ARTICLE 17 – SOUTHEAST DEVELOPMENT AREA (SEDA) DISTRICTS

SECTION 15-1701. - PURPOSE

The purposes of the SEDA Districts are to:

A. Develop vibrant mixed-use districts that serve as a commercial focal point and include a variety of uses
B. Incorporate living and working opportunities with entertainment, cultural activities and shops serving the daily needs of residents and employees
C. Promote SEDA region-serving retail, office and advanced manufacturing activity in proximity to medium and higher-density housing that is supported through a high-quality transit service network
D. Provide commercial, civic and essential services to meet the needs of residents and the surrounding community
E. Provide essential walk, bike, transit and short-drive access to services and amenities including elementary schools, local parks, community gardens and other services
F. Maximize development opportunities in SEDA for compact, mixed-use and higher density development to provide more housing, conserve resources and reduce travel distances
G. Provide pedestrian friendly development such as sidewalks, paths and direct connections to neighboring uses such as shopping, schools, libraries
H. Preserve existing Rural Residential zoned property and reinforce the Annexed Rural Residential Transitional Overlay throughout the SEDA where applicable
I. Protect and preserve existing and future agricultural uses by integrating community and large scale agricultural operations throughout the SEDA and establish the Rural Cluster Residential land use to serve as a buffer between the SEDA and surrounding agricultural operations
J. Promote research and development and advanced manufacturing uses to support existing businesses and local entrepreneurs and attract new business growth to foster economic opportunity

The purposes of the SEDA Residential Districts are to:

A. Create a fabric of complete residential communities that support mixed-use centers, flexible research and development uses and include a diversity of housing types
B. Offer flexibility in meeting the evolving needs of households in the region
C. Locate housing within walking distance to civic and institutional facilities

Additional purposes of each Residential District are as follows:

Rural Cluster Residential (RCR): The RCR district is intended to preserve the continuity and viability of the surrounding land for active recreation, habitat conservation and agricultural uses. The RCR district will be used as a transitional buffer between more intense urban uses within the SEDA and the commercial agricultural operations outside the Plan Area.

Rural Residential (RR): The RR district is intended to preserve the existing low-density rural residential homes, small farms, and ranchettes that exist in the SEDA at the date of SEDA Specific Plan adoption. Upon annexation to the City, the SEDA ANX Overlay district will be applied to the RR zoned parcels which

will allow the existing uses on the parcels to continue until such time as the property is further developed consistent with the base district. RR zoning only applies to parcels that are designated with an RR land use designation in the SEDA Specific Plan and which have Fresno County RR zoning as of the date of SEDA Specific Plan adoption.

Neighborhood Residential (NR): The NR district is intended to surround Neighborhood Town Centers and support the retail, employment and other services provided throughout the SEDA. Neighborhood Residential areas include a diversity of detached and attached single-unit housing types, as well as some multi-unit housing options.

Mixed Residential (MR): The MR district is intended to support the Regional and Community Town Centers with a variety of medium and higher density housing, including a diverse mix of attached and detached single-unit and multi-unit dwellings.

The purposes of the SEDA Mixed Use Districts are to:

- Include a mix and intensity of uses and serve as commercial and civic focal points
- Create human-scaled centers that are defined by quality design features and a rich mixture of uses that incorporate living and working opportunities with entertainment, cultural activities and shops serving the daily needs of residents and employees
- Support the daily commercial and business needs of the SEDA

Additional purposes of each Mixed Use District are as follows:

Neighborhood Town Center (NTC): The NTC district is intended to serve as focal points of adjacent areas and will include some employment and residential uses, but primarily provide the majority of SEDA residents with essential walk, bike, transit and short-drive access to civic services and amenities, including elementary schools, local parks, community gardens and other services.

Community Town Center (CTC): The CTC district is intended to provide commercial, civic and other services to meet the needs of multiple neighborhoods. The CTC districts will feature grocery stores and personal and business services, and a variety of medium density housing options. Some CTC districts will be focused around major rapid transit stations.

Regional Town Center (RTC): The RTC district is intended to serve as the primary mixed-use employment center, retail destination, and host to major cultural attractions in the SEDA. The RTC districts will be located south of State Highway 180 and along the realigned Kings Canyon Arterial. The RTC district will be focused around one or more major transit stations linked to the regional rapid transit network. SEDA region serving civic amenities and medium to higher density housing will help foster a complete and vibrant mixed-use environment.

The purposes of the SEDA Employment and Institutional Districts are to:

A. Provide a variety of research, office and advanced manufacturing employment opportunities in the SEDA.
B. Locate the highest concentrations of employment activity in close proximity to housing and retail services

C. Provide a range of employment opportunities to meet the needs of current and future Fresno employers

Additional purposes of each Employment and Institutional District are as follows:

SEDA Office Center (SOC): The SOC district is intended to accommodate professional office and compatible commercial uses such as restaurants, coffee shops, cafes, banks, book shops and dry cleaners. The SOC districts will be focused around adjacent Regional and Community Town Centers or along regionally significant transportation corridors.

Flexible Research and Development (FRD): The FRD district is intended to contain uses such as research and development, light manufacturing, advanced manufacturing, product testing centers and office development. The area could also include compatible commercial uses such as restaurants, coffee shops, cafes, printing and publishing, dry cleaners and supporting businesses. FRD districts are located south of Jensen Avenue. Residential uses are not permitted in this district.

