



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, 3rd 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.

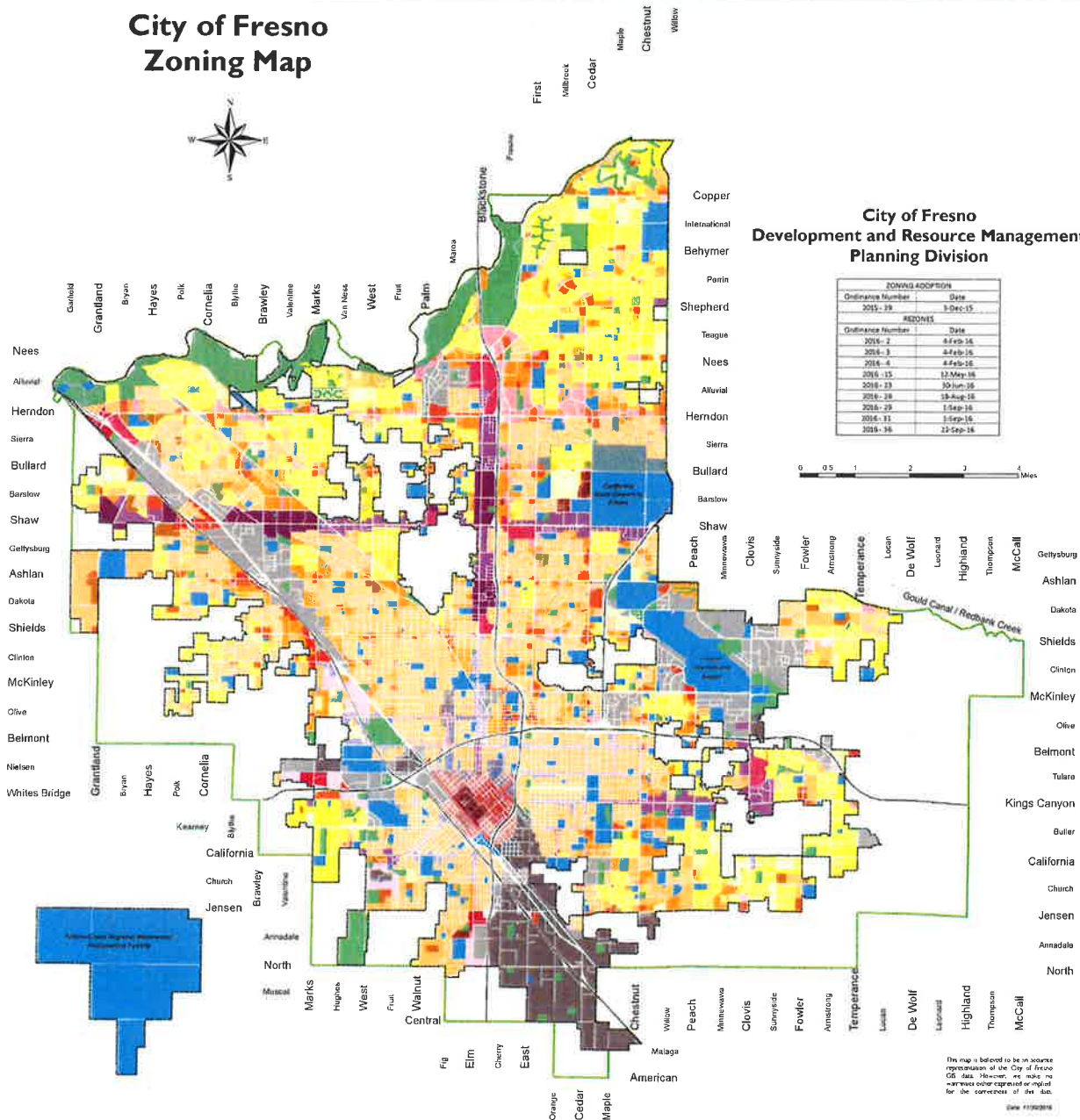
Some businesses are required to obtain a conditional use permit before they can open. This requires that they pay a fee and agree to certain restrictions, such as the hours that they can operate, in order to ensure that they don't negatively impact their neighbors. While this is an important tool for 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 McDanald 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

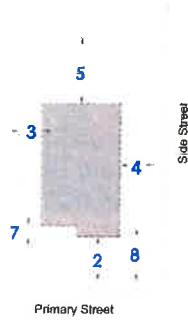


Location: River's Edge
Builder: Bonacelle Neighborhoods



Location: The Gallery
Builder: McCaffrey Homes

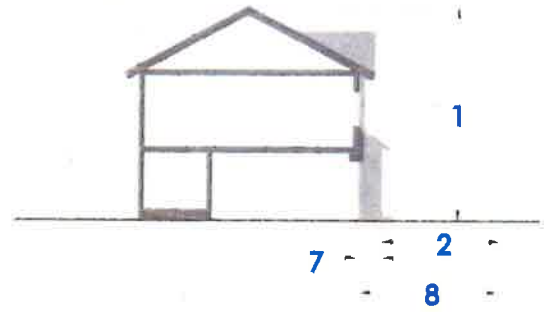
Standard Lot



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

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

RESIDENTIAL MULTI-FAMILY

LOT/SITE STANDARDS

RESIDENTIAL MULTI-FAMILY

Standard Lot



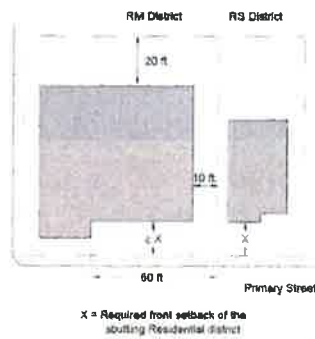
Alley Lot



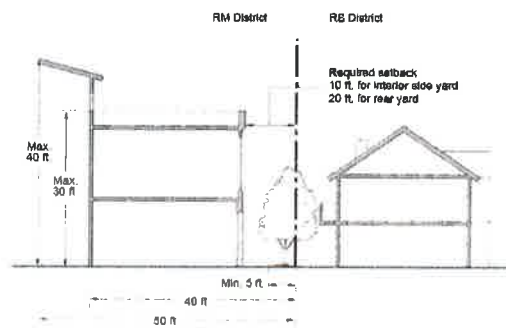
Key

ROW / Property Line

PLAN VIEW



SECTION VIEW



RESIDENTIAL MULTI-FAMILY (RM) DISTRICTS

	(RM - MH)	(RM - 1)	(RM - 2)	(RM - 3)	#
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 (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

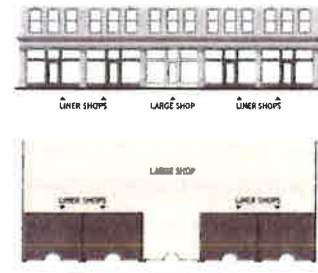
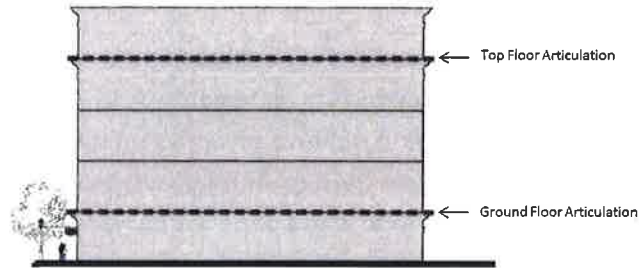
SAMPLE OF PERMITTED USES

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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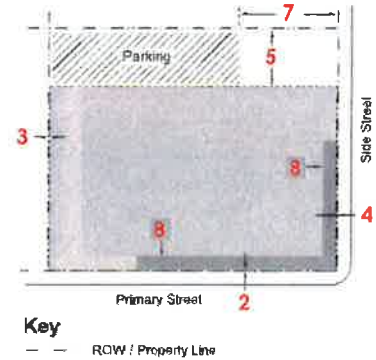
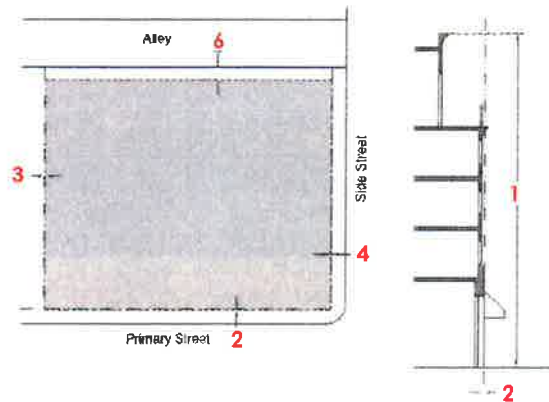
MIXED USE LOT/SITE STANDARDS

MIXED USE



Standard Lot

Alley Lot

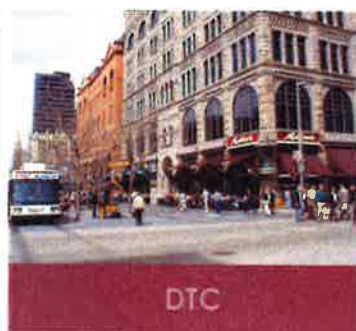


Key
— ROW / Property Line

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%	

DTI

DOWNTOWN



Location: Denver, Colorado
Project: Downtown

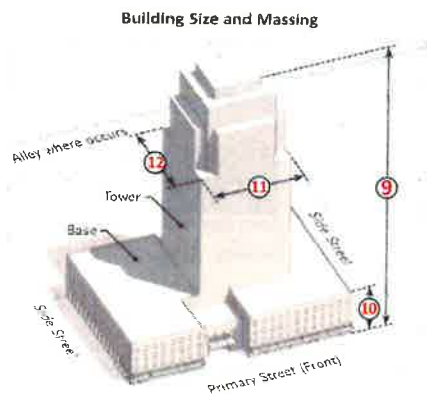
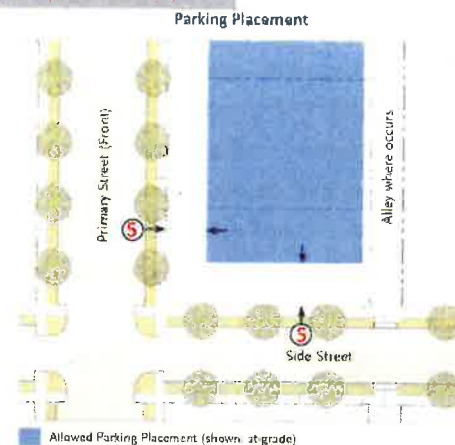
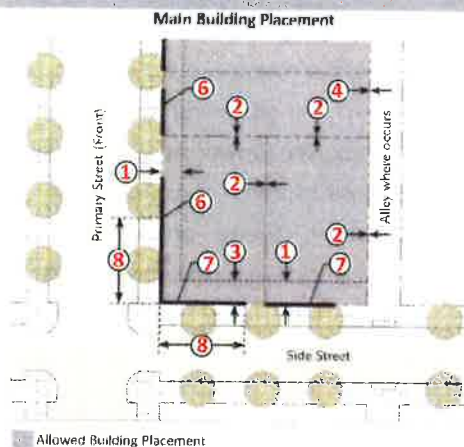
- ## SAMPLE OF PERMITTED USES

DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
DTN, DTG, DTC
DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
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DTN*, DTG*, DTC*
DTN*, DTG*, DTC*
DTN, DTG, DTC
DTN, DTG, DTC
DTN, DTG, DTC*
DTN*, DTG*
DTN*, DTG*

DT

DOWNTOWN

LOT/SITE STANDARDS



	MIXED-USE (MX) DISTRICTS			#
	(DTN)	(DTG)	(RMX)	
FLOOR AREA RATIO (Maximum)	No Limit	No Limit	No Limit	
MINIMUM RESIDENTIAL DENSITY	No Limit	No Limit	No Limit	
MAXIMUM RESIDENTIAL DENSITY	16 du/ac	30 du/ac	45 du/ac	
SETBACKS				
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
MINIMUM FRONTAGE COVERAGE				
Front Street	60%	75%	90%	6
Side Street	50%	50%	50%	7
CORNER FRONTAGE (Measured from property corner)	30 ft	50 ft	75 ft	8
Building Size and Massing				
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

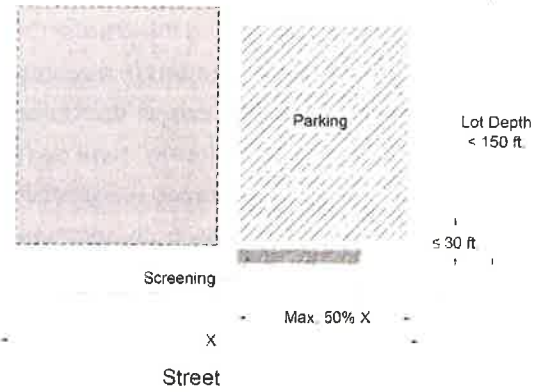
Single Unit Dwelling, Attached | Multi-Unit Residential
 Adult Family Daycare, Small (6 clients or less)
 Family Daycare, Small (8 children or less) & Large (9-14 children)
 Group Residential | Residential Care, Limited
 Re-Entry Facility | Single-Room Occupancy | Emergency Shelter
 Colleges & Trade 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
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 CMS, CC, CR, CG, CH, CRC
 CR
 CMS*
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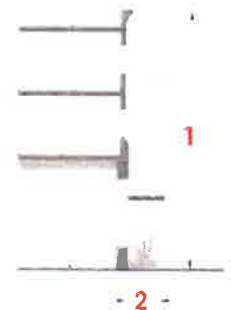
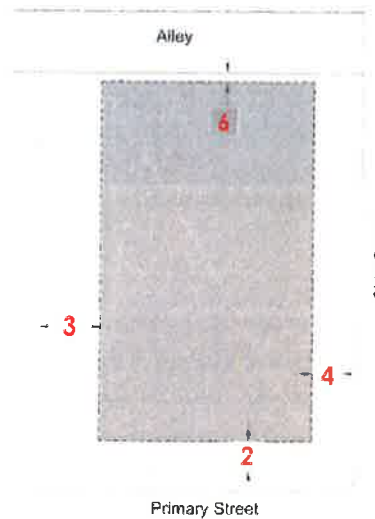
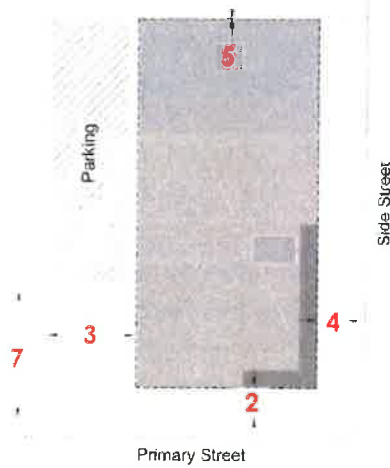
LOT/SITE STANDARDS



Standard Lot



Alley Lot



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	-	-	-	-	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

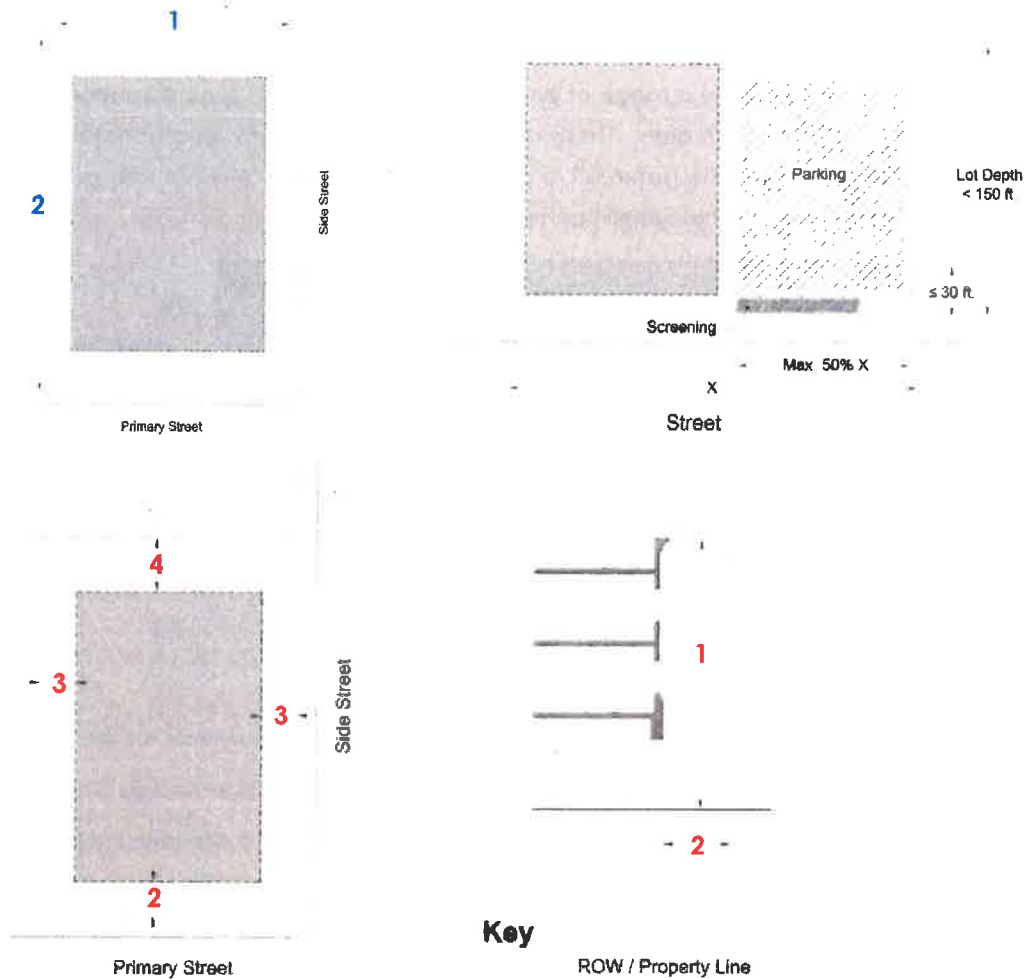
PERMITTED USES

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*
 O, BP, RBP, IL, IH
 O, BP, RBP
 RBP, IL
 O, BP, RBP, IL
 O, BP, RBP
 O, BP, RBP, IL, IH
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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

