

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, but right now it doesn't line up with the vision of the General Plan. In fact, the current Code hasn't been comprehensively updated since 1962. Tastes and needs have changed a lot over the past five decades, and the Development Code needs to change with them. Although there have been many piecemeal efforts to make modifications since the old Code was adopted, they have resulted in a fragmented document that is often difficult to understand. A fresh start is needed.

After years of extensive work by national experts and local city planners, and with extensive input from community members and development professionals, a new Development Code has been created for Fresno. It is completely new from cover to cover, reflects modern planning and business practices, and creates clear and fair criteria for new development.

The new Code will be much easier to use than the old Code. While constant cross-references force users of the old Code to shuffle back and forth through the document to identify all of the rules that they must follow, the new Code clusters them together for easy access. The text of the new Code is easier to understand than the old-fashioned language of the old Code, and is supported by tables and graphics that explain standards such as permitted uses, allowed building heights, and required setbacks. 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.

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GENERAL INFORMATION

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 grow inward as well as outward in the coming years. At the same time, new homes in existing neighborhoods will be required to fit in with their surroundings rather than stand out, 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 often an important tool for cities to use, too many types of businesses must go through this process before they can get up and running under the old Code. 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.

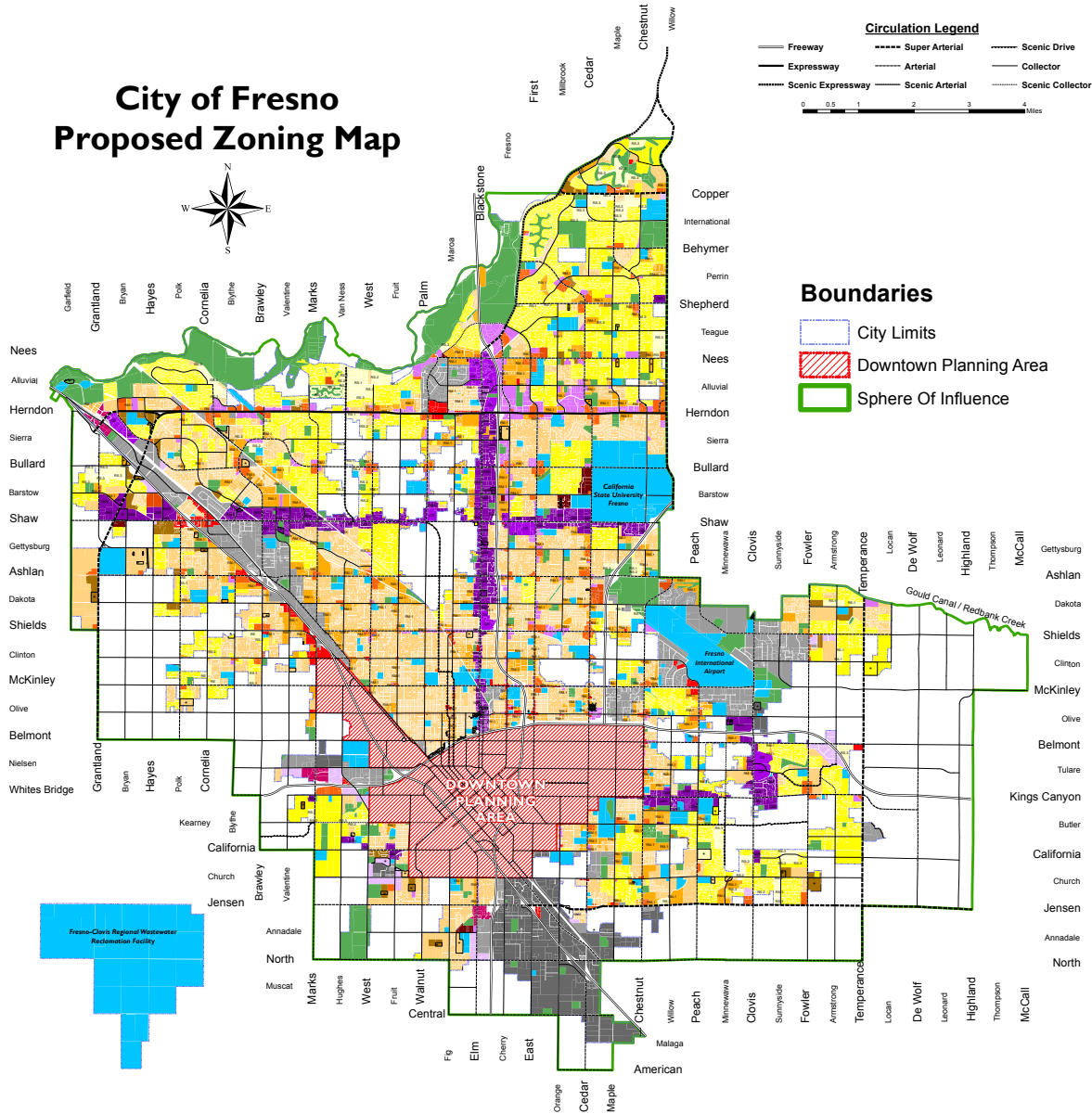
While most parts of Fresno won't see a dramatic change in what kinds of businesses and buildings are allowed, a few areas will see significant changes. The new Code provides strong protections for existing businesses and buildings in these areas, ensuring that they can continue to operate for as long 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.