SEDA Institutional (SI): The SI district is intended to include existing and planned educational facilities. The SI districts will include K-12 schools and university or state community college functions, and professional and trade schools while providing a limited but compatible series of commercial uses.

The purposes of the SEDA Annexed (ANX) Overlay are to:

A. Allow continued use of certain properties upon annexation to the City until such time as the properties are further developed consistent with the Base District.
B. Apply to properties in the SEDA Specific Plan boundary that include rural residential uses and properties and agricultural uses and properties established legally within the County of Fresno

Additional purposes of the SEDA Annexed (ANX) Overlay are as follows:

SEDA ANX Overlay: The SEDA ANX Overlay is intended to allow continued use of legally established rural residential uses and properties and agricultural uses and properties located within the SEDA Specific Plan boundary that are annexed into the City of Fresno. These protections do not apply to commercial and industrial uses, including but not limited to the following: extractive uses and properties, rendering uses and properties, and data center uses and properties.

SECTION 15-1702. – USE REGULATIONS (SEDA RESIDENTIAL DISTRICTS)

A. Table 15-1702 prescribes the proposed land use regulations for the SEDA Residential Districts. The regulations for the districts are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

   "P" designates permitted uses.

   "C" designates uses that are permitted after review and approval of a Conditional Use Permit.

   "(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

   "-" designates uses that are not permitted.

B. Land uses are defined in Article 67, Use Classifications.

C. In cases where a specific land use or activity is not defined, the Director may assign the land use or activity to a classification, should a use be substantially similar in character per Section 15-5020, Director's Determination.

D. All permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated in this Code.

E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.

F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 15-1702: USE REGULATIONS— SEDA RESIDENTIAL DISTRICTS					
Use Classifications	RCR	RR	NR	MR	Additional Regulations
Residential Use Classifications					
Residential Housing Type					
Single-Unit Dwelling, Detached	P	P	P	P	§ 15-2738, Manufactured Homes; § 15-2754, Second/Accessory Dwelling Units (ADUs)
Single-Unit Dwelling, Attached	-	-	P	P	§ 15-2754, Second/Accessory Dwelling Units (ADUs)
Cottage Housing Development	P	P	P	P	§ 15-2723, Cottage Housing Developments (Pocket Neighborhoods)
Duplex	P	P	P	P	§ 15-906, Duplex and Multi-Unit Residential Standards; § 15-2754, Second/Accessory Dwelling Units (ADUs)
Multi-Unit Residential	-	-	P	P	§ 15-906, Duplex and Multi-Unit Residential Standards; § 15-2754, Second/Accessory Dwelling Units (ADUs)
Adult Family Day Care					
Small (6 clients or less)	P	P	P	P	
Large (7 to 12 clients)	-	-	C	C	
Domestic Violence Shelter					
Small (6 persons or less)	-	P	P	P	
Large (7 persons or more)	-	-	C	C	
Elderly and Long-Term Care	-	-	C	C	
Family Day Care					
Small (8 children or less)	P	P	P	P	§ 15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	-	-	C	C	
Group Residential					
Small (6 persons or less)	P	P	P	P	
Large (7 persons or more)	-	-	P	P	

Re-Entry Facility	-	-	C	C	
Residential Care Facilities					
Residential Care, General	-	C	C	C C C	
Residential Care, Limited	P	P	P	P P P	
Residential Care, Senior	-	-	C	C	
Single Room Occupancy	-	-	C	C	
Public and Semi-Public Use Classifications					
Colleges and Trade Schools, Public or Private	-	-	C(1)	C(1)	
Community and Religious Assembly (less than 2,000 square feet)	-	-	P	P	§ 15-2719, Community and Religious Assembly Facilities
Community and Religious Assembly (2,000 square feet or more)	-	-	C(1)	C(1)	
Community Garden	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Cultural Institutions	-	-	C	C	
Day Care Centers	-	-	C	C	§ 15-2725, Day Care Centers and Family Child Care Homes
Park and Recreation Facilities, Public	P	P	P	P	
Public Safety Facilities	C	C	C	C	
Schools, Public or Private	-	-	P	P	
Social Service Facilities	-	-	C	C	
Commercial Use Classifications					
Animal Care, Sales, and Services					
Grooming and Pet Stores	-	-	-	C	
Kennels	C	C	-	-	
Veterinary Services	C	-	-	-	
Corner Commercial	-	-	P	P	§ 15-2722, Corner Commercial
Eating and Drinking Establishments					
Restaurant with Alcohol Sales	-	-	C	C	
Restaurant without Alcohol Sales	-	-	P	P	
Food and Beverage Sales					
Farmer's Markets	-	-	-	P(3)	§ 15-2730, Farmer's Markets

