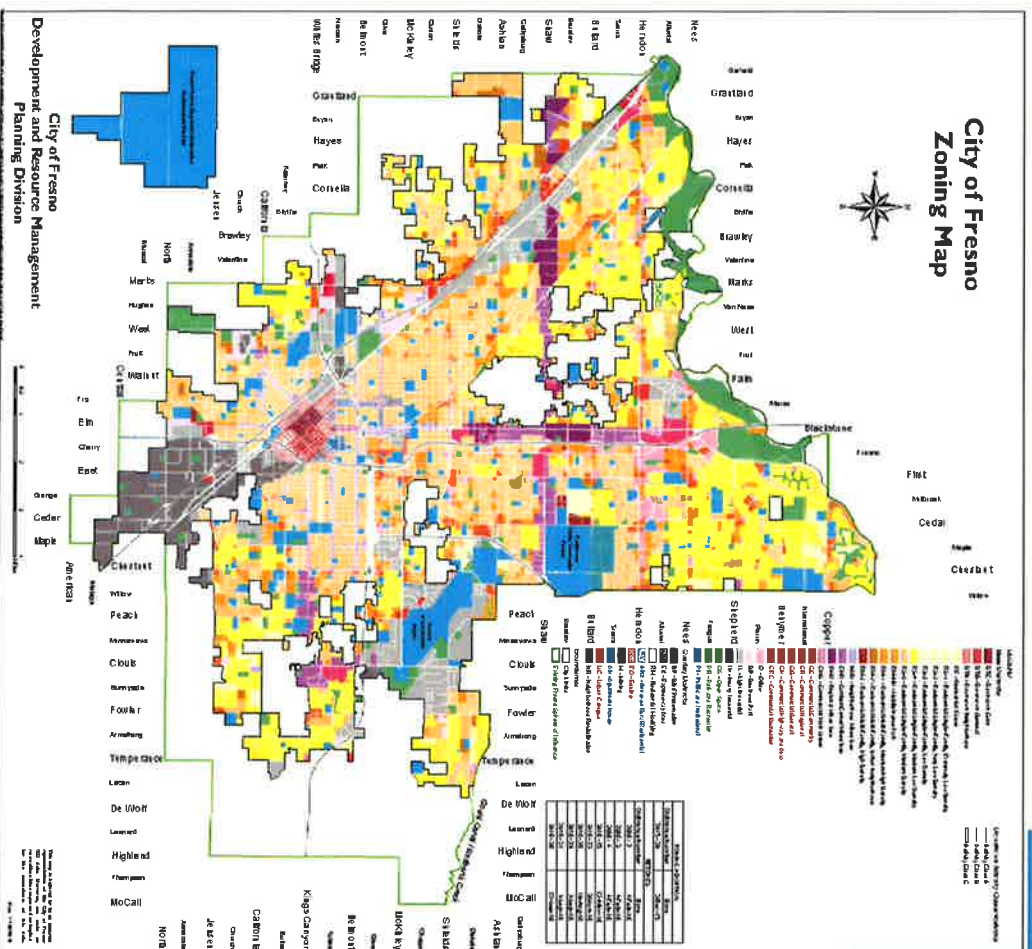
# FRESNO General Plan

**Adopted:**  
**December 18, 2014**

Development and Resource Management Department



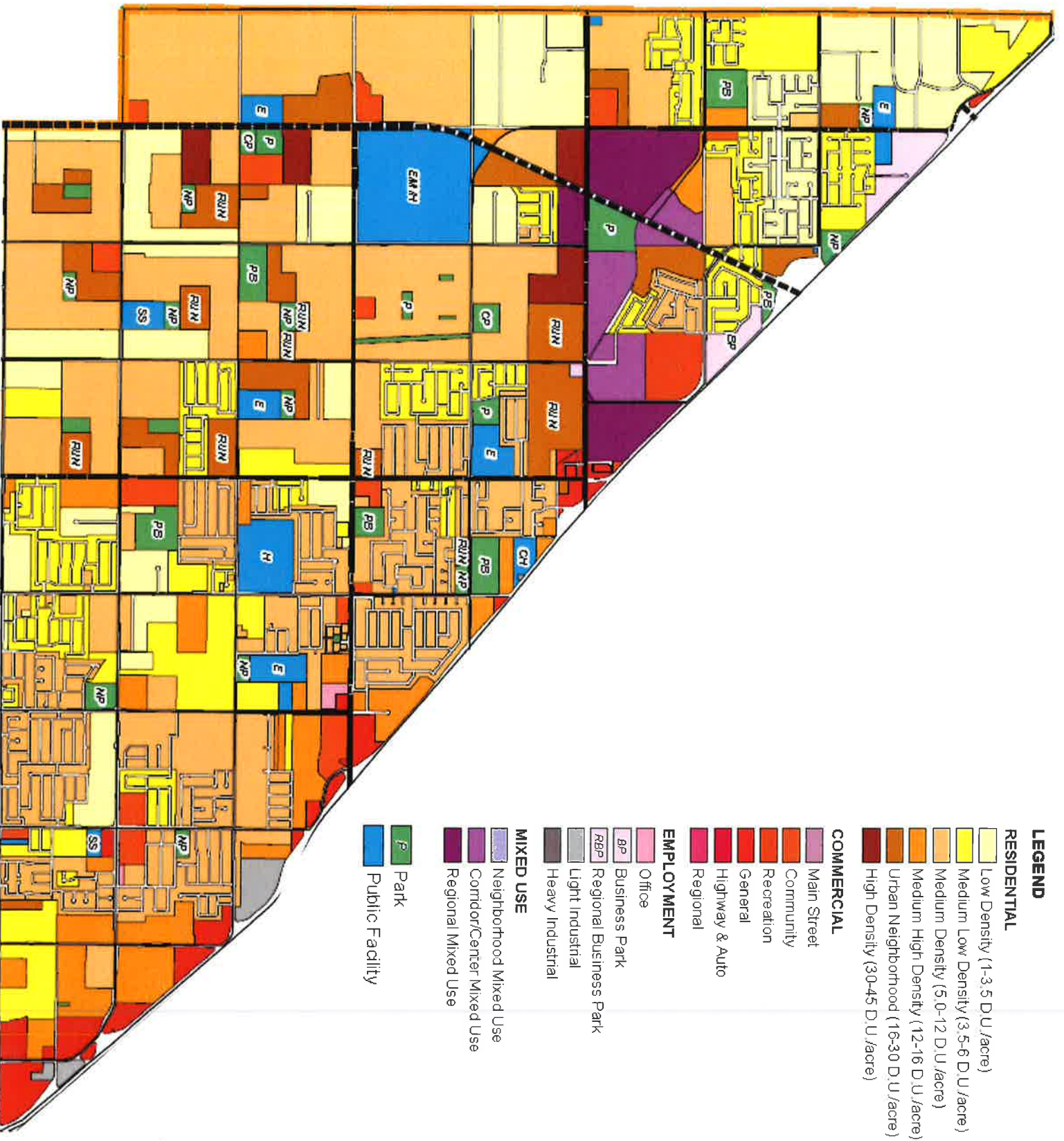
# Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