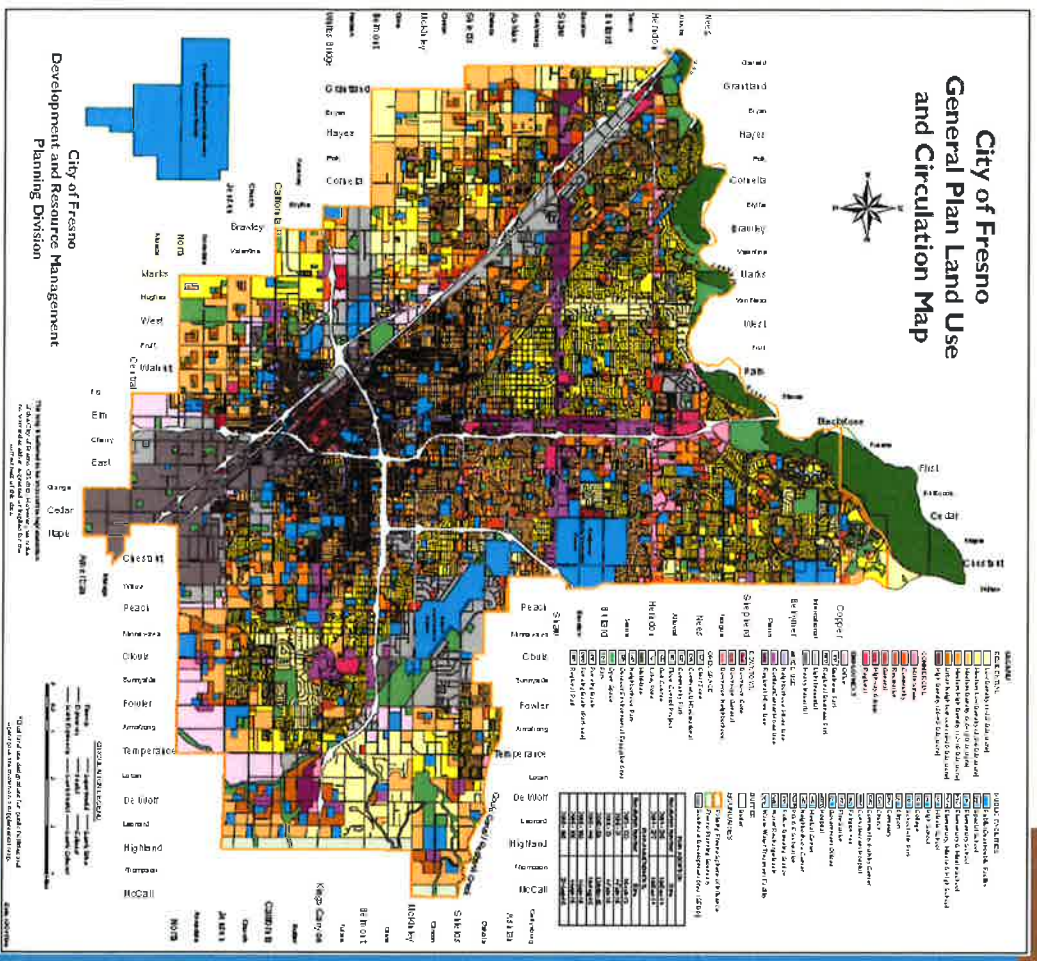
Understanding the Development Code



Dan Zack, Assistant Director

Development and Resource Management Department

City of Fresno General Plan Land Use and Circulation Map

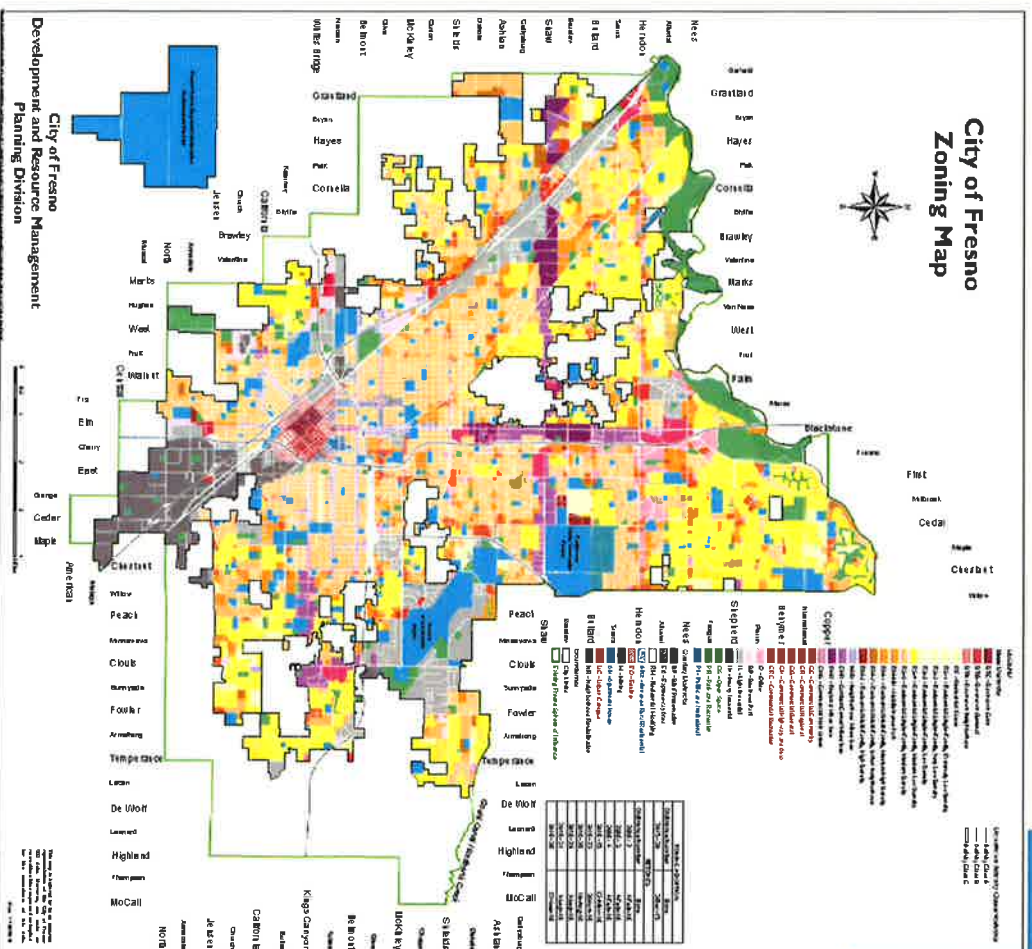


FRESNO General Plan

Adopted:
December 18, 2014

City of FRESNO
Development and Resource
Management Department

Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE



SEPTEMBER, 2015

Development and Resource
Management Department



RESIDENTIAL

- COMMERCIAL**

 Main Street

- ## EMPLOYMENT

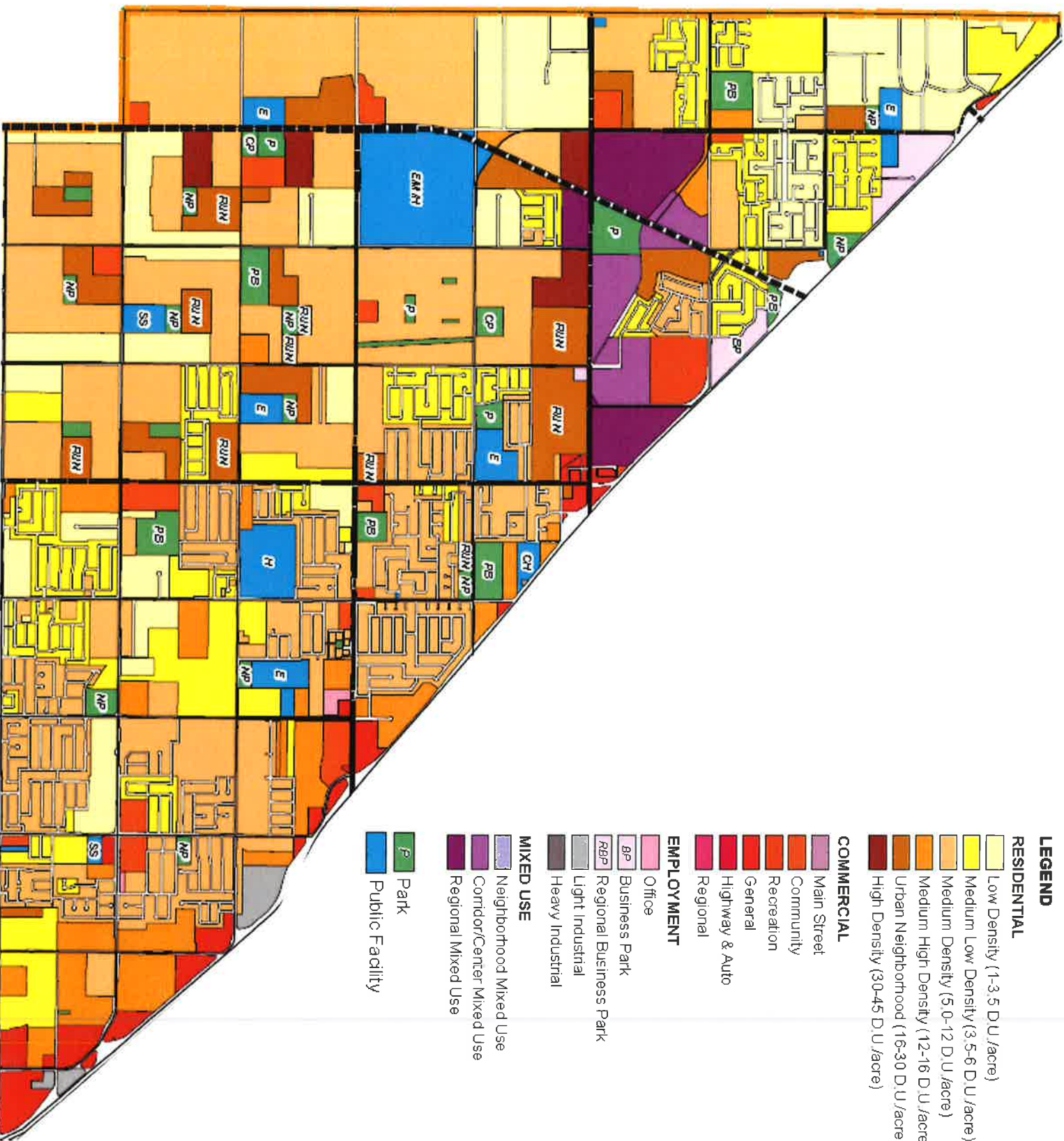
Office

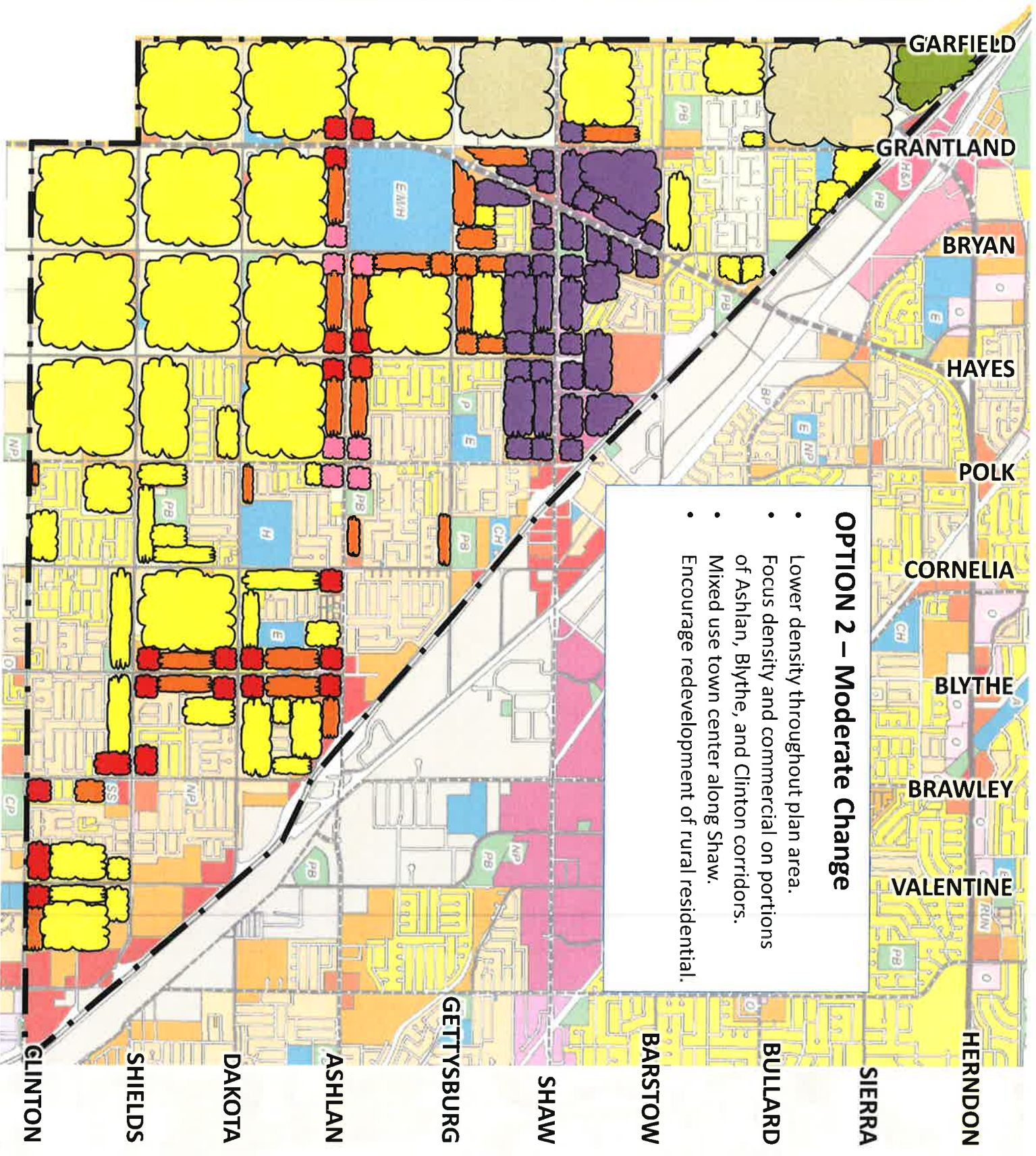
- MIXED USE**

Neighborhood Mixed Use

- P** Park

-  Park
 Public Facility

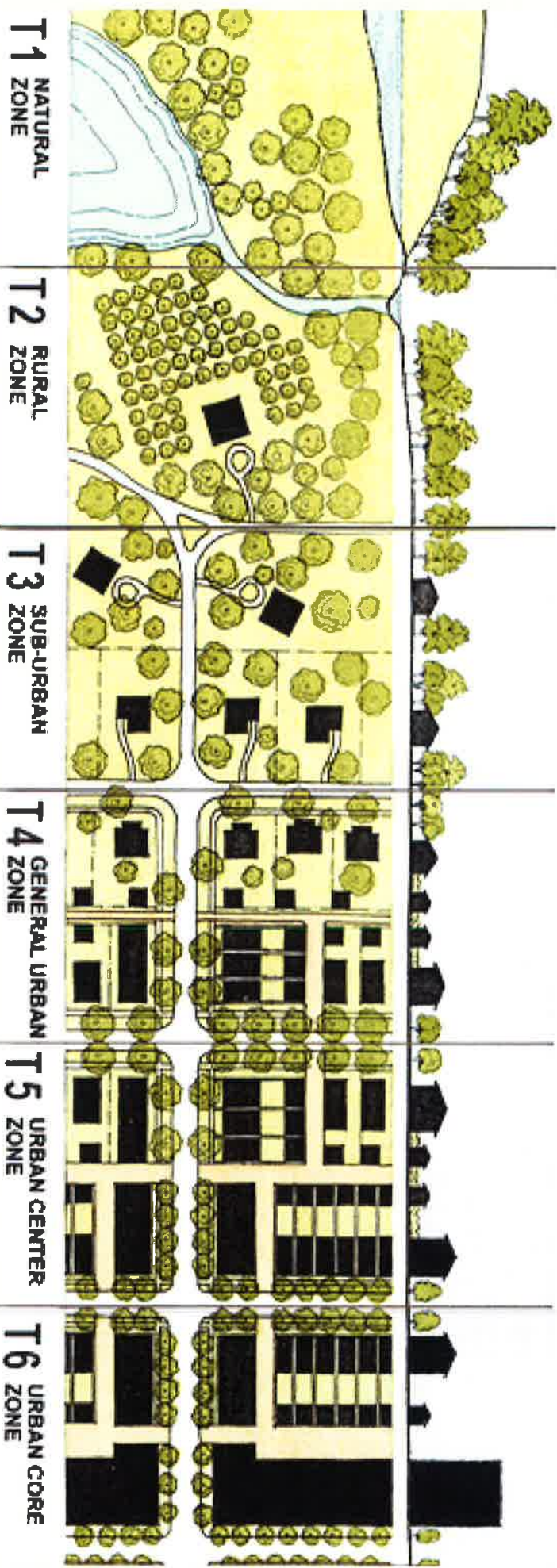




OPTION 2 – Moderate Change

- 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.

A



RESIDENTIAL

- ## COMMERCIAL

Main Street

- Regiona

Office

- Heavy Industry