General Market	-	-	P(2)	P(2)	
Healthy Food Grocer	-	-	P(2)	P(2)	
Lodging					
Bed and Breakfast	P	P	P	P	§ 15-2713, Bed and Breakfast Lodging
Offices					
Business and Professional	-	-	P(4)	P(4)	
Medical and Dental	-	-	P(4)	P(4)	
Walk-In Clientele	-	-	P(4)	P(4)	
Retail Sales					
Convenience Retail	-	-	P(5)	P(5)	
General Retail	-	-	P(5)	P(5)	
Nurseries and Garden Centers	P	P	P	P	
Industrial Use Classifications					
Warehousing, Storage, and Distribution					
Personal Storage	-	-	C	C	§ 15-2747, Personal (Mini) Storage
Custom Manufacturing	C	C	-	-	
Transportation, Communication, and Utilities Use Classifications					
Communication Facilities					
Antenna and Transmission Towers	See § 15-2759, Telecommunications and Wireless Facilities				
Photovoltaic / Solar Farm					
Small (sites under 5 acres)	C	C	-	-	
Large (sites over 5 acres)	P	P	-	-	
Utilities, Major	C	-	-	-	
Utilities, Minor	P	P	P	P	
Agricultural and Extractive Use Classifications					
Agricultural Accessory Storage, Structures and Uses	P	P	-	-	
Agricultural Labor Housing	P	-	-	-	
Agricultural Processing	C	-	-	-	
Agricultural Support Services	P	-	-	-	
Agricultural Product Sales, Produced On-Site	P	P	-	-	
Animal Raising	C	C	-	-	
Beekeeping	P	P	-	-	
Crop Cultivation	P	P	P	P	§ 15-2716, Crop Cultivation

Crop Production	P(7)	P(7)	-	-	
Dairy	P(6)	-	-	-	
Distilleries	C	C	-	-	
Horticulture/Greenhouses, Private	P	P	-	-	
Horticulture/Greenhouses, Public	P	P	-	-	
Mining and Quarrying	C	-	-	-	
Produce Stand	P	P	P	P	§ 15-2752, Roadside Fruit Stands / Grower Stands
Sales Lot, Feed Lot, Stockyard	C	-	-	-	
Stables, Commercial	C	C	-	-	
Stables, Private	P	P	-	-	
Tasting Room	C	C	C	C	
Urban Farm	P	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Winery	C	C	-	-	
Other Applicable Types					
Accessory Uses and Structures	§ 15-2703, Accessory Uses				
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping				
Home Occupations	§ 15-2735, Home Occupations				
Animal Keeping	§ 15-2708, Animal Keeping				
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots				
Temporary Use	§ 15-2760, Temporary Uses				
Transitional and Supportive Housing	§ 15-2762, Transitional and Supportive Housing				

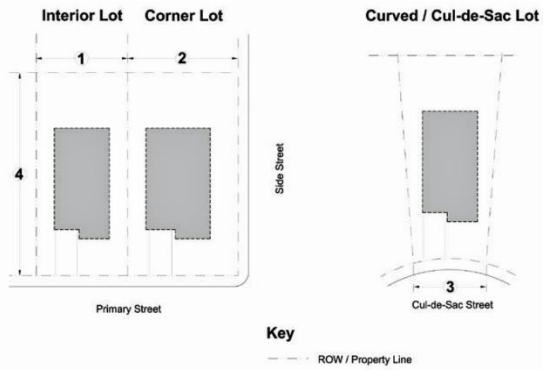
Specific Limitations:

1. Only on parcels with direct access from a major street.
2. Limited to sites that are a minimum of five acres and 1,500 square feet of sales area.
3. Off-street Farmer's Markets are permitted only on non-residential sites, such as schools and religious institutions.
4. Limited to 1,500 square feet in size if on the ground floor.
5. Limited to 2,500 square feet in size
6. Only on lots 40 acres or more in size
7. Only on sites larger than 5 acres

SECTION 15-1703. – DENSITY, INTENSITY AND MASSING DEVELOPMENT STANDARDS (SEDA RESIDENTIAL DISTRICTS)

Tables 15-1703-1 through 15-1703-2 prescribe the development standards for the SEDA Residential Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Code, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below correspond to the "#" column in the associated table. Drawings are for illustrative purposes and are not drawn to scale.

TABLE 15-1703-1: LOT AND DENSITY STANDARDS – SEDA RESIDENTIAL DISTRICTS

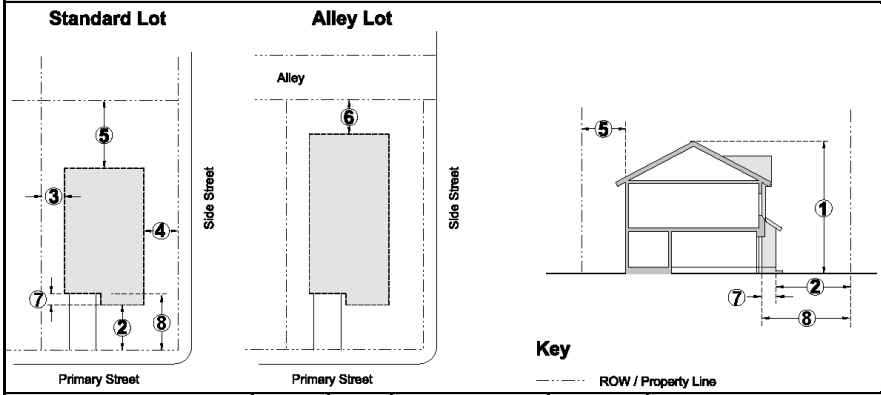


District	RCR	RR	NR	MR	Additional Regulations	#
Minimum Lot Size (sq. ft.)	20 acres	5 acres	2,000	-		
Minimum Lot Size, with Enhanced Streetscape (sq. ft.)	-	-	1,500	-	§ 15-1704-C.2, Enhanced Streetscape	
Maximum Lot Size[2]	-	-	-	-		
Residential Density	1 (du/lot)	1 (du/lot)	6-20 (du/acre)	8-25	§ 15-310, Determining Residential Density	
Minimum Lot Width (ft.)						
General Standard	130	165	30	-		①
Corner	-	165	40	-		②
Reversed Corner	-	165	50	-		
Where Side Property Line Abuts a Major	-	165	60	-		

