

Methods to Modify Development Standards

	Code Interpretation	Zoning Inquiry	Minor Deviation		Director's Determination	Variance		Development Code Text Amendment	General Plan Text Amendment		General Plan Amendment and Rezone	
FMC Statute	§15-203	§15-5019	Article 56		§15-5020	Article 55		Article 58	Article 58		Article 58	
Base Fee Cost	None	\$182 per hour	\$808		\$3,933	Typical	\$8,020	\$12,381	Text Only	\$4,597	Typical	\$31,206
						Inner City	\$4,878				Inner City	\$16,414
Affected Location	City-Wide	Site-Specific	Site-Specific		Zone District	Site-Specific		Zone- or City-Wide	Land Use- or City-wide		Site-Specific	
Environmental Review	Possible	None	Yes		None	Yes		Yes	Yes		Yes	
What It Can Do	Resolves conflicts in the Development Code	Verification of Legal Non-Conforming Use	Deviates from Property Development Standards:		Addresses uses not directly/indirectly permitted	Varies Dimensional and Performance Standards	Amends Development Code to Modify Standards and Uses	Amends General Plan Policies and Land Uses	Changes Applicable Land Uses and Development Standards			
			10%	Standard								
			15%	Lot Consolidation								
			20%	Fresno Green-certified or Public Art								
			25%	Fresno Green-certified and Public Art								
What It Can't Change	Add Uses Modify Min/Max Density/FAR	Make an Illegal Non-Conforming Use Legal	Add Uses Modify Min/Max Density/FAR		Uses Expressly Prohibited	Add Uses Modify Min/Max Density/FAR		General Plan Goals and Policies	Property Development Standards	Vary Property Development Standards		
Required Findings	None	None	§15-5607		§15-5020-D	§15-5506		§15-5811	§15-5812	§15-5812		
Neighborhood Noticing	None	None	None		None	Yes		None	None	Yes		
Public Hearing	None	Can be appealed to Planning Commission and City Council	Can be appealed to Planning Commission and City Council		Discussed at Planning Commission	Can be appealed to Planning Commission and City Council		Planning Commission and City Council	Planning Commission and City Council	Planning Commission and City Council		
Timeline (days)	1 to 14	1 to 14	1 to 14		30 to 45+	90 to 120+		90 to 120+	90 to 120+	90 to 120+		