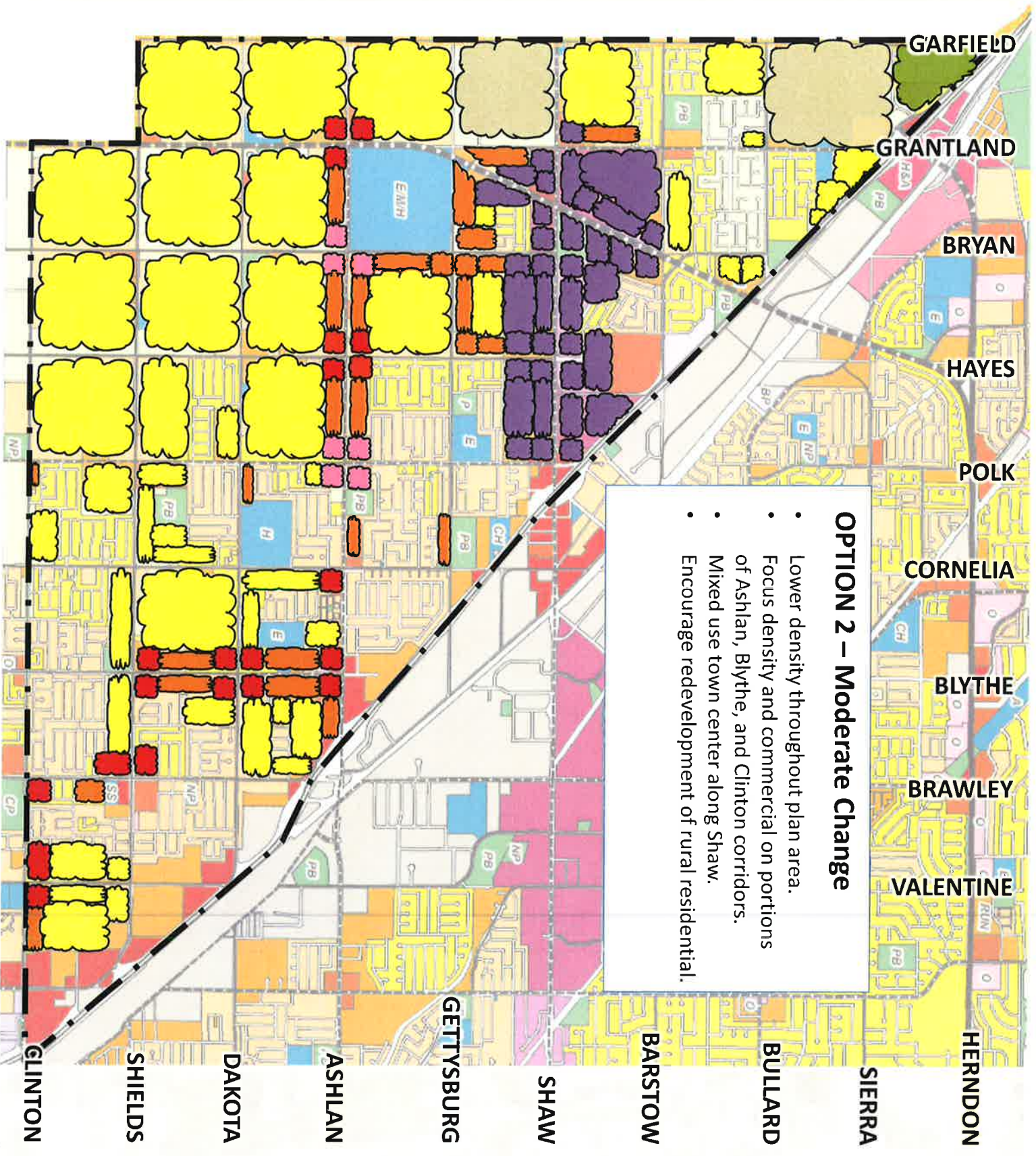


SEPTEMBER, 2015

Development and Resource  
Management Department







**OPTION 2 – Moderate Change**

- Lower density throughout plan area.
- Focus density and commercial on portions of Ashlan, Blythe, and Clinton corridors.
- Mixed use town center along Shaw.
- Encourage redevelopment of rural residential.

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**T1**  
**NATURAL**  
**ZONE**

T2 RURAL ZONE

**T3** SUB-URBAN  
ZONE

**T4 GENERAL URBAN ZONE**

**T5 URBAN CENTER ZONE**

**T6 URBAN CORE ZONE**

**RESIDENTIAL**

- COMMERCIAL**

 Main Street

- ## EMPLOYMENT

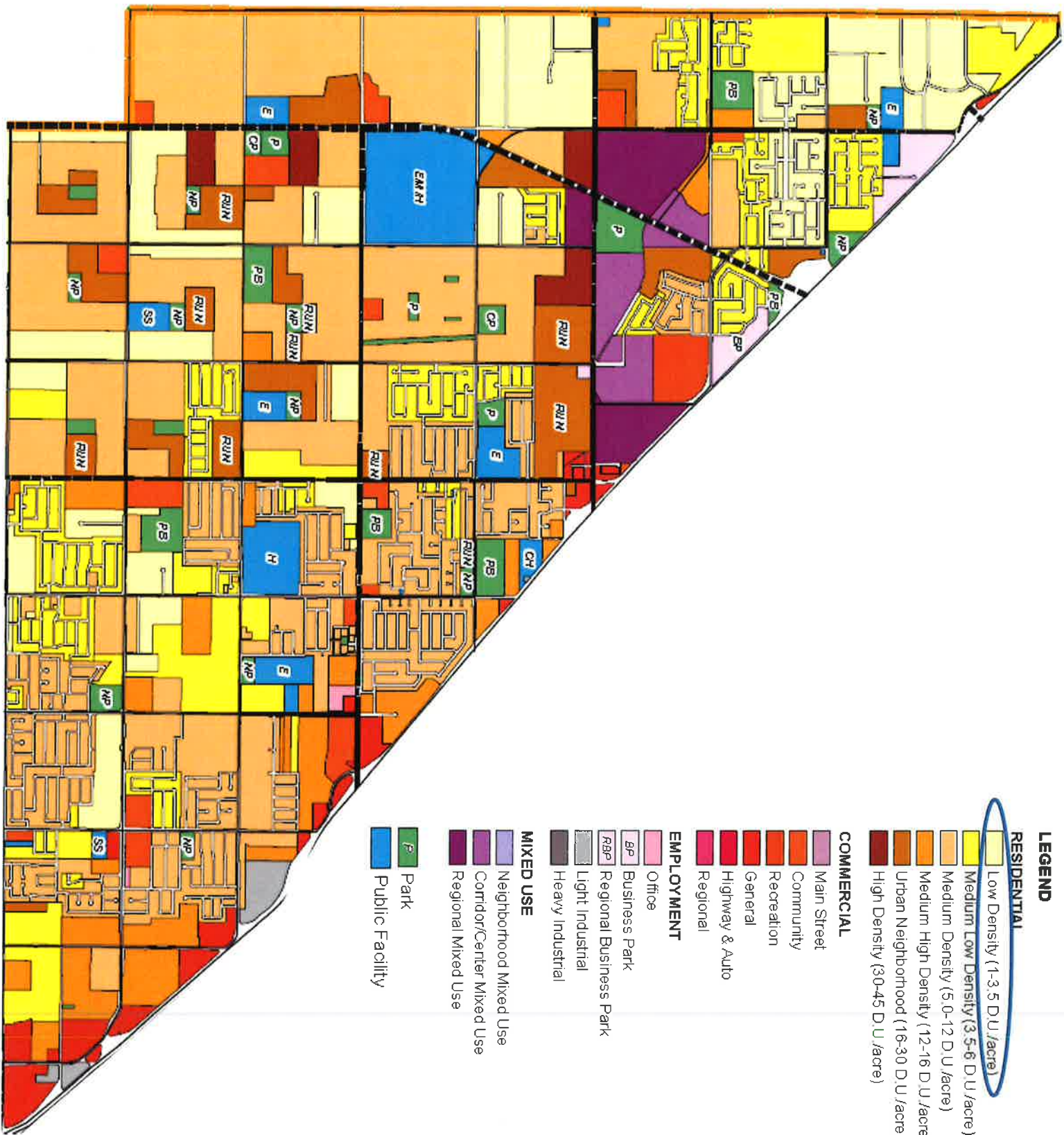
## Office

- ## MIXED USE

## MIXED USE

- 
- Park

- Public Facility





## RESIDENTIAL

Medium Low Density (3.0-6 D.D./acre)