Street, Freeway or Railroad						
Curved/Cul-de-Sac	-	90	30	-		③
Minimum Lot Depth (ft.)						
General Standard	200	170	50	-		④
Where Front or Rear Property Line Abuts a Major Street	-	200	70	-		④
Where a Front or Rear Property Line Abuts a Freeway or Railroad	-	200	120	-		④

1. Provided that the overall density of the development does not exceed the approved General Plan densities.
2. Maximum lot sizes may be exceeded in developments whose overall density does not fall below the approved General Plan.
    a. This does not apply to existing Rural Residential uses at the time of Specific Plan adoption.

TABLE 15-1703-2: BUILDING FORM AND LOCATION STANDARDS - SEDA RESIDENTIAL DISTRICTS



District	RCR	RR	NR	MR	Additional Regulations	#
Maximum Height (ft.)	35	35	40	50	§ 15-2012, Heights and Height Exceptions	①
Maximum Height, Accessory Structures (ft.)	-	25	-	-		
Minimum Setbacks (ft.)						

Front (min./max.)	35	35	10/20	10/20	§ 15-313, Determining Setbacks and Yards § 15-1704-C.1, Additional Setback Regulations § 15-1704-C.2, Enhanced Streetscape § 15-2004, Accessory Buildings and Structures § 15-2014, Projections/Encroachments into Yards	②
Front, curve lots/cul-de-sacs	-	25	-	-		
Front, with Enhanced Streetscape	-	-	-	-		
Interior Side (min.)	20	20	8 total, min.3/side	5		③
Street Side	35	25	-	-		④
Street Side (min.) (Parcel<125ft. in depth)	-	-	10	10		
Street Side (min.) (Parcel>125ft. in depth)	-	-	15	15		
Reversed Corner (street side)	-	25	-	-		
Rear (min.)	20	20	20	15		⑤
Alley (min.)	-	20	20	3		⑥
Freeway/Railroad	-	50	50	-		
Minimum distance between structures housing livestock and poultry to human habitation	-	40	-	-		
Garage, from back of sidewalk or curb	-	-	35	-		⑧
Garage, from primary façade	-	-	4	-		⑦
Parking, from back of sidewalk or curb (min.)			30	30		
Minimum Frontage Coverage (%)						
Residential Blocks	-	-	-	-		
Mixed Use Blocks	-	-	50	50		

Minimum Frontage Coverage (% of lot)	-	-	50	50		
Maximum Lot Coverage (% of Lot)	5	30 (1)	60	50	§ 15-311, Determining Lot Coverage	
Minimum On-Site Open Space for Multi-Unit Residential (% of Lot Area)	-	-	20	-		
Minimum On-Site Open Space (% of Lot Area)	-	-	-	15		
1. Existing structures can retain existing lot coverage at time of Specific Plan adoption.						

SECTION 15-1704. – SITE DESIGN DEVELOPMENT STANDARDS (SEDA RESIDENTIAL DISTRICTS)

A. The following standards apply to RCR district properties:
   1. **Additional Height for Agricultural-Related Structures**. The Director may approve Accessory Structures, up to a height of 75 feet, for agricultural-related structures, per the following standards:
      a. The Accessory Structure shall be used only for agricultural products and equipment.
      b. Any request to exceed the 35 foot maximum shall be subject to a flag test to be performed by the applicant, with a member of City staff in attendance.
      c. There shall be no advertising on the structure.
      d. Sight lines, shadows, and overall aesthetics shall be considered by the Director when over-height structures are proposed.

B. The following standards apply to RR district properties:

   1. **Existing RR District Properties.** All existing RR district properties must conform to existing Fresno County regulations identified in Fresno County Municipal Code Articles 2, 3 and 4, at the date of SEDA Specific Plan adoption, for Rural Residential zoned properties.

   2. **New Uses and Structures in RR District Properties**. For new uses and structures, they must follow requirements in Tables 15-1702, 15-1703-1 and 15-1703-2.