■ Neighborhood Mixed Use

- Regional Mixed Use

- Public Facility

LEGEND

RESIDENTIAL

-  Low Density (4-3.5 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

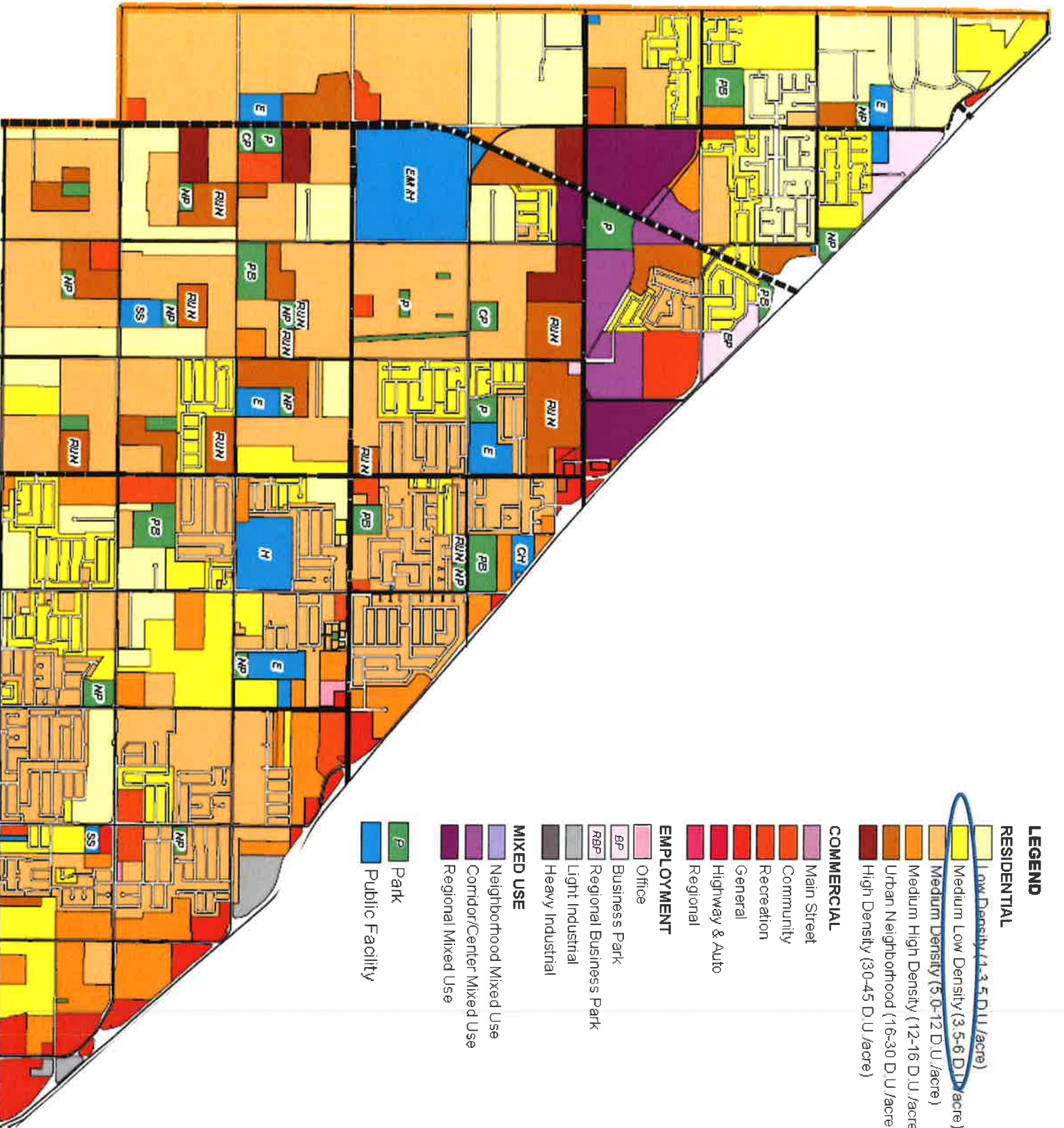
-  Office
-  Business Park
-  Regional Business Park
-  Light Industrial
-  Heavy Industrial

MIXED USE

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

-  Park

-  Public Facility





Residential Medium Low Density (RS-4)



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 (12-18 D.O./acre)

High Density (30-45 D 11 {over})

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

 Main Street

Community

Recreation

Highway 8 Auto

Positional

Office

BP Business Park

Regional Business Park

Light Industrial

—

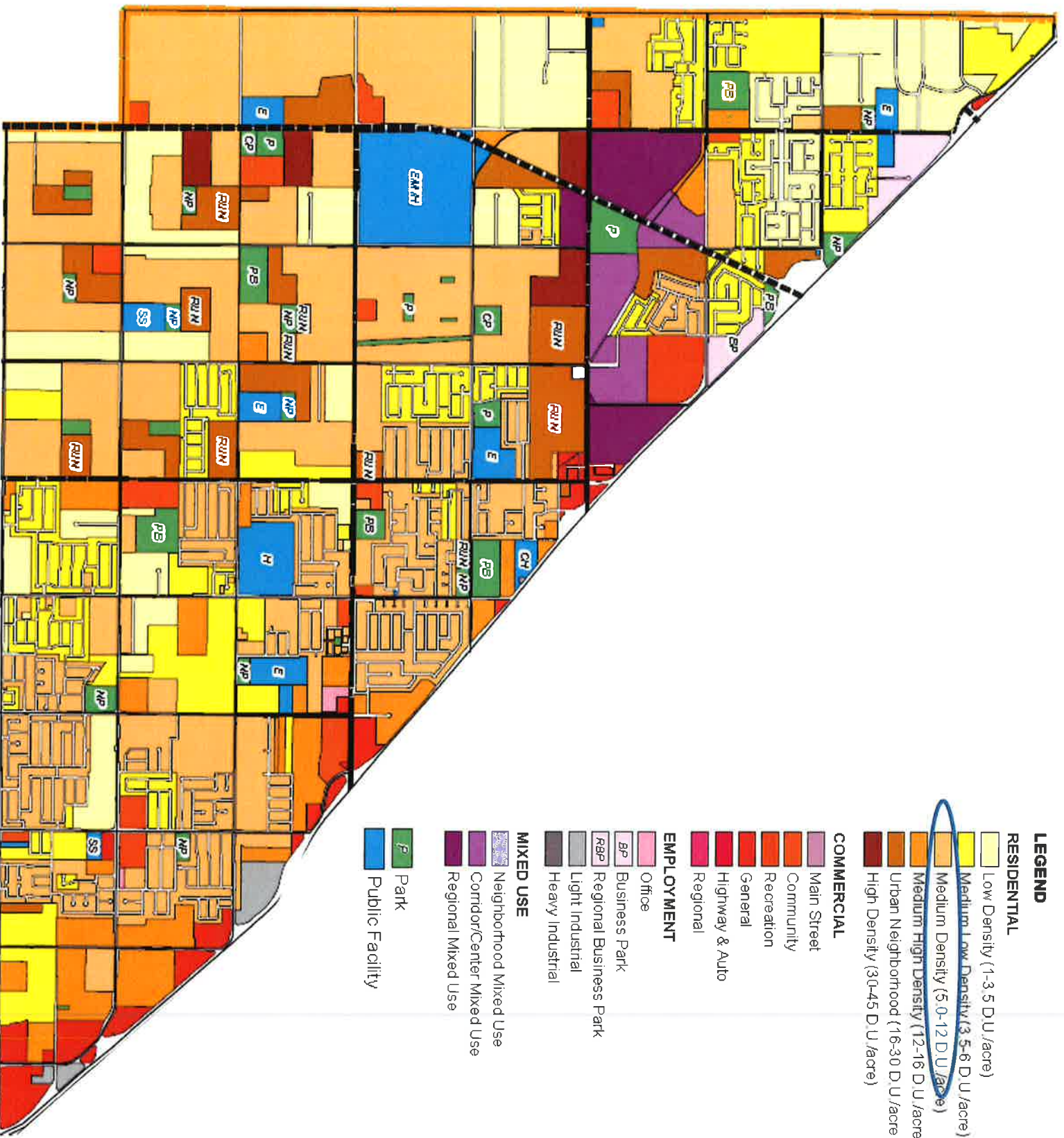
Neighborhood Mixed Use

Comidor/Center Mixed Use

Regional Mixed Use

Park

Public Facility





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 15-12 D.U. (aerobic)