In a nutshell, 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 Frenshans who prefer a more cosmopolitan lifestyle. Under the new Development Code we will start building the Fresno of tomorrow, today.

PROPOSED ZONING MAP

ZONING MAPS & TABLES

City of Fresno Proposed Zoning Map



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

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: Copper River
Builder: Gary McDonald 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 5.0 - 12 dwelling units per acre

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

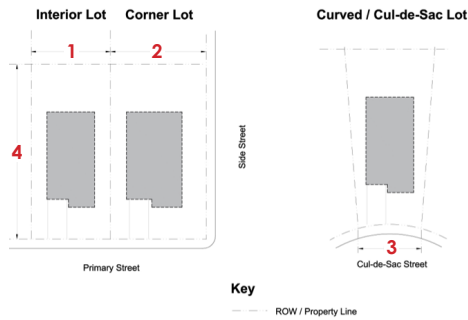
RE, RS-1, RS-2, RS-3, RS-4, RS-5
RS-5
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RS-5
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RS-2, RS-3, RS-4, RS-5
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RS-3,* RS-4,* RS-5*
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RS-1, RS-2, RS-3
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* See Development Code for specific limitations

RS

LOT/SITE STANDARDS

RESIDENTIAL SINGLE-FAMILY



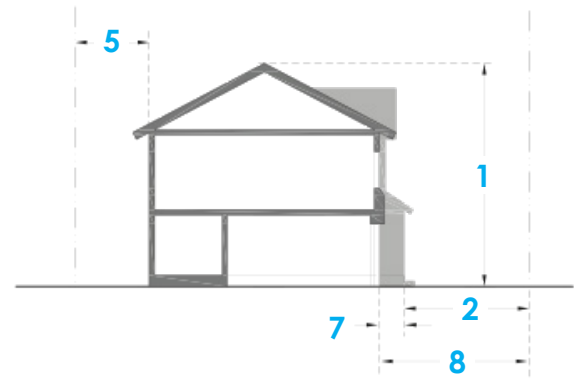
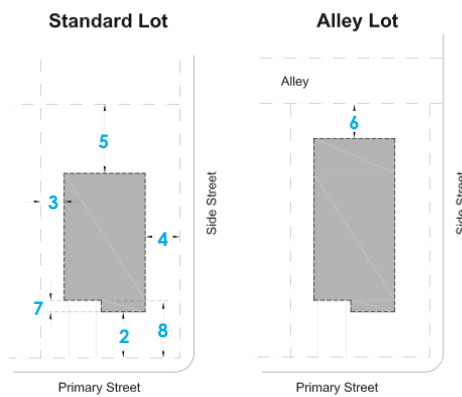
Location: River's Edge

Builder: Bonadelle Neighborhoods



Location: The Gallery

Builder: McCaffrey Homes



	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)	-	-	-	-	-	2,700 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	0 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	-	-	5 ft	5 ft	5 ft	5 ft	7
MAXIMUM LOT COVERAGE	30%	30%	30%	35%	50%	60%	

* Minimum 4' 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.