C. The following standards apply to NR district, single-unit uses and properties:
   1. **Additional Setback Regulations.**
      a. **Setbacks for Developed Blocks.**
         i. **Front Yards.** Where 50 percent or more of the lots on the same blockface have been improved with buildings, the front setback for new structures shall not be greater than

120 percent of the average of the actual front setbacks of all improved lots on such blockface, nor shall it be less than 80 percent of the average of the actual front setbacks of all improved lots on such blockface.

ii. **Garage Encroachments into Rear and Side Setbacks.** Where 50 percent of the residential properties on a block have detached garages which encroach into the minimum side and/or rear setbacks, new detached garages shall be permitted to encroach into the minimum side and/or rear setback in a similar manner. In such instances the minimum side and rear setback for a detached garage shall each be equal to the average of the equivalent setbacks of the detached garages on the block, unless the average is less than two feet in which case the setback shall be zero feet.

iii. **Garage Setbacks for Developed Blocks.** Where 50 percent or more of the lots on the same blockface feature detached garages, new garages shall be set back no less than 10 feet behind the primary façade.

b. **Side Setbacks for Attached Dwellings.** Required side setbacks shall apply only to the ends of rows of attached dwellings, and shall not be required between attached dwellings.

c. **Water-Efficient Landscaping Incentive.** The minimum front setback may be reduced by up to three feet if the front yard complies with the following:

i. The installed landscaping complies with the State Model Water Efficient Landscape Ordinance (MWELO) regardless of whether the new landscape project meets or does not meet the Applicability criteria in MWELO; and

ii. The Maximum Applied Water Allowance is reduced by 10 percent; and

iii. The setback reduction shall not result in a front setback of less than three feet.

d. **Park Strip Incentive.** When a park strip is provided between the curb and sidewalk in a new subdivision, the minimum front setback for adjacent parcels shall be reduced by the width of the park strip.

e. **Swing Garages.** A garage with an entrance that is perpendicular to the adjacent street is known as a swing garage. If the wall of a swing garage which faces the street has windows and other architectural treatments which are comparable to that of the primary façade of the living area, then swing garages shall be subject to the minimum front setback and shall not be subject to garage setbacks.

f. **Rear Setback Reduction.** Rear setbacks may be reduced if all of the following conditions are met:

i. A site plan shall be submitted in accordance with the provisions of Article 52 Development Permit;

ii. The rear setback shall be greater than or equal to the required interior side setback for the Base District

iii. Space equal to the reduction shall be provided elsewhere on the lot, exclusive of any required yard area. Said replacement space shall have minimum dimensions of five feet by eight feet, and shall be so located that it is suitable for general use by the occupant of the premises; and

iv. Such a reduction would not conflict with the provisions of Section 15-1704-D.1, NR Transition Standards.

g. **Driveway Paving.** All driveways shall be paved per Public Works standards.

h. **Curb Cuts.** Curb cuts shall be placed along secondary or side street infrastructure.

2. **Enhanced Streetscape.** When an Enhanced Streetscape is provided, the minimum lot size and minimum front setback shall be reduced as identified in Tables 15-1703-1 and 15-1703-2. Enhanced Streetscape shall mean that no fewer than five of the following qualities are present on the site or the adjacent public street:

   a. A landscaped parkway strip of no less than four feet in width; or

   b. An elevated first floor which is at no less than three feet above the grade of the adjacent sidewalk or curb; or

   c. A front porch with a depth of no less than five feet and a width equal to no less than 20 percent of the building frontage; or

   d. A street-facing balcony with a depth of no less than five feet and a width equal to no less than 30 percent of the building frontage; or

   e. A bay window with a depth of no less than two feet; or

   f. An alley-loaded garage; or

   g. A front-loaded garage door, the width of which occupies less than 50 percent of the area of the front façade; or

   h. A design in which no exterior front street-facing wall has a continuous plane of more than eight feet without an opening such as a window or door or a projection, offset, or recess at least one foot in depth; or

   i. Stone or brick cladding accounts for no less than 25 percent of the cladding of ground floor front street-facing facades, excluding windows, doors, and garages; or

   j. A two-story front elevation; or

   k. Shutters, lintels, sills, awnings, decorative trim or similar architectural treatments on front street-facing windows and doors; or

   l. Ornamental architectural elements such as medallions, keystones, or quatrefoils, and decorative vent covers; or

   m. Decorative eave treatments such as cornice moldings, modillions, corbels, and outlookers; or

   n. 8-foot tall front door; or

   o. Juliet balcony.

3. **Pedestrian Access.** Where 50 percent or more of the single-unit homes on the same blockface have a direct path from the main pedestrian entrance to the public sidewalk, new homes shall also provide such a path. In such circumstances the driveway shall not satisfy this requirement.

4. **Driveway Design.** Where 50 percent or more of the lots on the same blockface have a driveway design with a landscaped strip in the center (commonly known as ribbon drives or Hollywood drives), new driveways shall also include a central landscape strip.

5. **Driveway Paving.** The entire length of the driveway, from the street to the garage or carport, shall be paved. The minimum width of the paved area shall equal the width [of] the garage door, however central landscaped strips (commonly known as ribbon drives or Hollywood drives) may be provided.

D. The following standards apply to NR District, multi-unit uses and properties.

1. **Parking Setback.** Parking Setback. Parking shall be setback as identified in Table 15-1703-2 except as provided below:

   a. **Surface Parking.**

      i. Surface parking which is located behind a building shall not be subject to the parking setback requirement.

      ii. On lots less than 150 feet in width or depth, surface parking may be set back less than the distance identified in Table 15-1703-2, if the following conditions are met:

         a) Such parking shall not be set back from the street less than adjacent buildings on the site.

         b) The parking setback area shall be landscaped.

         c) There shall be no more than four adjacent parking spaces in surface parking areas located less than 30 feet from a street-facing lot line. The space between groups of four adjacent parking spaces shall be equal in width to the adjacent parking spaces and shall be landscaped.

         d) Parking spaces shall be screened from the adjacent street with a minimum three foot berm, wall, or hedge, or combination thereof.

   b. **Partially Submerged Podium Parking.** Parking that is partially below the street grade may extend to the setbacks of the main structure, if the following conditions are met:

      i. No more than six feet of the partially submerged parking podium may extend above the street grade.

      ii. The partially submerged parking podium shall be screened along street facing elevations by foundation plant materials. Gates need not be screened.

   c. **Underground Parking.** Parking that is fully underground and below the street grade may extend from lot line to lot line.