Median | High Density | Low Density

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

COMMERCIAL

 Main Street

Community

Recreation

Cellular

Original

EMPLOYMENT

Office

BP Business Park

Regional Business Park

Light Industrial

Heavy Industria

MIXED USE

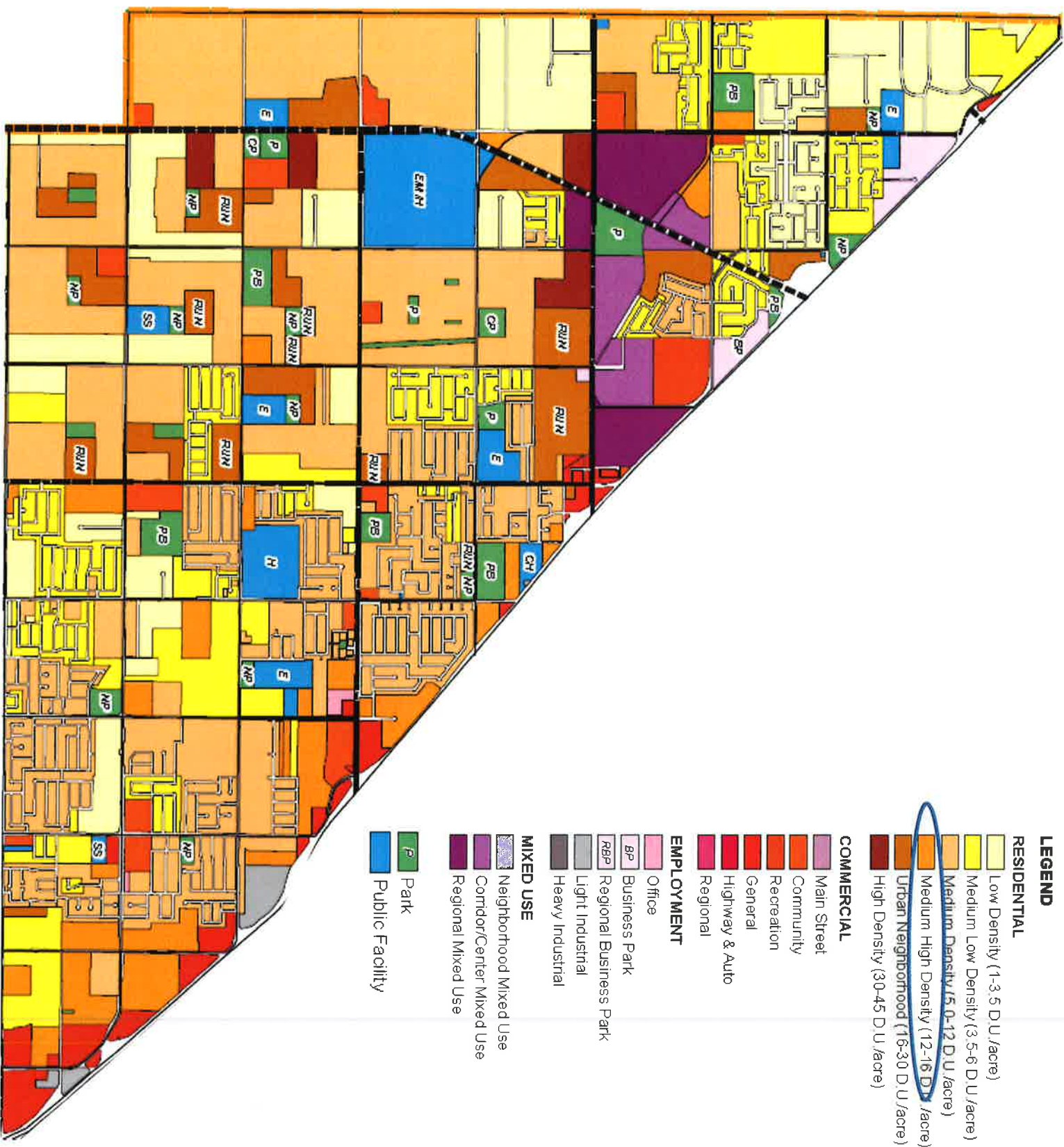
Neighborhood Mixed Use

Comdor/Center Mixed Use

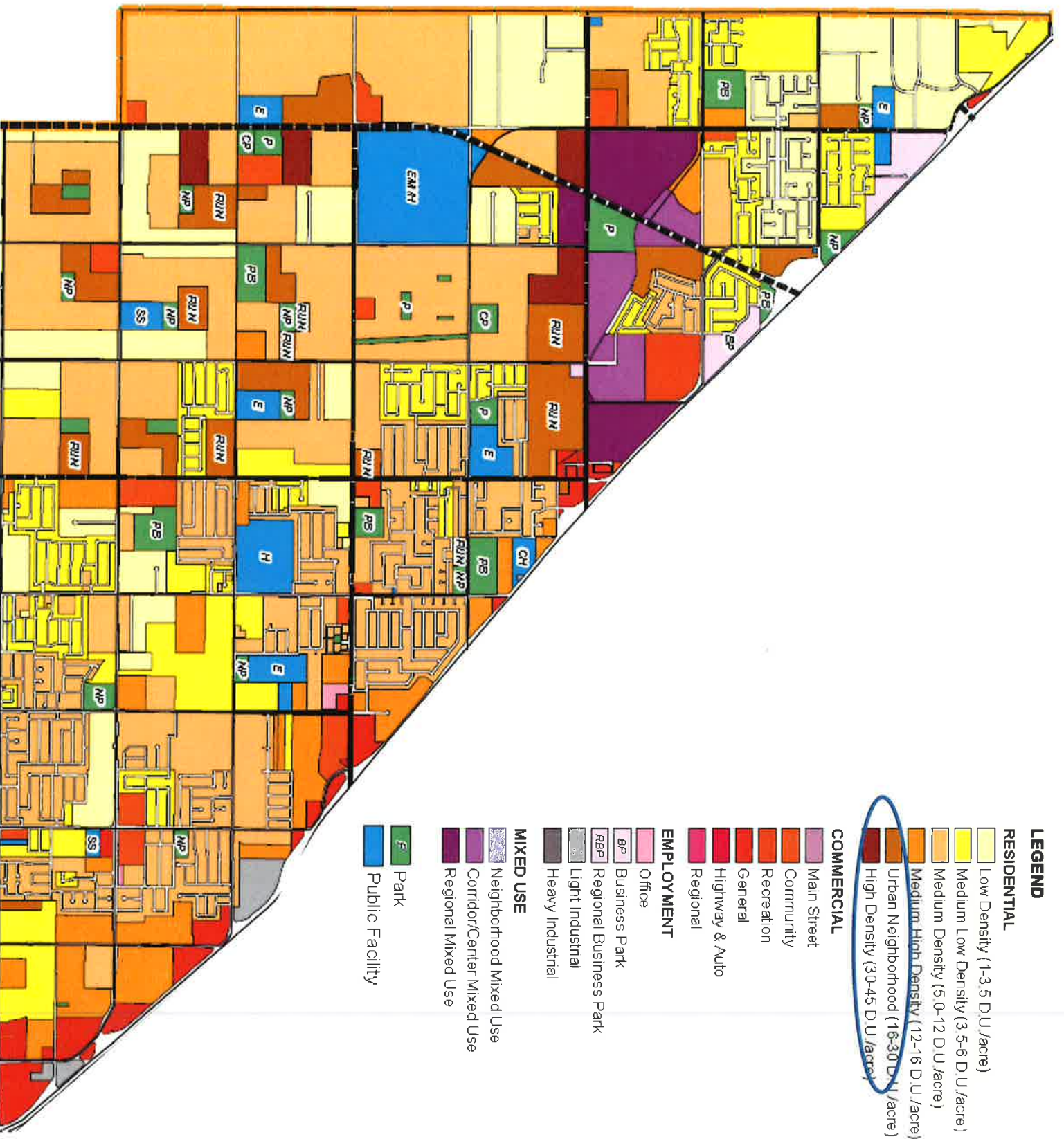
Regional Mixed Use

P
Park

Public Facility





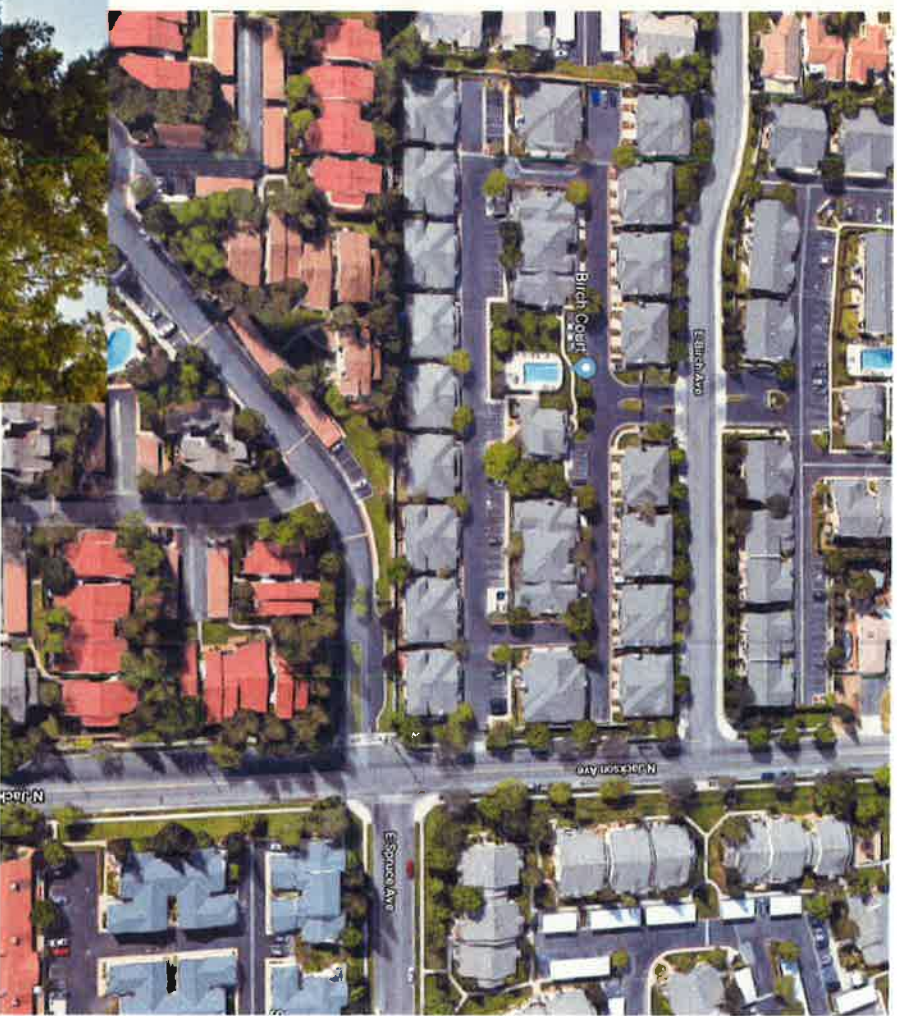


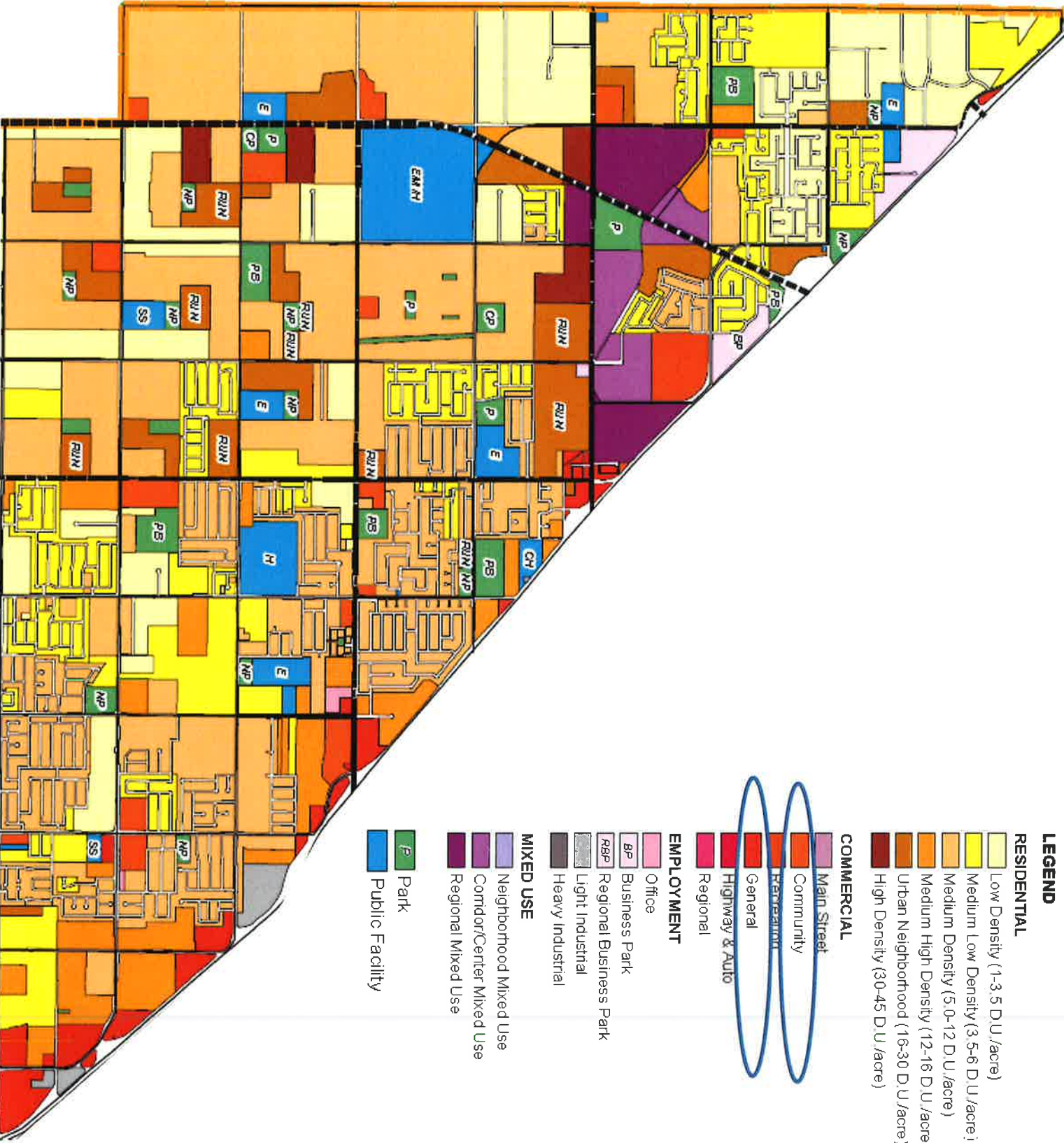


Residential
Urban Neighborhood
(RM-2)



Residential
High Density
(RM-3)







Community
Commercial (CC)



General
Commercial (CG)