RM-1

Location: Boulder Creek
Builder: Spencer Enterprises



RM-2

Location: The Cotswolds
Builder: Wilson Homes



RM-3

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

PERMITTED USES

Single Unit Dwelling, *Detached*
Single Unit Dwelling, *Attached*
Second Dwelling Unit
Duplex
Multi-Unit Residential
Cottage Housing Development
Adult Family Daycare, *Small (6 clients or less)*
Caretaker Residence
Domestic Violence Residence
Family Daycare, *Small (8 children or less)*
Group Residential
Residential Care Facilities
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*
Accessory Living Quarters

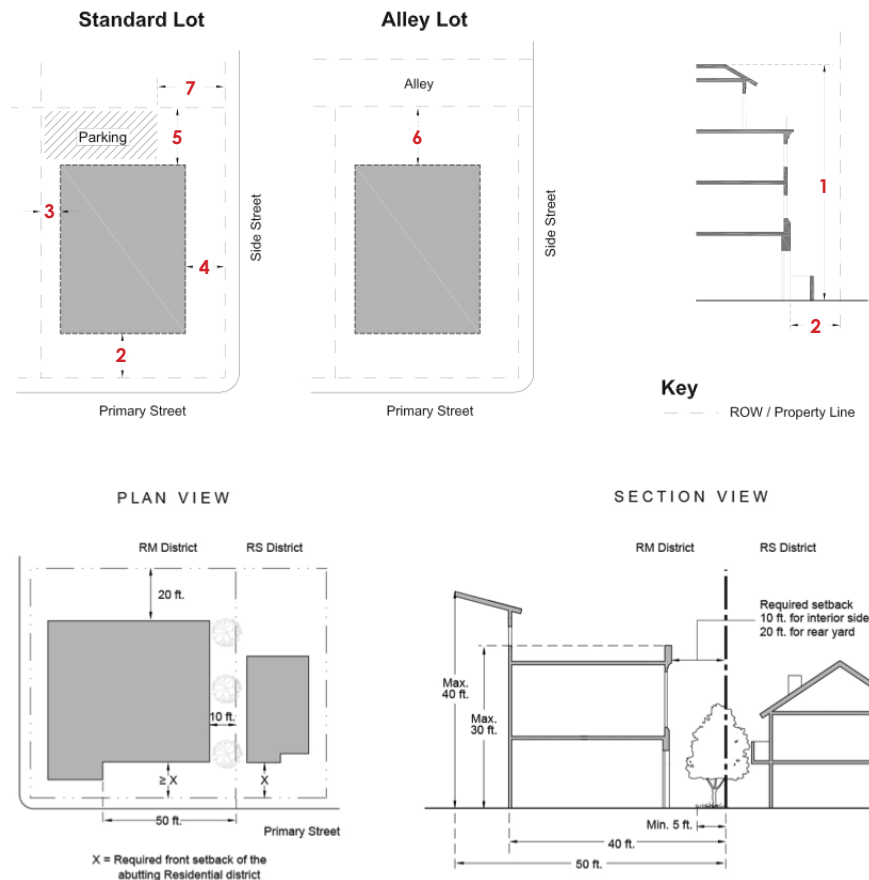
* See Development Code for specific limitations

RM-1
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RM-1, RM-2, RM-3, RM-MH
RM-1, RM-2, RM-3, RM-MH

RM

LOT/SITE STANDARDS

RESIDENTIAL MULTI-FAMILY



RESIDENTIAL MULTI-FAMILY (RM) DISTRICTS					
	(RM - MH)	(RM - 1)	(RM - 2)	(RM - 3)	#
MINIMUM DENSITY	12 du/ac	12 du/ac	16 du/ac	30 du/ac	
MAXIMUM DENSITY	16 du/ac	16 du/ac	30 du/ac	45 du/ac	
MAXIMUM HEIGHT	35 ft	40 ft	50 ft	60 ft	1
SETBACKS					
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
MINIMUM FRONTAGE COVERAGE	-	50%	50%	50%	
MAXIMUM LOT COVERAGE	50%	50%	50%	60%	
MINIMUM ON-SITE OPEN SPACE (% of Lot Area)	-	20%	15%	10%	