Medium Density (5.0-12 D.U./acre)

Medium High Density (12-16 D.U./acre)

Urban Neighborhood (16-30 D.U./acre)

High Density (30-45 D.U./acre)

 Main Street

 Main Street

Community

## Recreation

General

 Highway & Auto

Regional

## Office

Office

BP Business Park

**RRP** Regional Business Park

☐ Light Industrial

☐ Heavy Industrial

Neighborhood Mixed Use

Neighborhood Mixed Use

Corridor/Center Mixed Use

Regional Mixed Use

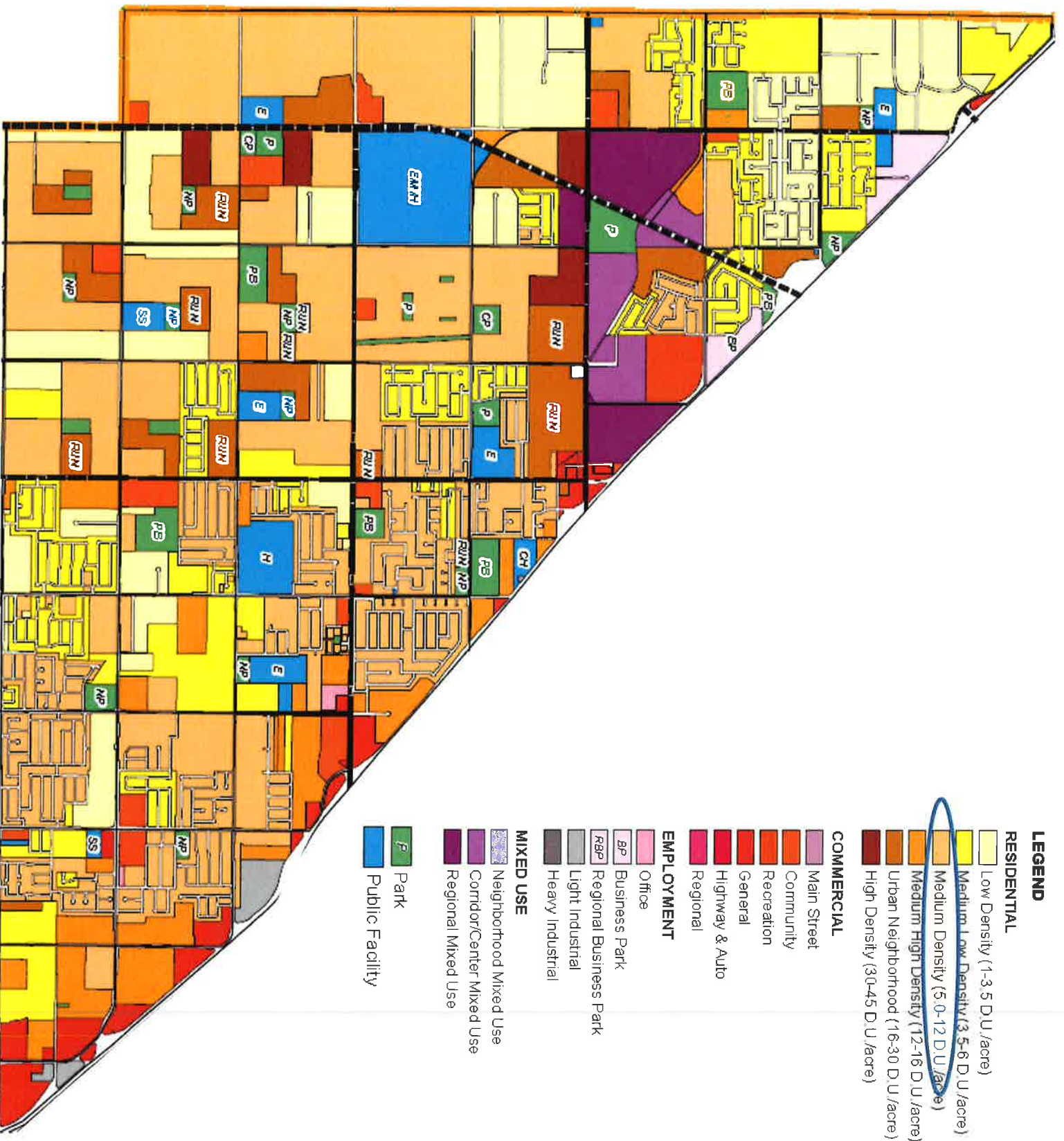
**P** Park

Public Facility



## Residential Medium Low Density (RS-4)







# Residential Medium Density (RS-5)



## RESIDENTIAL

☐ Low Density (1-3.5 D.U./acre)

Medium Low Density (3.5-6 D.U./acre)

Medium Intensity 15 U-12 D.O. (a/c)

Medical High Density (12-10 D) (area)

High Density (30-45 D / acre)