RESIDENTIAL

- COMMERCIAL**

 Main Street

- ## EMPIRICAL

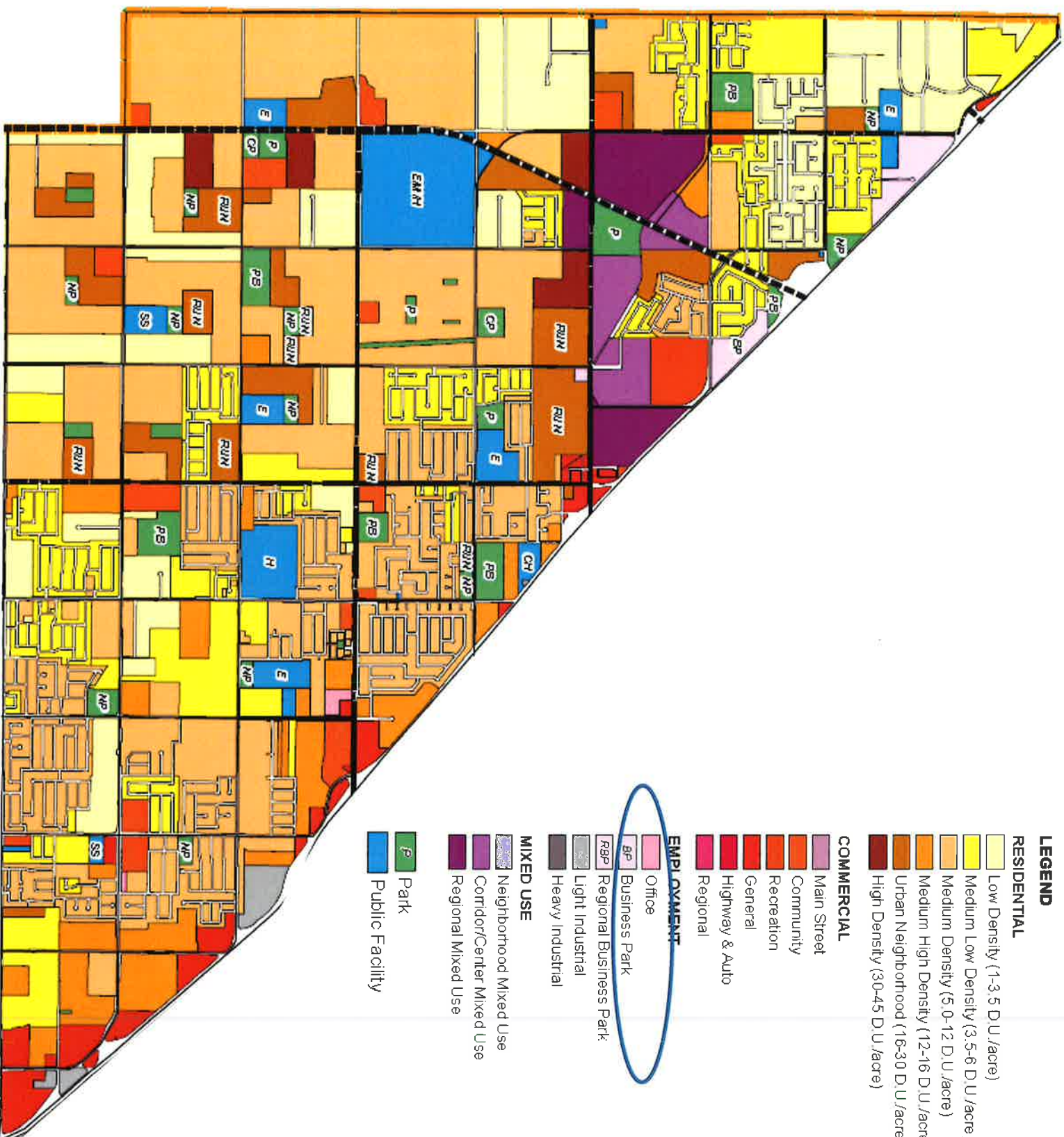
Office

- 
- Light Industries

 Heavy Industrial

- Regional Mixed Use

- Public Facility

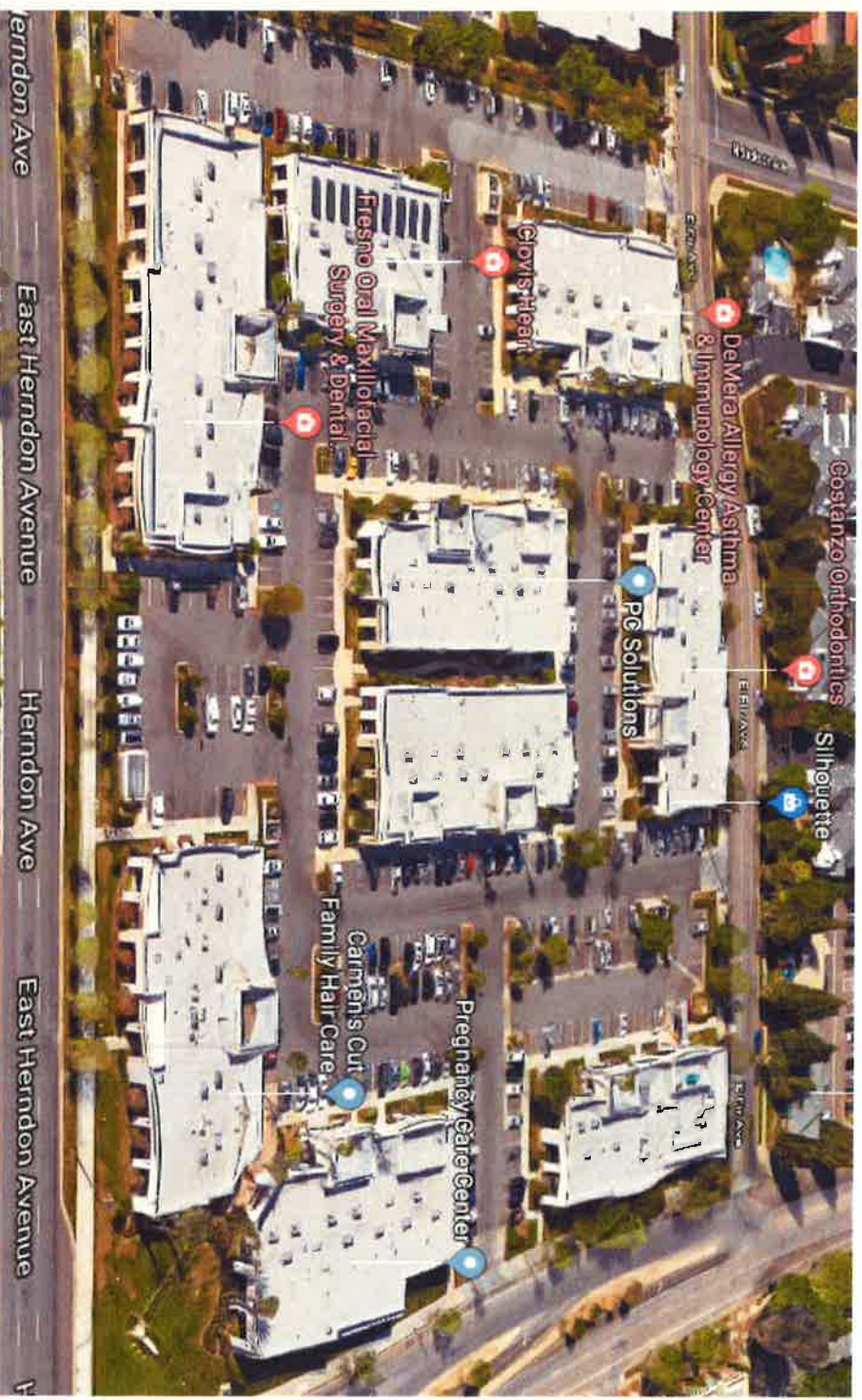




Office (O)



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

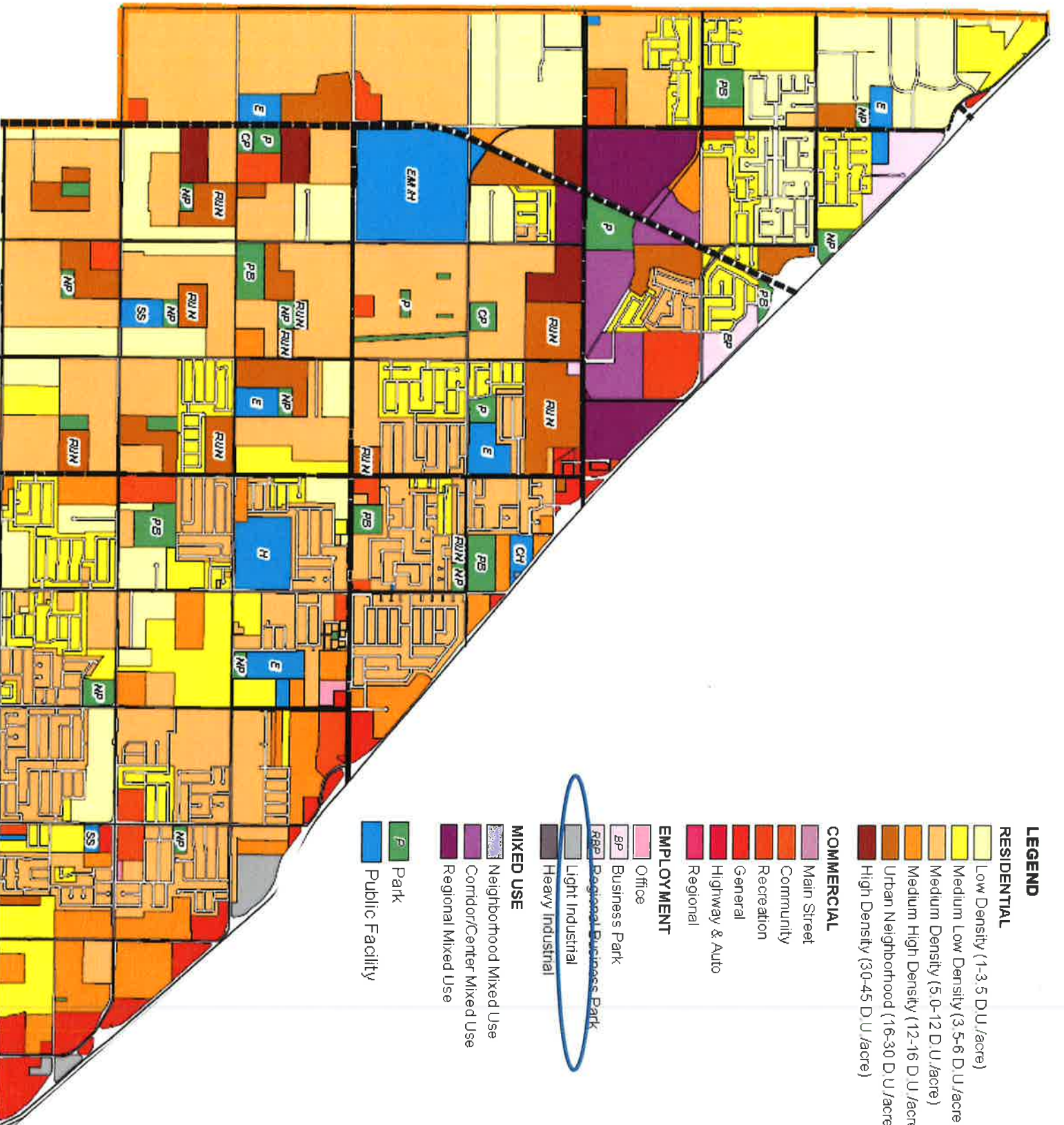
EMPLOYMENT

- 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)



RESIDENTIAL