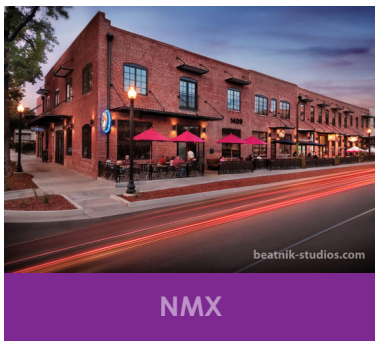
* Minimum 4' per side

GENERAL OVERVIEW

MX

MIXED USE

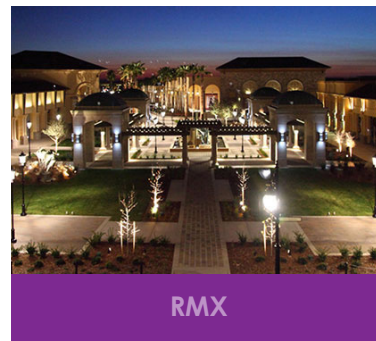
The purpose of the *Mixed-Use (RX) Districts* is to promote pedestrian-oriented infill development, intensification, and reuse of land that will create a unified, distinctive, and attractive urban center with appropriate transitions to adjacent residential neighborhoods. These districts should provide 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: Loftworks, 16th St Corridor



Location: Folsom, California
Project: Palladio

ZONE DISTRICT

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

PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential
Adult Family Daycare, Small (6 clients or less) & Large (7-12 clients)
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
Hospitals & Clinics
Instructional Services
Parks & Recreation Facilities, Public
Social Service Facilities
Grooming & Pet Stores | Retail Sales
Artists Studio | Live/Work | Hotels & Motels
Banks & Credit Unions | Business Services
Eating & Drinking Establishments | Food & Beverage Sales
Small-Scale Entertainment | Pool/Billiards Lounge
Maintenance & Repair Services
Personal Services
Recycling Facility | Utilities, Minor

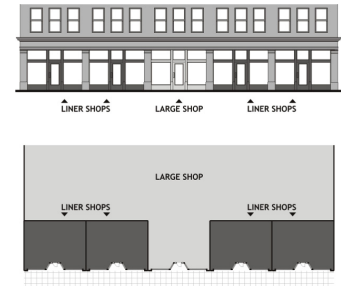
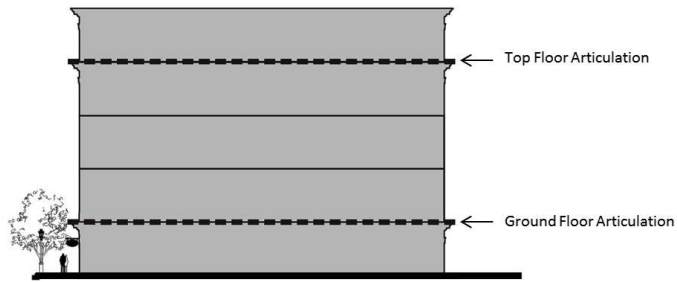
* See Development Code for specific limitations

NMX,* CMX,* RMX*
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NMX, CMX, RMX
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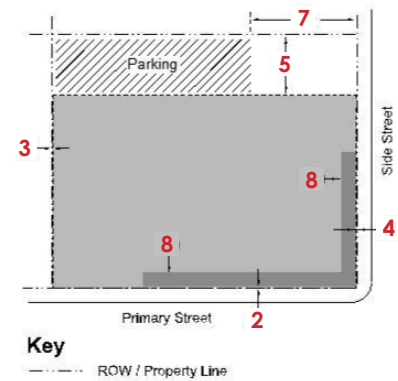
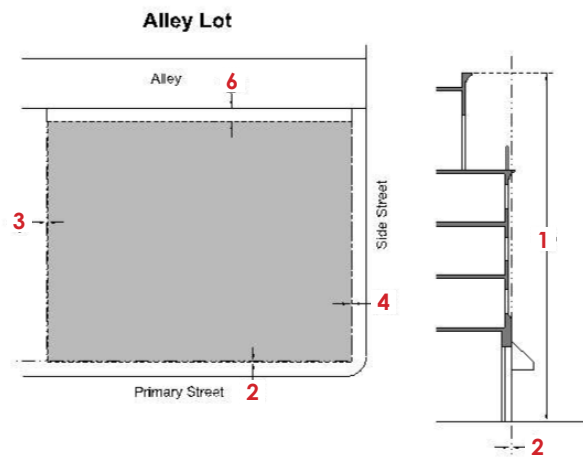
MX

LOT/SITE STANDARDS

MIXED USE



Standard Lot



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

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 & offices
-  **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