2. **On-Site Open Space**. This section applies to multi-unit residential and non-residential uses.

   a. **Minimum Open Space Required.** The minimum amount of on-site open space required shall be based on the size of the lot, as identified in Table 15-1703-2. This requirement may be met through a combination of private open space, common open space, or public plazas as follows:

      i. **Private Open Space Requirements.** Private open spaces are those which are attached to a dwelling unit and are available only for the private use of the residents of the dwelling unit, such as balconies, porches, and patios. No fewer than 50 percent of the dwelling

units on a site shall have a private open space. The following standards shall apply to private open space:

a) The minimum dimension of any private open space shall be four feet.

b) The minimum area of any private open space shall be 32 square feet.

c) When located within 30 feet of a public street and located on the ground floor, private open spaces shall be designed as a porch.

d) When located within 30 feet of a public street and located above the ground floor, private open spaces shall be designed as a balcony.

ii. **Common Open Space Requirements.** Common open spaces are those which are available for active or passive use by all tenants, but use by the general public may be restricted. To the extent that common open space is provided, the following standards shall apply:

a) The minimum dimension of any common open space shall be 20 feet.

b) The minimum area of any common open space shall be 1,000 square feet. The calculation of the common open space area shall exclude structures which are unusable as open space, but shall include structures that enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping.

c) Not less than 80 percent of common open space shall be unobstructed to the sky. Trellises, pergolas, and similar structures shall be considered open to the sky for the purposes of this measurement.

d) Common open space may be located at grade, on rooftops, on top of parking podiums, or any other such location that is accessible to tenants. Common open space may not be located within required front setbacks or NR buffer setbacks.

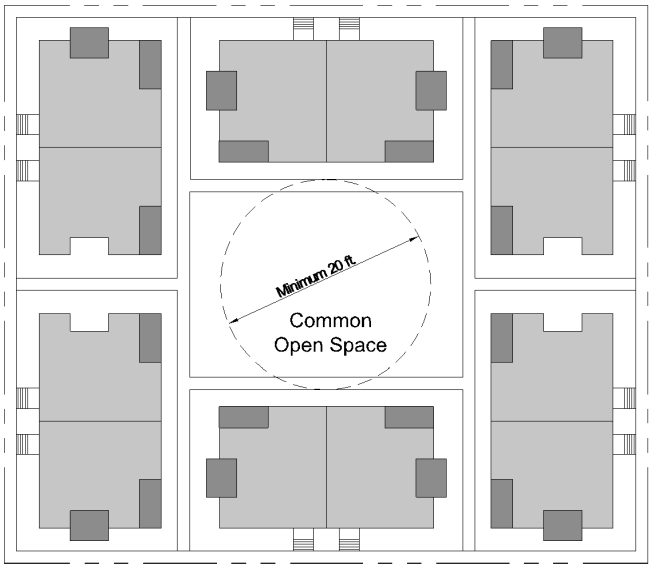


FIGURE 15-1704-D.2.a.ii: COMMON OPEN SPACE REQUIREMENTS

b. **Minimum Open Space Reduction**. The minimum amount of open space required shall be reduced by 25 percent in any one of the following circumstances:

i. Any portion of the lot is located within a quarter mile of a transit stop with regular, scheduled service during the weekday hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.

ii. There is a public park within 400 feet of the site, and

iii. Said park is located on the same side of the street and provides an ADA compliant pedestrian path of travel to and from the site; or

iv. The public park is across a local street and the site provides an ADA compliant pedestrian path of travel to and from the site.

a) The parcel is 15,000 square feet or less in area.

3. **Parking**

a. Residential Districts must comply with parking standards identified in FMC Section 15-2409.

b. If on-street parking is provided, only parallel parking is permitted.

4. **Curb Cuts.** Curb cuts shall be placed along secondary or side street infrastructure.

5. **Block Length.** Neighborhood Residential blocks longer than 500' shall incorporate a perpendicular, mid-block pass through for pedestrian and bicycle circulation.

E. The following standards apply to MR district properties:

1. **NR Transition Standards.** Where an MR district abuts an NR District, the following standards apply:

a. **Height.** The maximum height within 40 feet of an NR District is limited to 30 feet. The maximum height within 50 feet of an NR District is 40 feet.

b. **Additional Setbacks.** The following additional setback requirements shall be applied to all structures, including accessory structures, on parcels which are adjacent to an NR District:

i. **Front.** The minimum front setback requirement of the adjacent NR district shall be applied to all structures within 50 feet of the NR District.

ii. **Interior Side.** The interior side setback shall be 10 feet.

iii. **Rear.** The rear setback shall be 20 feet.

c. **Landscape.** See Table 15-2305-C.1, Required Landscape Buffers.

d. **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-unit lot, the following screening measures shall apply:

i. **Screening measures.** 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.

ii. **Sufficiency of Screening.** Balconies are not permitted on side within 50 feet of single unit residential properties.