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

■ Regions

EMPLOYMENT

Office

BP Business Park

RBP Regional Business Park

 Light Industries

 Heavy Industrial

MIXED USE

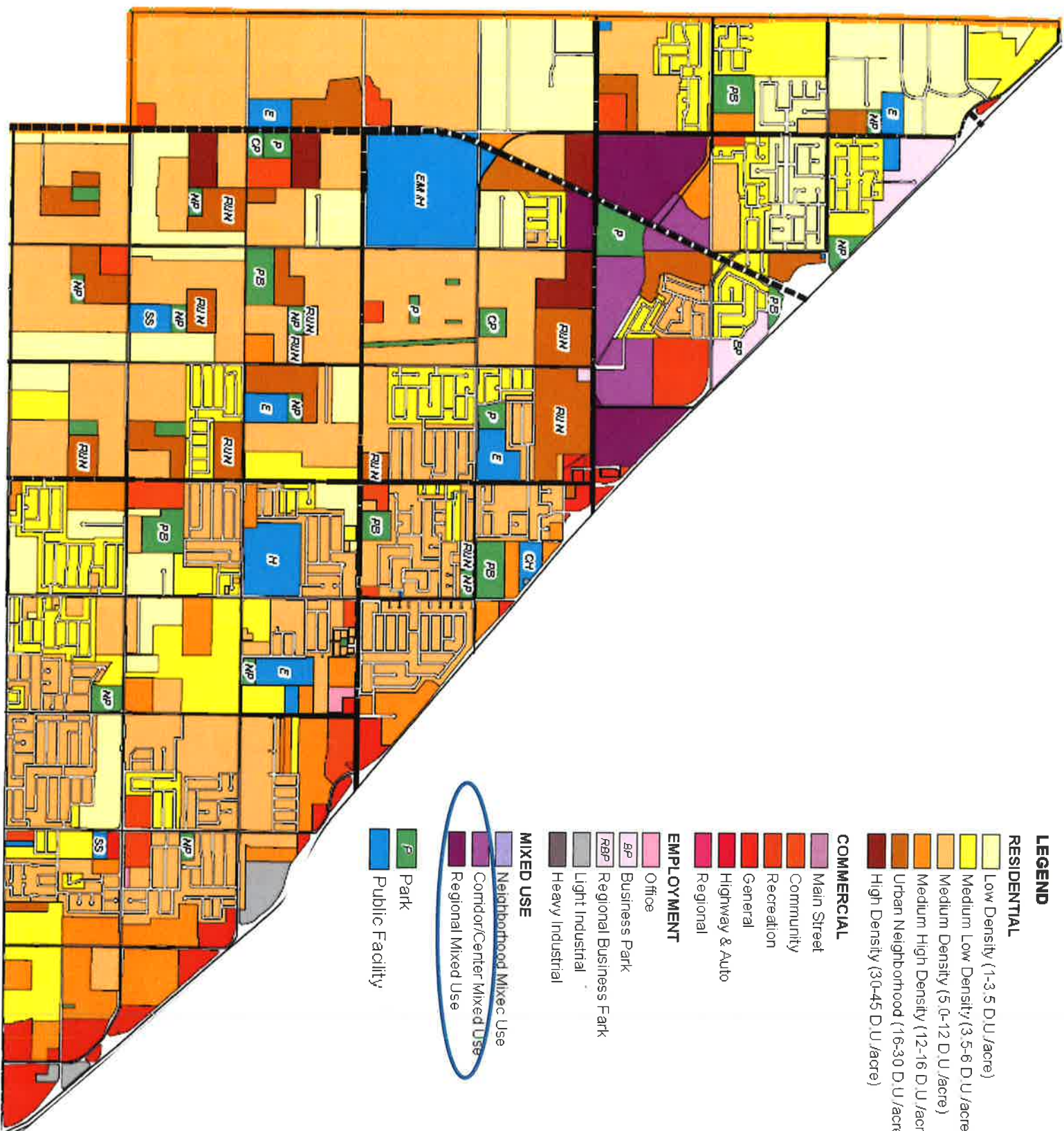
Neighborhood Mixec Use

Corridor/Center Mixed Use

 Regional Mixed Use

Park

1. **Dark: Reddish-brown**





CITYWIDE

SEPTEMBER, 2015

**Development and Resource
Management Department**



Article 11 Mixed-Use Districts (MX)

