



# Minimum Residential Density in Mixed Use Districts

Policy and Procedure No.

## G-006

Planning and Development Department  
2600 Fresno Street, 3<sup>rd</sup> Floor, Rm 3076  
Call (559) 621-8277 for an appointment or visit [www.fresno.gov](http://www.fresno.gov) for information

Date  
September 04, 2020

**Target Audience:** This policy interpretation is intended for Planning staff, developers, architects, and the public at large.

**Purpose:** The purpose of the policy is to clarify the Minimum Residential Density requirements for development within Mixed Use Districts.

**Policy:** Table 15-1103 within the Mixed Use Districts section of the Development Code describes Density, Intensity, and Massing Standards that apply to all Mixed Use Districts. The Residential Density line of the table includes a minimum and maximum requirement for Residential Density. The Additional Regulations column of this line also includes a provision that Minimum Residential Density shall not be required for the following: projects on lots less than 20,000 square feet 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.

This policy clarifies that the minimum density requirement will only apply to projects with a residential component. It does **not** mandate that a residential component be added to commercial-only projects. This is consistent with how minimum density requirements are treated in other types of zone districts; for example, multifamily districts also have minimum density requirements, yet schools and other permitted non-residential projects are not required to add a residential component in these zones.

**Definitions:** Residential Density in mixed use districts is defined as follows (per FMC Section 15-310 (B): Residential density shall be measured in dwelling units per acre of the project's site area. For example, if a project proposes 15 dwellings on a three-acre site, it has a residential density of five dwelling units per acre (or 5.0 du/ac). Trails and natural features shall be excluded from this calculation. For mixed-use projects, the acreage of the entire project site shall be included in the calculation, including portions of the project site which feature only non-residential uses.

**Procedures:** Operational statements and plans submitted by applicants need to clearly state whether or not a project in a Mixed Use District will include a residential component. If a residential component is included, the density must be calculated as noted above and shall fall within the minimum and maximum requirements.

**Documents Referenced in this Policy/Procedure:** *(to be hyperlinked)*

[SEC. 15-1103 - DENSITY, INTENSITY, AND MASSING DEVELOPMENT STANDARDS](#)

[SEC. 15-310. - DETERMINING RESIDENTIAL DENSITY](#)

**Review and Responsibility:** *The Long Range Planning Division authored this policy and the Current Planning Division will implement it.*

**Forms (attached):** NA

**Signature:**

Jennifer K. Clark, AICP, Director

Dated: 9/8/2020