## COMMERCIAL

 Main Street

Community

Recreation

Geleljal  
Nishabani & Anta

☐ Primary  
☐ Secondary

END OF REPORT

Office


Business Park

Regional Business Park

☐ Light Industrial

 Heavy Industrial

**MIXED USE**



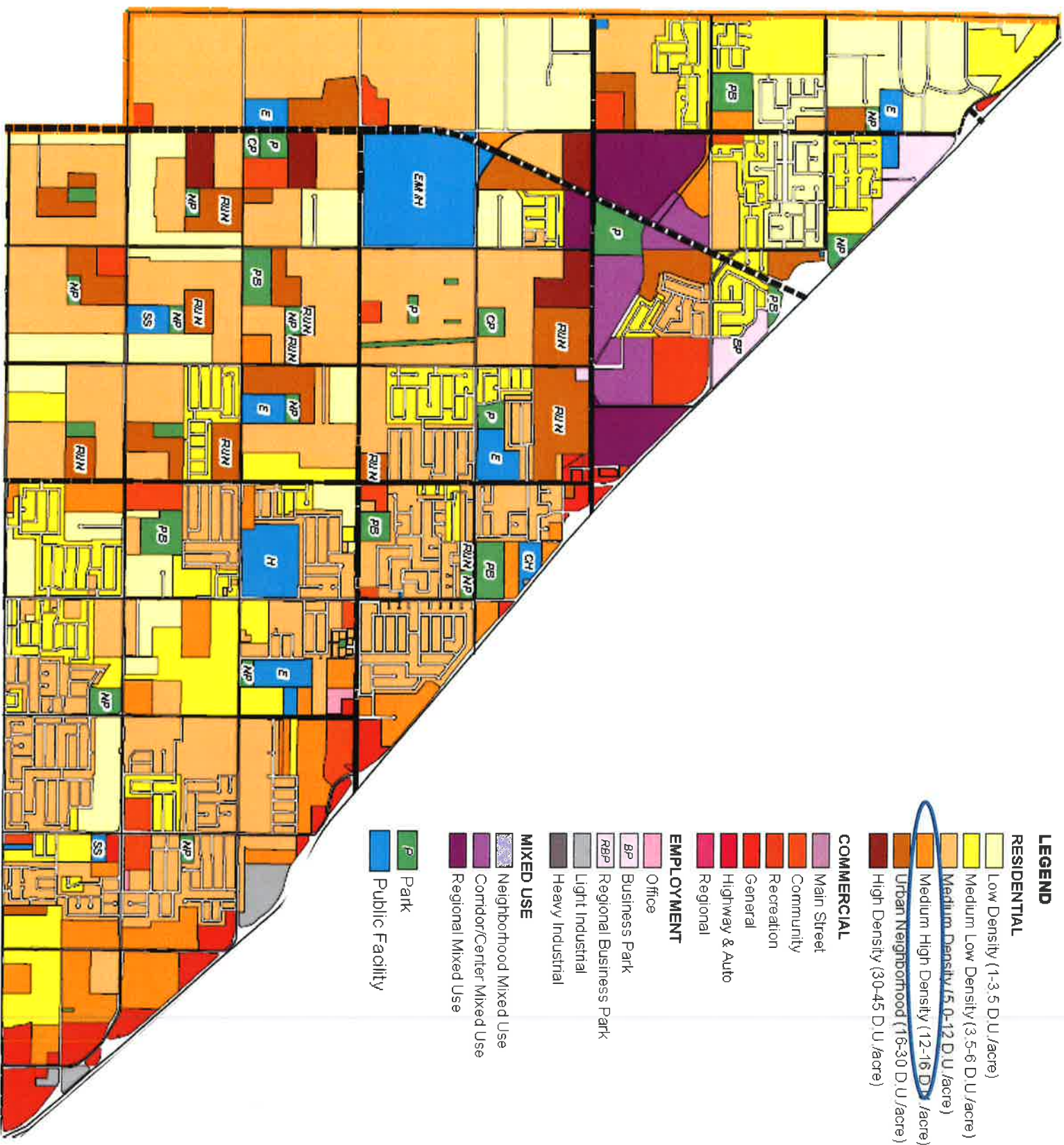
Neighborhood Mixed Use

 Corridor/Center Mixed Use

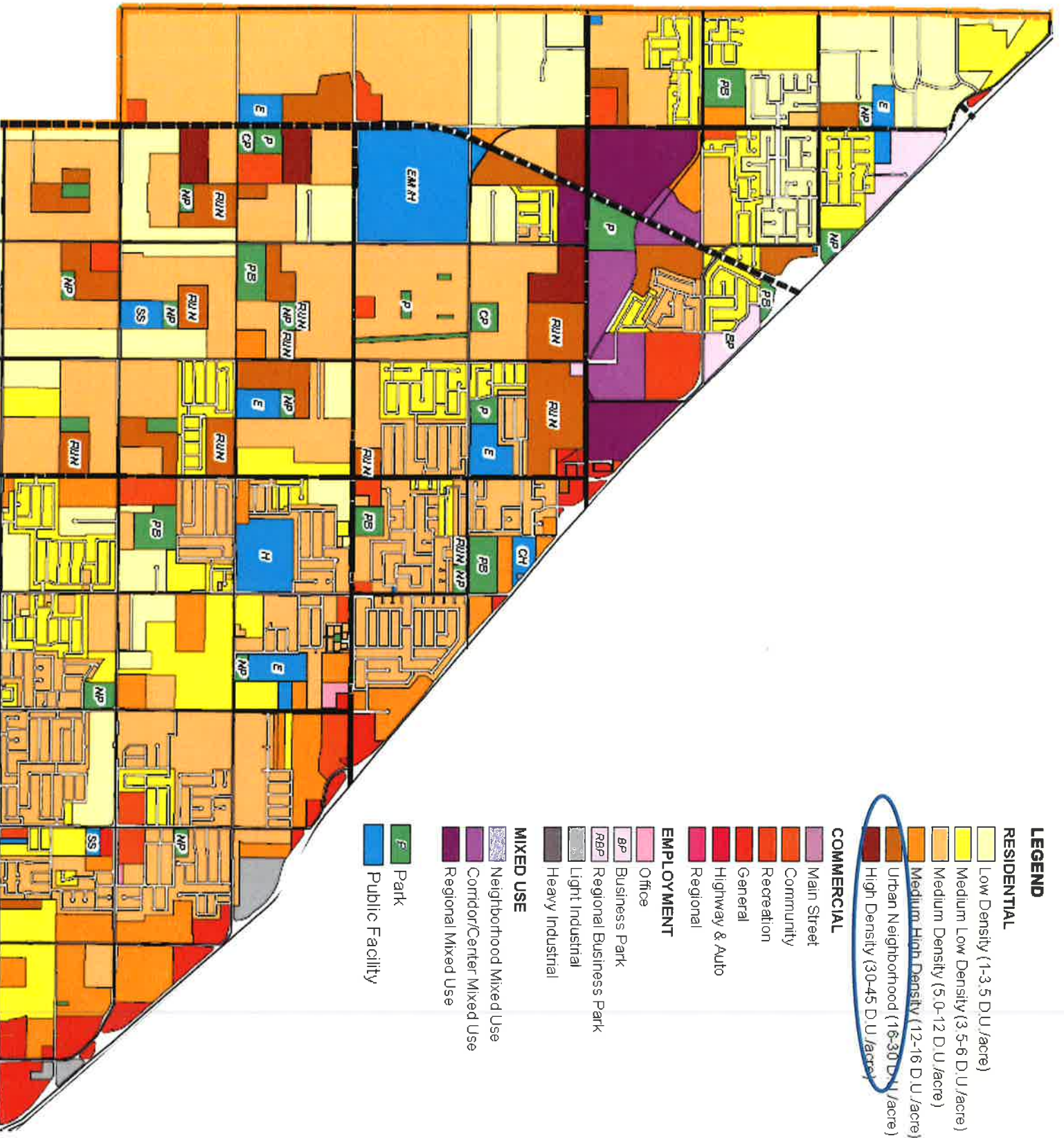
 Regional Mixed Use

**P**  
Park

Public Facility







## LEGEND

### RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

### COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

### EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

### MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

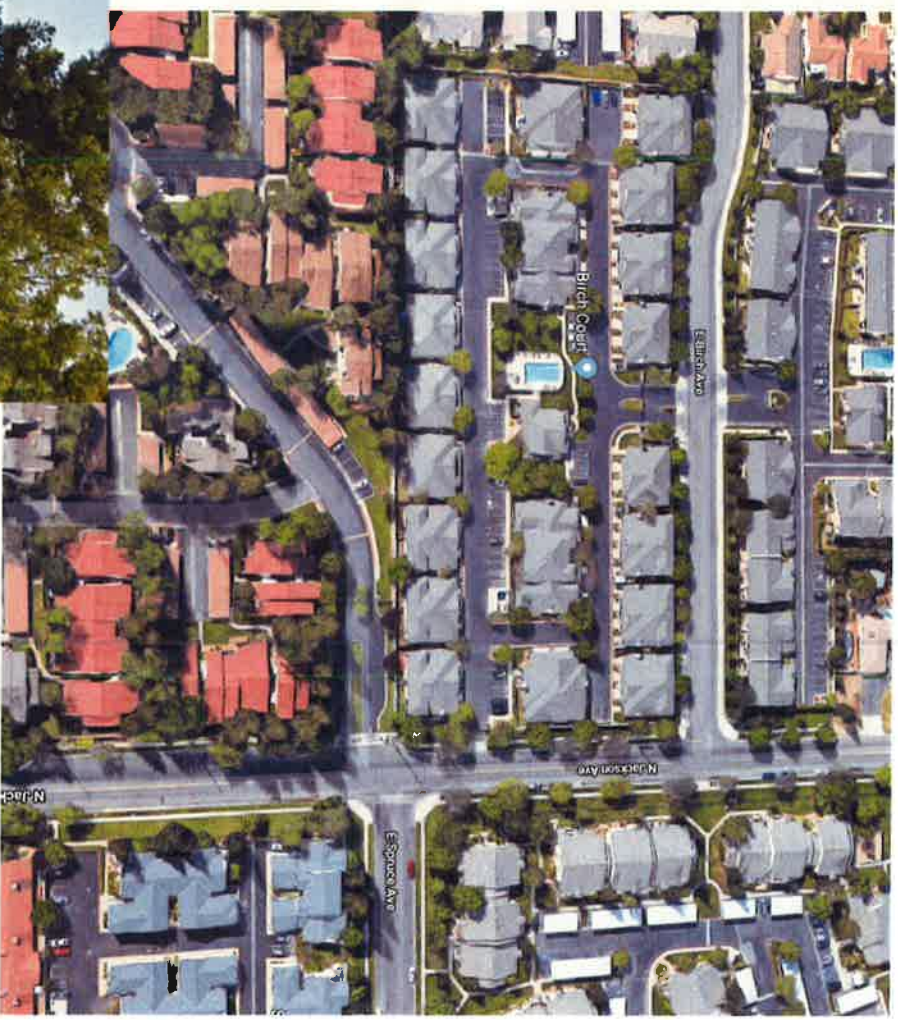
- Park
- Public Facility



Residential  
Urban Neighborhood  
(RM-2)