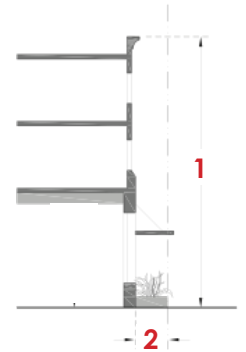
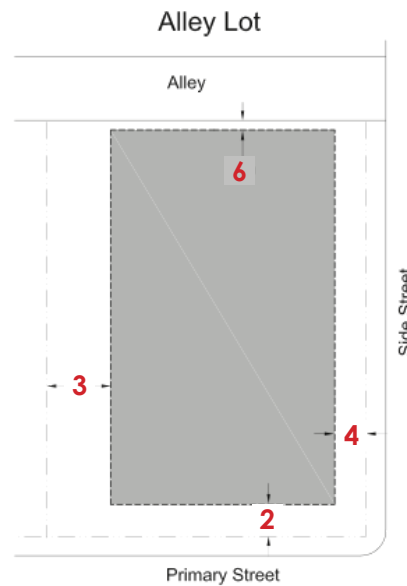
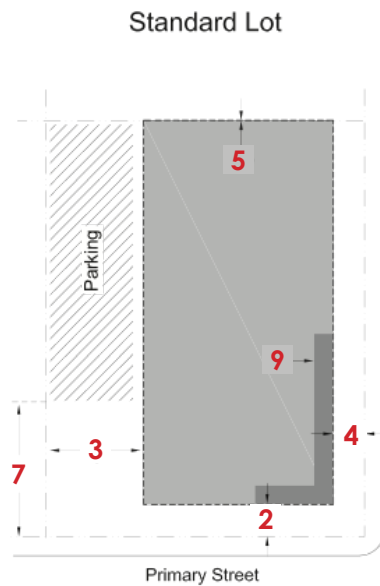
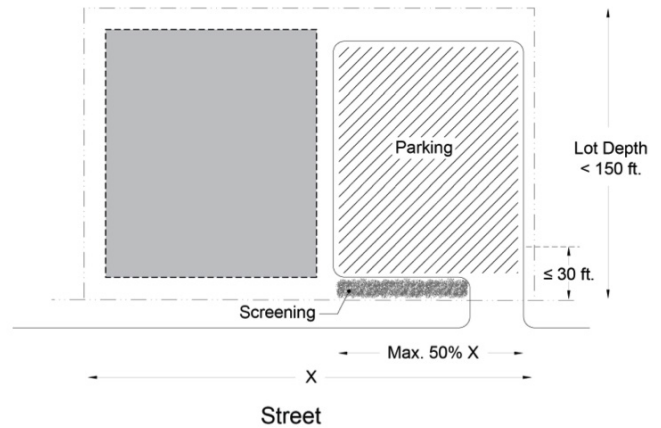
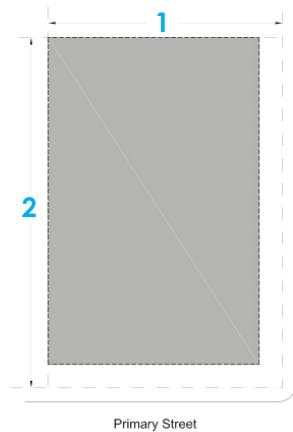
PERMITTED USES

Single Unit Dwelling, Attached | Multi-Unit Residential
Adult Family Daycare, Small (6 clients or less) | Elderly & Long-Term Care
Family Daycare, Small (8 children or less) & Large (9-14 children)
Group Residential | Residential Care, Limited
Re-Entry Facility | Single-Room Occupancy | Emergency Shelter | Communication Facilities
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
Hospitals & Clinics
Instructional Services
Parks & Recreation Facilities, Public
Grooming & Pet Stores | Veterinary Services
Artists Studio | Live-work
Automobile/Vehicle Sales & Services
Banks & Credit Unions | Business Services
Eating & Drinking Establishments | Food & Beverage Sales | Food Preparation
Entertainment & Recreation | Retail Sales | Personal Services | Home Occupations
Lodging
Recycling Facility | Custom Manufacturing | Agricultural Support Services | Produce Stand
Utilities, Minor

* See Development Code for specific limitations

CMS,* CR*
CMS,* CR*
CMS,* CC,* CR*
CMS,* CR*
CG
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CMS,* CC,* CR,* CG*
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LOT/SITE STANDARDS



Key

--- ROW / Property Line

	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	0 ft	0 ft	0 ft	0 ft	NA	NA	
Interior Side (Minimum)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	3
Street Side (Minimum)	0 ft	0 ft	0 ft	10 ft	10 ft	10 ft	4
Rear (Minimum)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	5
Alley (Minimum)	0 ft	0 ft	0 ft	0 ft	0 ft	0 ft	6
Parking, from back of sidewalk or curb (Minimum)	30 ft	-	-	-	-	-	

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.