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

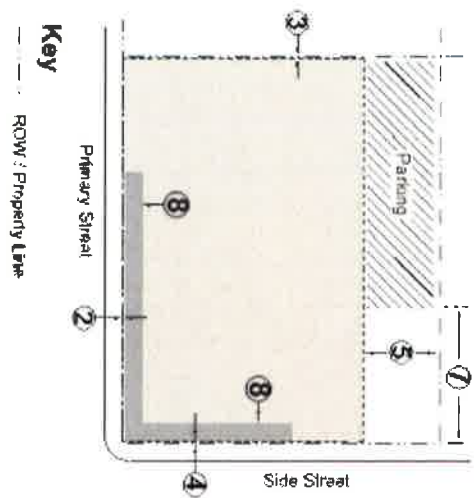
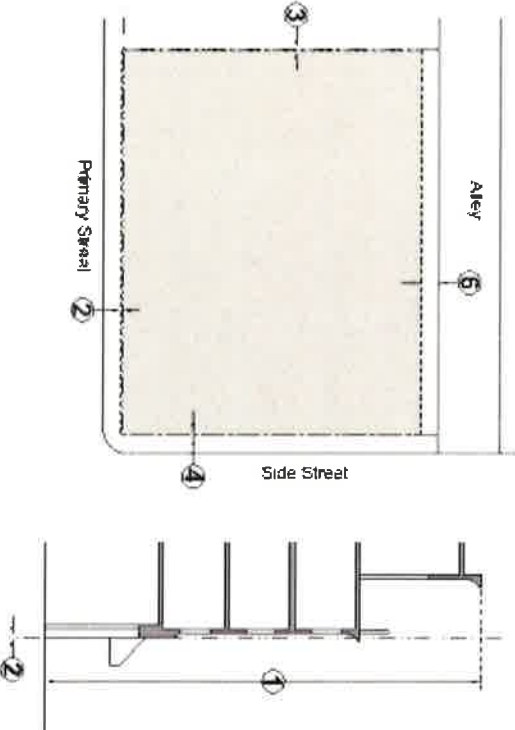
The purposes of the Mixed-Use (MX) Districts are to:

- 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>
Residential Use Classifications				
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)	
Public and Semi-Public Use Classifications				
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			
							
Key --- ROW / Property Line							
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	

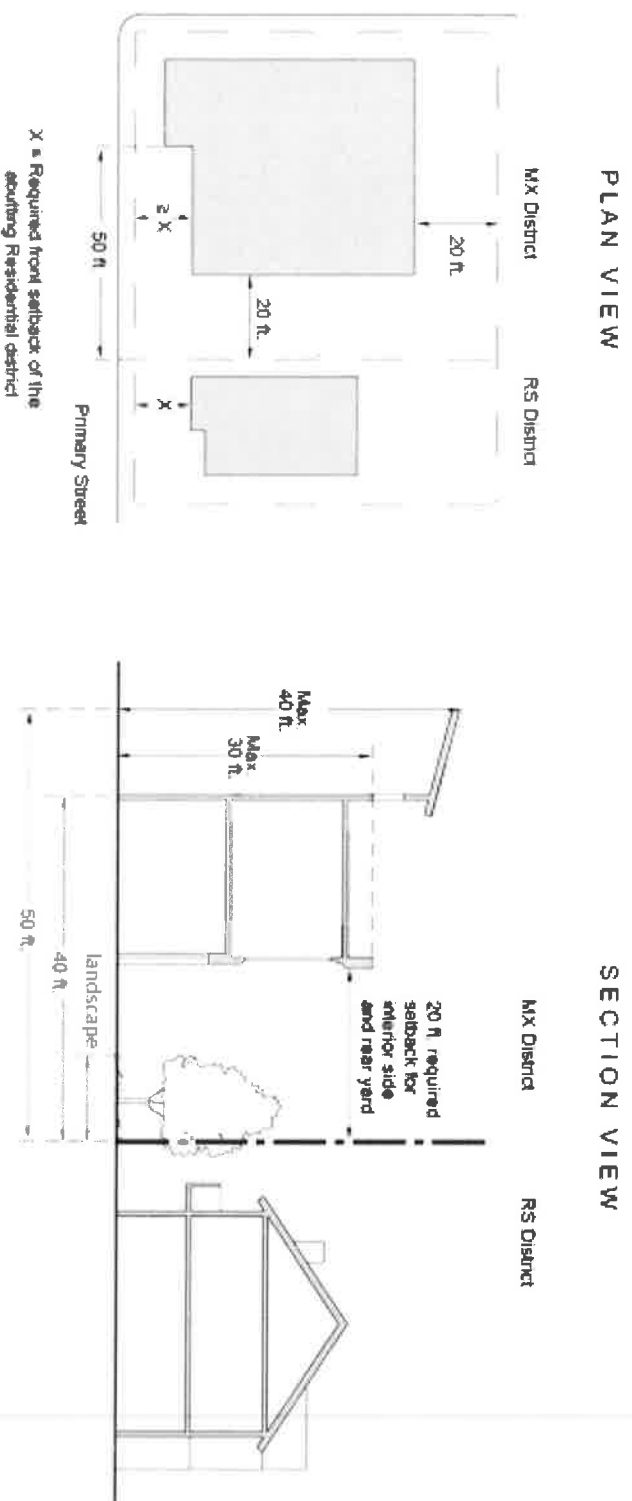
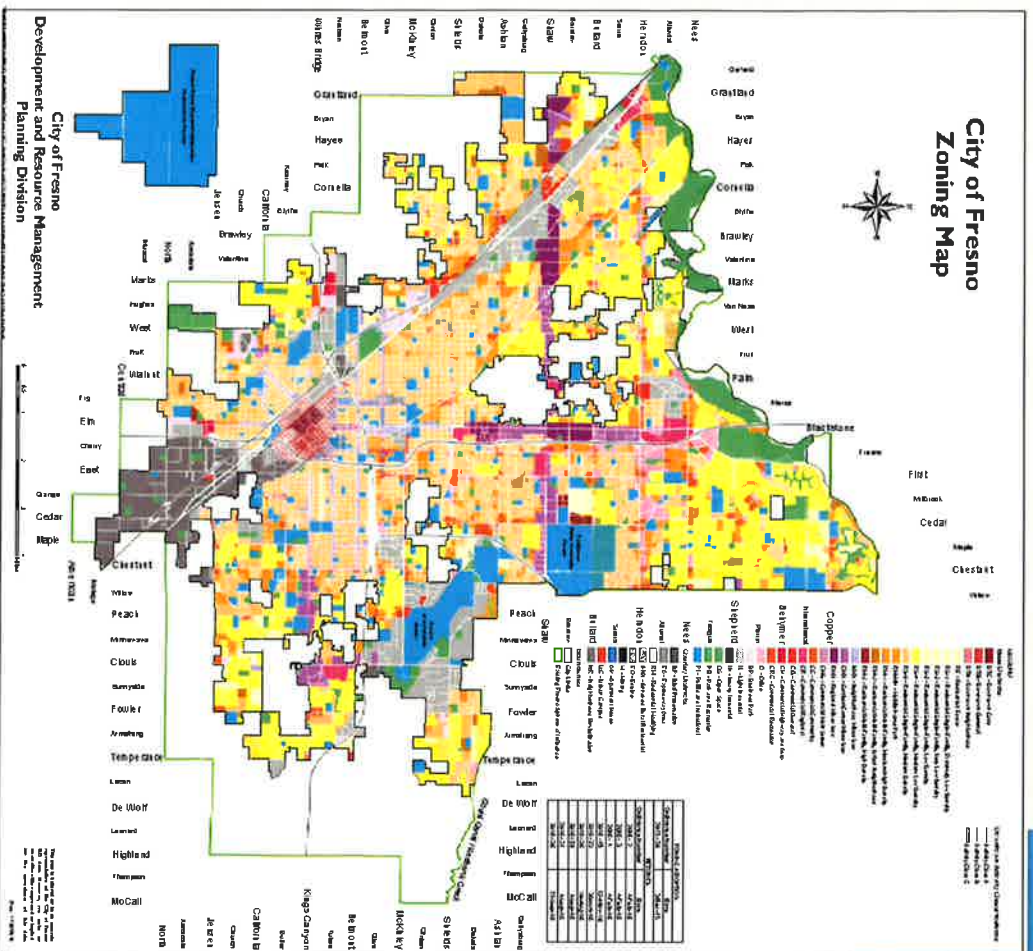


FIGURE 15-1104-B: RS TRANSITION STANDARDS—MX DISTRICTS

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.

www.fresno.gov/code



Fresno Municipal Code Chapter 15: CITYWIDE DEVELOPMENT CODE

SEPTEMBER, 2015



WEST AREA SPECIFIC PLAN

STEERING COMMITTEE MEETING ORIENTATION AGENDA - FINAL

Wednesday, October 24, 2018

6:00 PM – 7:30 PM

City Hall, 3rd Floor, Conference Room 3078

2600 Fresno Street

Fresno, CA 93721

Steering Committee Members:

David Pena, *Chairperson*
Joseph Martinez
Tiffany Mangum

Deep Singh, *Vice Chairperson*
Eric Payne
Tina McCallister – *Boothel, Alternate*

Jeff Roberts
Dennis Gaab

Bill Nijjer
John Kashian

Gurdeep Shergill
Cathy Caples

NON-VOTING MEETING

1. Call to Order
2. Presentation on the Development Code by Dan Zack, Assistant Director, DARM
3. Unscheduled Communications
4. Adjournment

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting, however every effort will be made to accommodate later requests. Please call Development and Resource Management Department staff at 559-621-8181. The agenda and any related staff reports are available at www.fresno.gov.

El cuarto de la reunión es accesible a los físicamente incapacitados y los servicios de un traductor pueden ser hechos disponible. Peticiones para servicios adicionales para los incapacitado, los firmantes, aparatos de escuchar o los traductores deben ser hechos una semana antes de la reunión. Por favor llame a el Departamento de la Planificación y el Desarrollo en 559-621-8277 o 621-8062.

Chav sablaj muaj rau cov tibneeg xiam ooqhab, thiab muaj tibneeg txhaislus rau cov uas xav tau kev pabcuam. Yog thov kev pabcuam rau cov tibneeg xiam ooqhab, cov hlua ntsaws pobntseg mloog haislus, los yog tibneeg txhaislus, nej yuav tau hais tuaj ib asthiv los yog ib limpiam ua ntej lub rooj sablaj. Nej hu tau rau peb cov tubtxib ntawm tus xovtooj: 559-621-8181.