Residential  
High Density  
(RM-3)









## RESIDENTIAL






## RESIDENTIAL

-  Low Density (1-3.5 D.U./acre)  
 Medium Low Density (3.5-6 D.U./acre)  
 Medium Density (5-10 D.U./acre)  
 Medium High Density (12-16 D.U./acre)  
 Urban Neighborhood (16-30 D.U./acre)  
 High Density (30-45 D.U./acre)

**COMMERCIAL**

- |   |                |
|---|----------------|
|  | Main Street    |
|  | Community      |
|  | Neighborhood   |
|  | General        |
|  | Highway & Auto |
|  | Regional       |

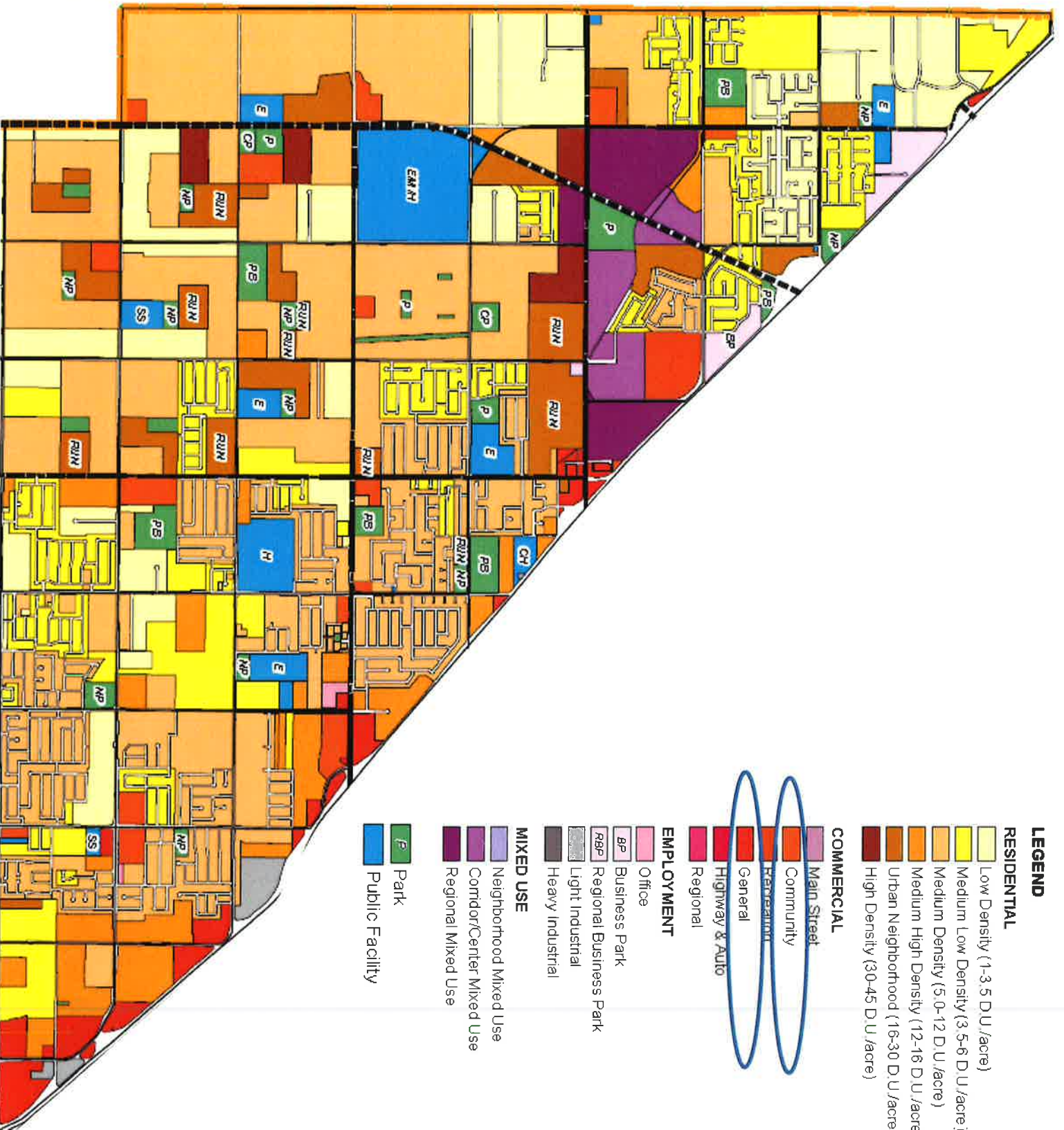
## EMPLOYMENT

- |   |                        |
|---|------------------------|
|  | Office                 |
|  | Business Park          |
|  | Regional Business Park |
|  | Light Industrial       |
|  | Heavy Industrial       |