O



BP / RBP



IL



IH

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 offices
- 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

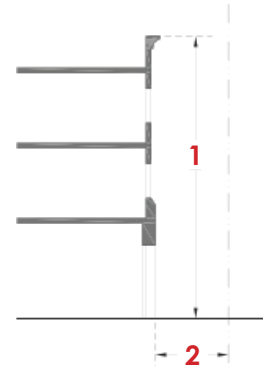
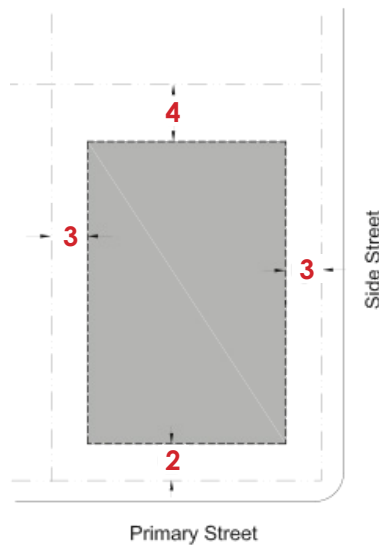
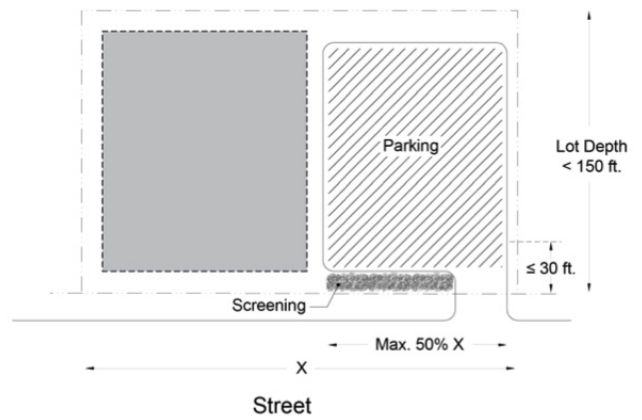
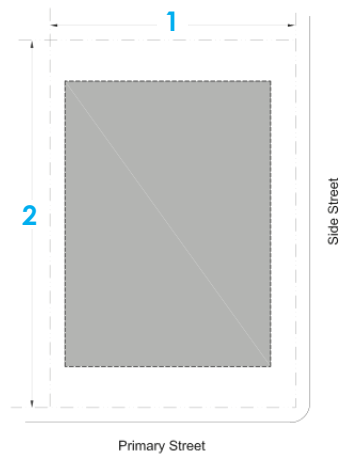
PERMITTED USES

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* | Public Safety Facilities
Schools, *Public or Private*
Aircraft Sales, Services, & Storage
Animal Care, Sales, & Services
Artists Studio | Live/Work | Hotels & Motels
Automobile/Vehicle Sales & Services
Banks & Credit Unions
Business Services
Eating & Drinking Establishments
Entertainment & Recreation
Food & Beverage Sales | Food Preparation
Funeral Parlors & Internment Services
Maintenance & Repair Services
Personal Services
Retail Sales
Construction & Material Yards | Custom Manufacturing | Limited & General Industrial
Recycling Facility | Research & Development | Communication Facilities | Utilities, *Minor*
Warehousing, Storage, & Distribution | Freight/Truck Terminals & Warehouses
Agricultural Processing | Agricultural Support Services
Crop Cultivation | Sales/Feed Lot, Stockyard

IL,* HL*
O,* BP,* RBP,* IL, HL
O, BP, RBP, IL
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O, BP, RBP, IL, HL
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RBP, IL
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RBP, IL, HL
IL, HL

* See Development Code for specific limitations

LOT/SITE STANDARDS



Key

ROW / Property Line

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	60 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	0 ft	NA	NA	NA	NA	
Front (Local Street)	-	-	-	-	-	
Side	-	-	-	-	-	3
Rear	-	-	-	-	-	4
Parking, from back of sidewalk or curb	15 ft	15 ft	15 ft	-	-	