**MIXED USE**

- Neighborhood Mixed Use  
Corridor/Center Mixed Use  
Regional Mixed Use

- Park  
 Public Facility



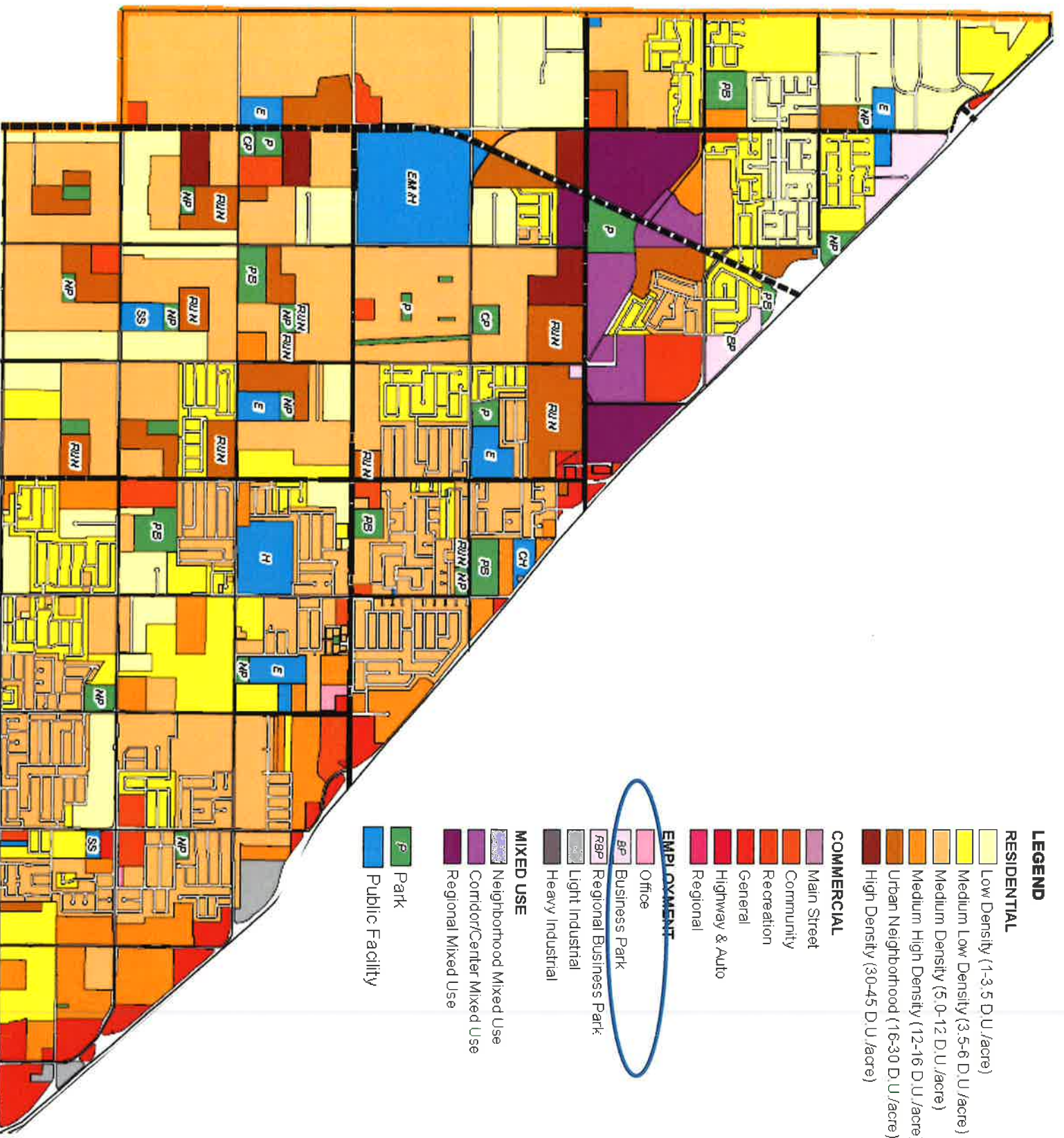


Community  
Commercial (CC)



General  
Commercial (CG)



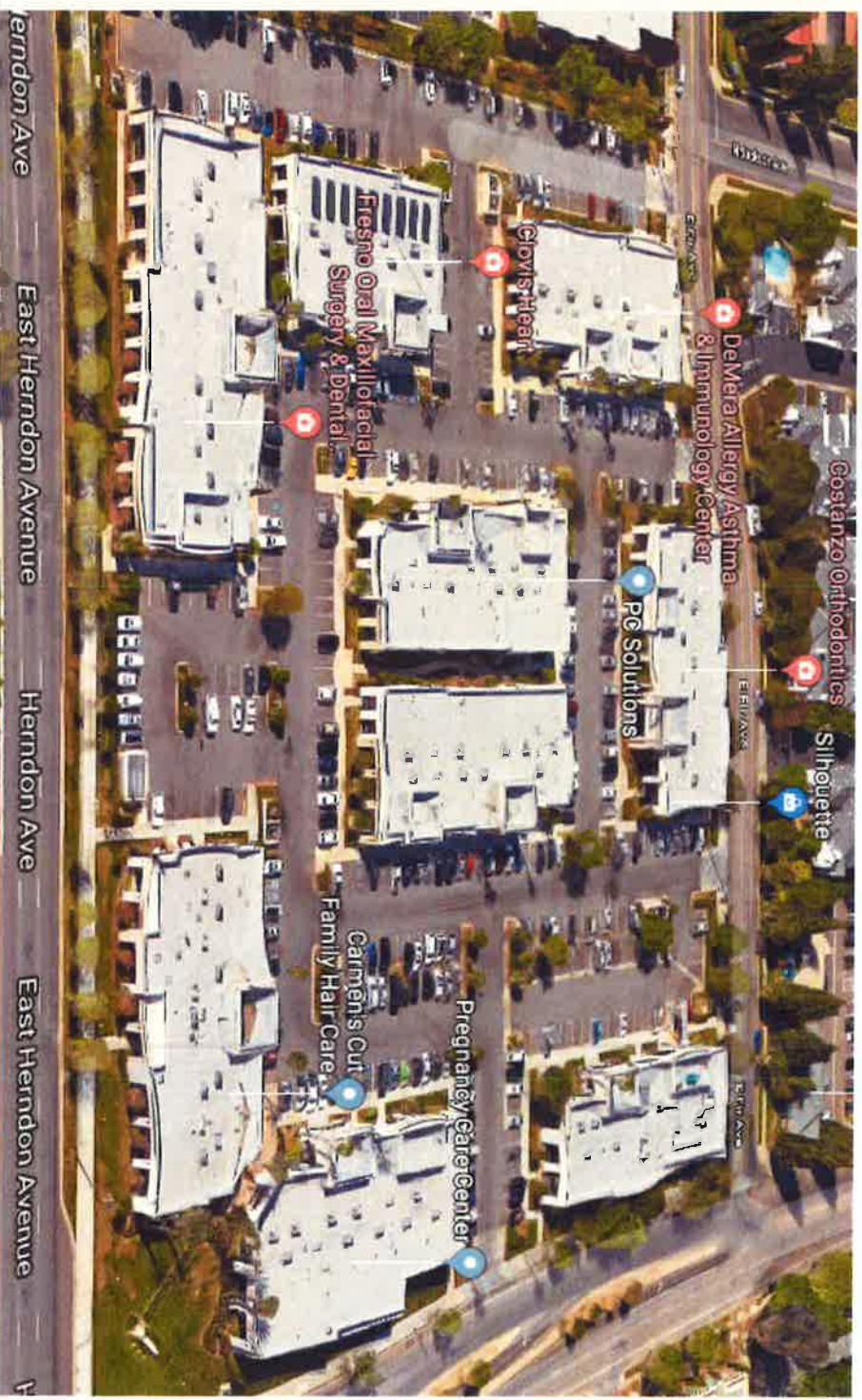




Office (O)



Business  
Park (BP)



## LEGEND

### RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

### COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

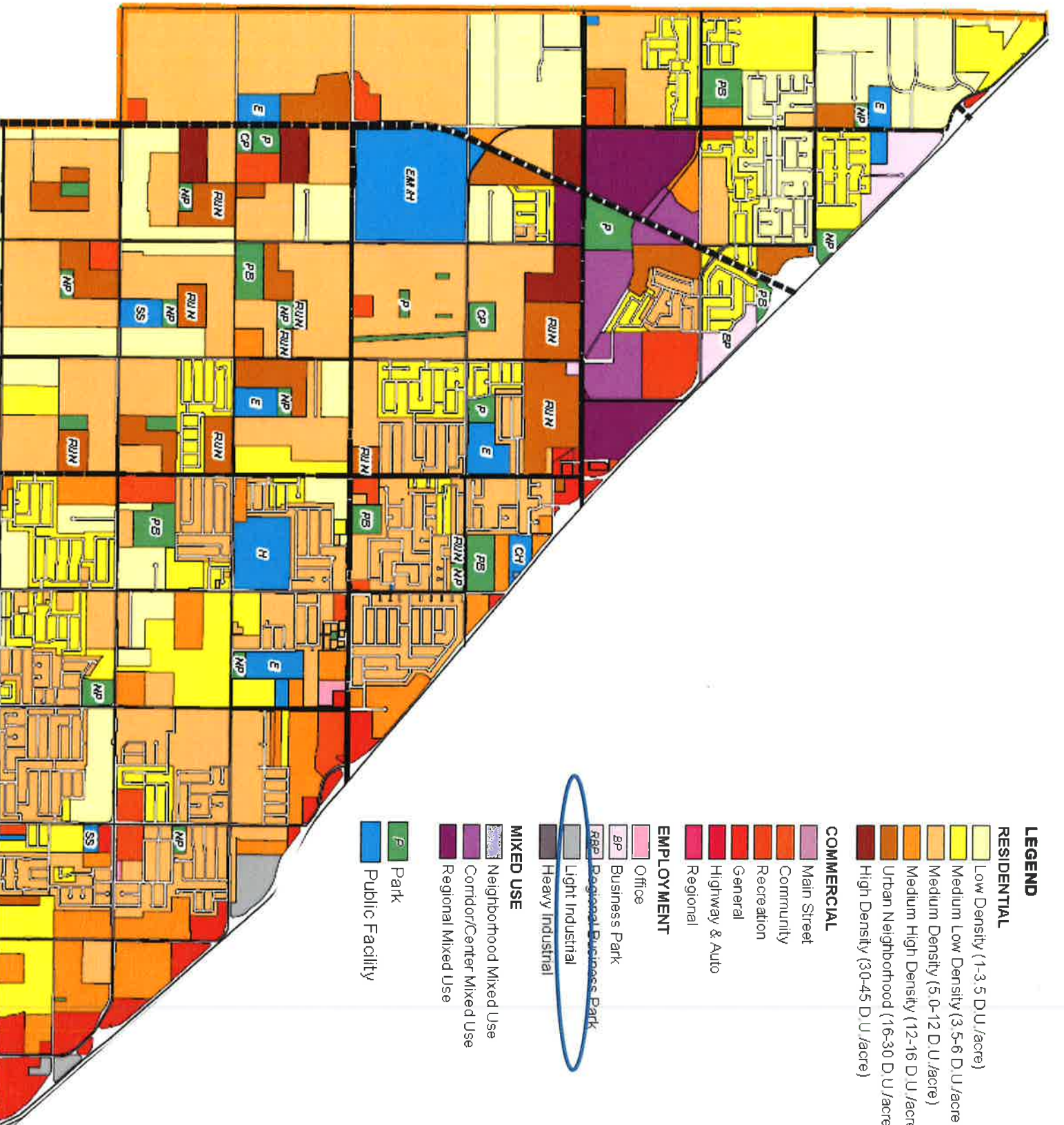
### EMPLOYMENT

- Office
- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

### MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

- Park
- Public Facility



# Light Industrial (IL)



## LEGEND

### RESIDENTIAL

- Low Density (1-3.5 D.U./acre)
- Medium Low Density (3.5-6 D.U./acre)
- Medium Density (5.0-12 D.U./acre)
- Medium High Density (12-16 D.U./acre)
- Urban Neighborhood (16-30 D.U./acre)
- High Density (30-45 D.U./acre)

### COMMERCIAL

- Main Street
- Community
- Recreation
- General
- Highway & Auto
- Regional

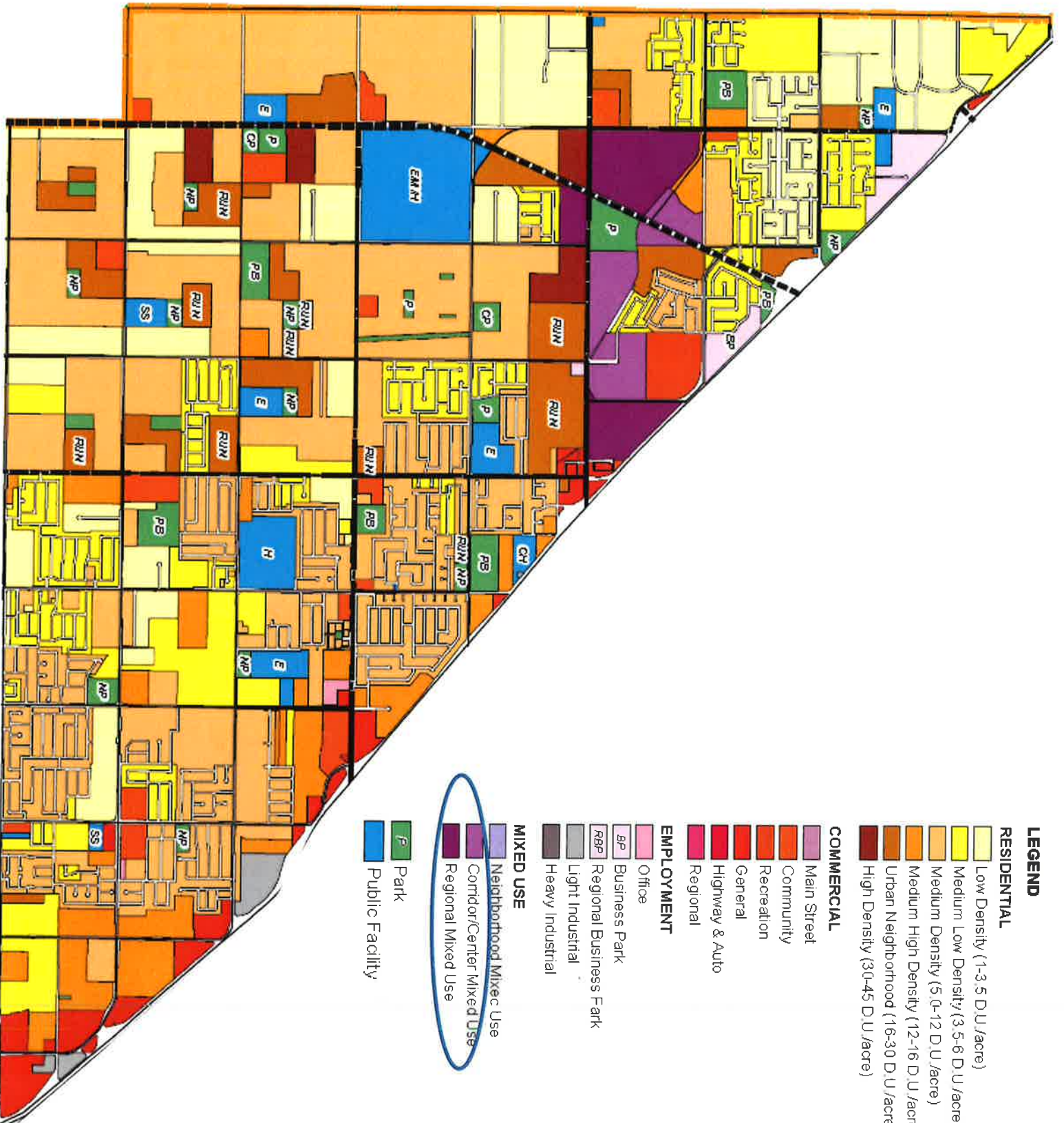
### EMPLOYMENT

- Office
- BP Business Park
- RBP Regional Business Park
- Light Industrial
- Heavy Industrial

### MIXED USE

- Neighborhood Mixed Use
- Corridor/Center Mixed Use
- Regional Mixed Use

- P Park
- Public Facility







**City of  
FRESNO**

# Article 11      Mixed-Use Districts (MX)

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## Sections:

15-1101	Purpose
15-1102	Use Regulations
15-1103	Density, Intensity, and Massing Development Standards
15-1104	Site Design Development Standards

## 15-1101      Purpose

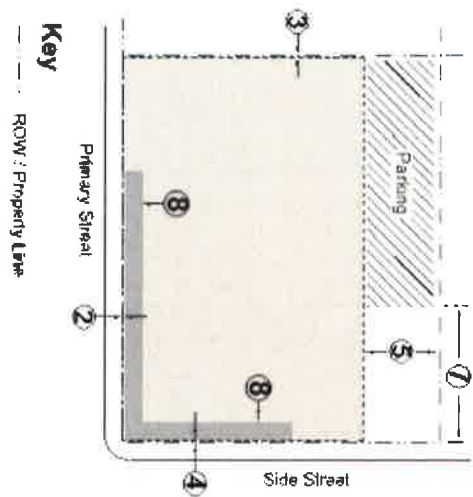
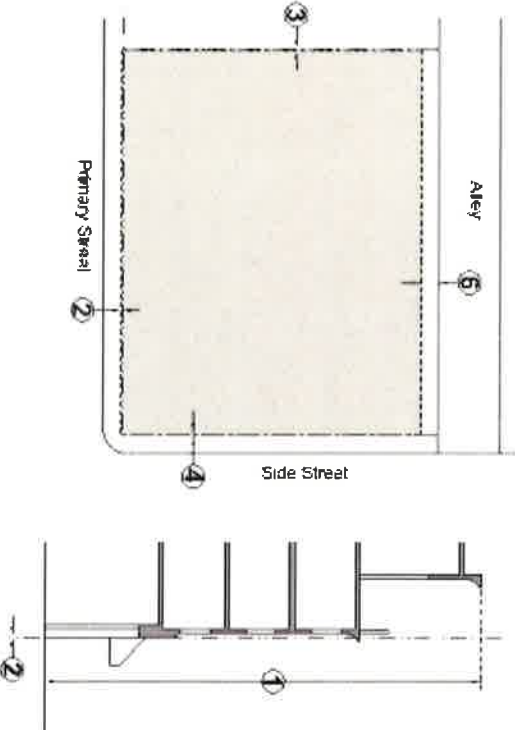

The purposes of the Mixed-Use (MX) Districts are to:

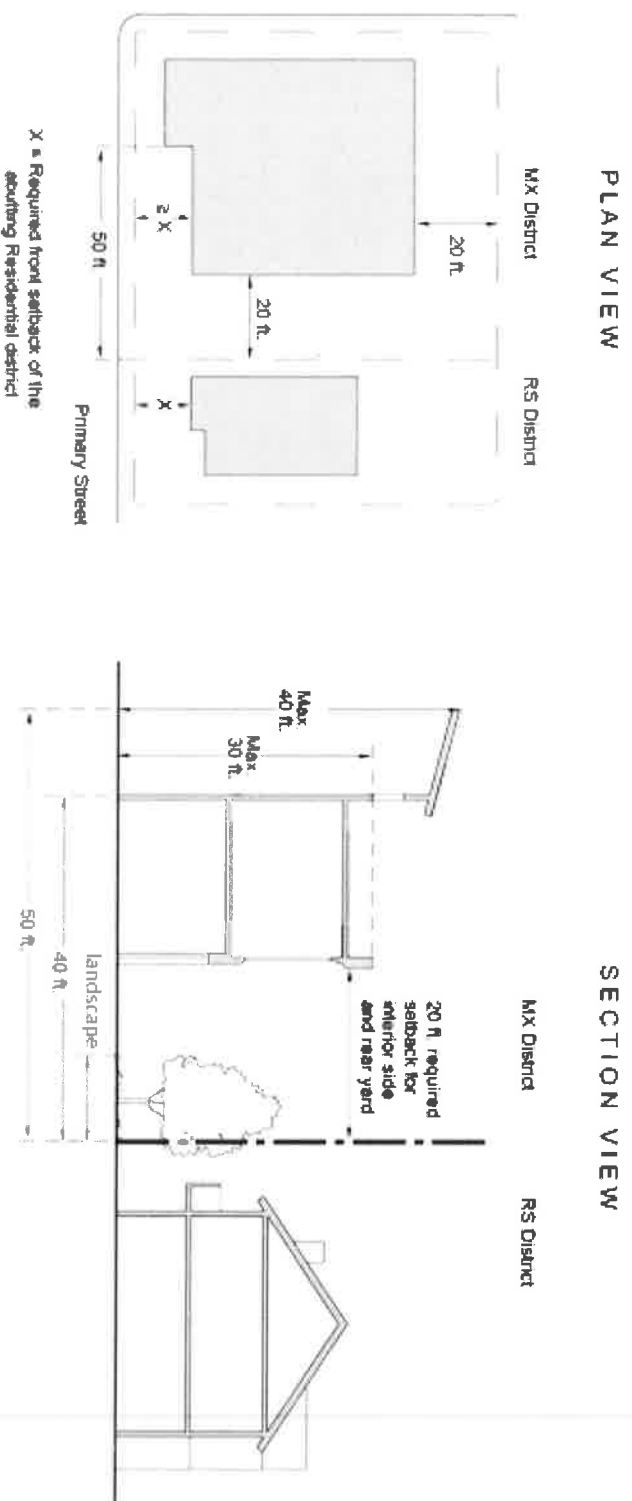
- A.      Promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan.
- B.      Allow and encourage the development of mixed-use centers and corridors with a vibrant concentration of goods and services, multi-family housing, and community gathering and public spaces at strategic locations.
- C.      Transform certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive corridors that support a mix of pedestrian-oriented retail, office, and residential uses in order to achieve an active social environment within a revitalized streetscape.
- D.      Provide options which reduce the need for private automobile use to access shopping, services, and employment and minimize air pollution from vehicle miles traveled.
- E.      Offer additional housing opportunities for residents seeking to live in an urban environment.
- F.      Improve access to a greater range of facilities and services for surrounding residential neighborhoods.
- G.      Establish development and design standards for these centers and corridors that will create a unified, distinctive, and attractive urban character, with appropriate transitions to adjacent

**TABLE 15-1102: USE REGULATIONS—MIXED-USE DISTRICTS**

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

**TABLE 15-1103: DENSITY, INTENSITY, AND MASSING STANDARDS—MIXED-USE DISTRICTS**

Standard Lot				Alley Lot			
							
							
District	MMX	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		①	
Setbacks (ft.)							
Front (min./max.)	-/10	-/10	-/10			②	
Interior Side (min.)	-	-	-			③	
Street Side (min.)	-	-	-	\$15-313, Determining Setbacks and Yards		④	
Rear (min.)	-	-	-	\$15-1104-B, RS Transition Standards		⑤	
Alley (min.)	3	3	3	\$15-1104-D, Parking Setback		⑥	



**FIGURE 15-1104-B: RS TRANSITION STANDARDS—MX DISTRICTS**

4. **Screening.** When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures shall be applied to provide a reasonable degree of privacy.
  - a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.
  - b. **Sufficiency of Screening.** The Review Authority shall determine the sufficiency of the proposed screening measures and may require additional measures.



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

**SEPTEMBER, 2015**

Development and Resource Management Department