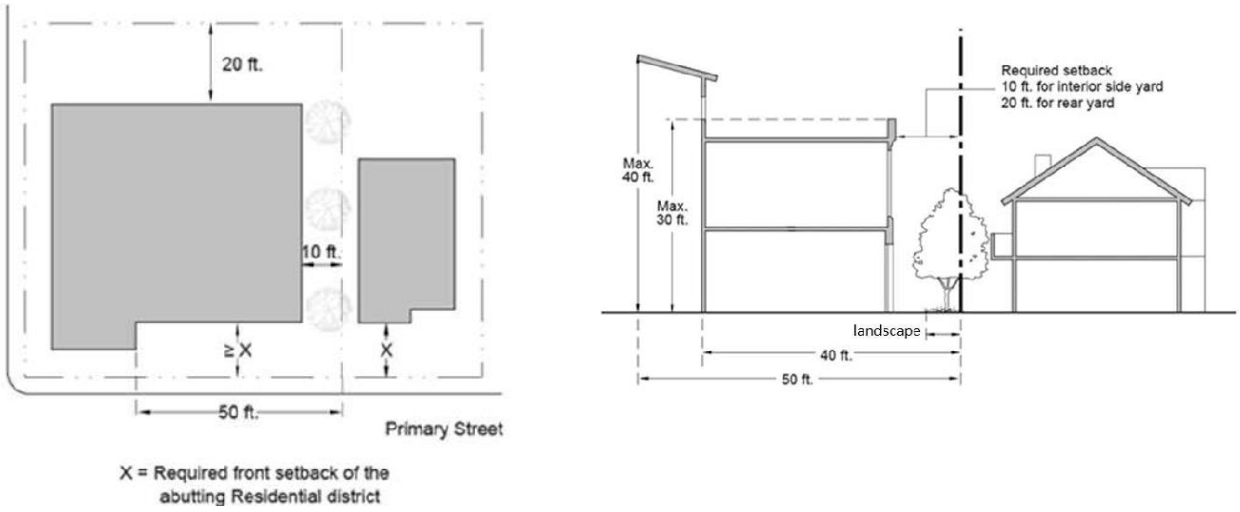


FIGURE 15-1704-E.1: TRANSITION STANDARDS—MR DISTRICTS.

2. **Additional Setback Standards.**

   a. **Side Setbacks for Attached Dwellings.** Required side setbacks shall apply only to the ends of rows of attached dwellings, and shall not be required between attached dwellings.

   b. **Rear Setback Reduction.** Rear setbacks may be reduced if all of the following conditions are met:

      i. A site plan shall be submitted in accordance with the provisions of Article 52 Development Permit;

      ii. The rear setback shall be greater than or equal to the required interior side setback for the Base District;

      iii. Space equal to the reduction shall be provided elsewhere on the lot, exclusive of any required yard area. Said replacement space shall have minimum dimensions of five feet by eight feet; and

      iv. Such a reduction would not conflict with the provisions of this Section.

3. **Parking Setback.** Parking shall be setback as identified in Table 15-1703-2 except as provided below:

   a. **Surface Parking.**

      i. Surface parking which is located behind a building shall not be subject to the parking setback requirement.

      ii. On lots less than 150 feet in width or depth, surface parking may be set back less than the distance identified in Table 15-1703-2, if the following conditions are met:

         a) Such parking shall not be set back from the street less than adjacent buildings on the site.

b) The parking setback area shall be landscaped.

c) There shall be no more than four adjacent parking spaces in surface parking areas located less than 30 feet from a street-facing lot line. The space between groups of four adjacent parking spaces shall be equal in width to the adjacent parking spaces and shall be landscaped.

d) Parking spaces shall be screened from the adjacent street with a minimum three foot berm, wall, or hedge, or combination thereof.

iii. If a sound wall is required along a frontage, the Parking Setback can be waived.

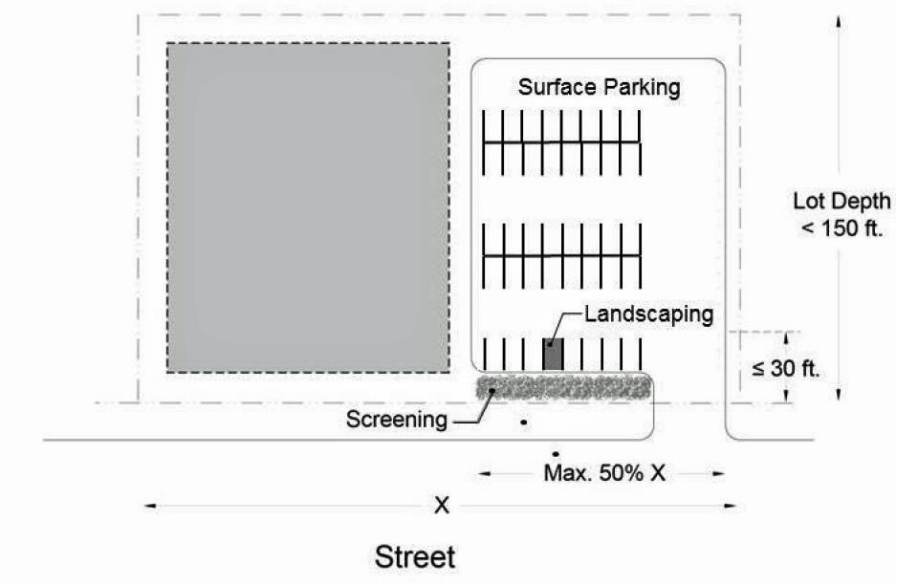


FIGURE 15-1704-E-3.a.ii: SURFACE PARKING SETBACK REDUCTION

b. **Partially Submerged Podium Parking.** Parking that is partially below the street grade may extend to the setbacks of the main structure, if the following conditions are met:

i. No more than six feet of the partially submerged parking podium may extend above the street grade.

ii. The partially submerged parking podium shall be screened along street facing elevations by foundation plant materials. Gates need not be screened.

c. **Underground Parking.** Parking that is fully underground and below the street grade may extend from lot line to lot line.

4. **On-Site Open Space.**

a. **Minimum Open Space Required.** The minimum amount of on-site open space required shall be based on the size of the lot, as identified in Table 15-1703-2. This requirement may be met through a combination of private open space, common open space, or public plazas as follows:

i. **Private Open Space Requirements.** Private open spaces are those which are attached to a dwelling unit and are available only for the private use of the residents of the dwelling

unit, such as balconies, porches, and patios. No fewer than 50 percent of the dwelling units on a site shall have a private open space. The following standards shall apply to private open space:

a) The minimum dimension of any private open space shall be four feet.

b) The minimum area of any private open space shall be 32 square feet.

c) When located within 30 feet of a public street and located on the ground floor, private open spaces shall be designed as a porch.

d) When located within 30 feet of a public street and located above the ground floor, private open spaces shall be designed as a balcony.

ii. **Common Open Space Requirements.** Common open spaces are those which are available for active or passive use by all tenants, but use by the general public may be restricted. To the extent that common open space is provided, the following standards shall apply:

a) The minimum dimension of any common open space shall be 20 feet.

b) The minimum area of any common open space shall be 1,000 square feet. The calculation of the common open space area shall exclude structures which are unusable as open space, but shall include but are not limited to swimming pools, changing facilities, fountains, planters, benches, and landscaping.

c) Not less than 80 percent of common open space shall be unobstructed to the sky. Trellises, pergolas, and similar structures shall be considered open to the sky for the purposes of this measurement.

d) Common open space may be located at grade, on rooftops, on top of parking podiums, or any other such location that is accessible to tenants. Common open space may not be located within required front setbacks or NR buffer setbacks.

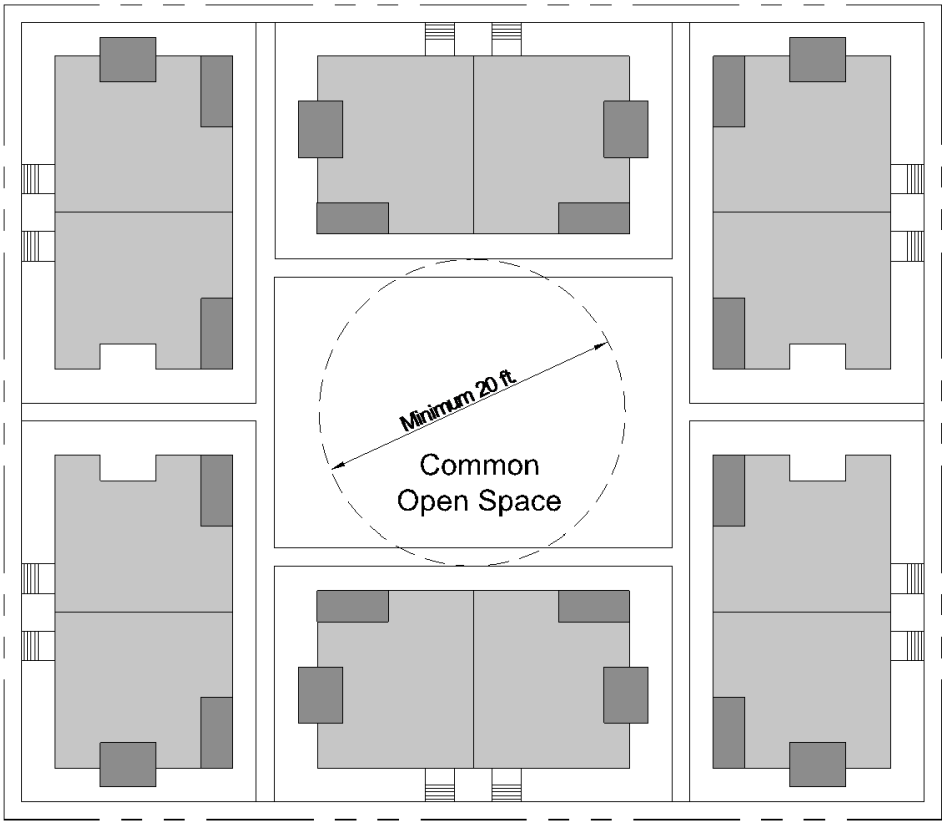


FIGURE 15-1704-E-4.a.ii: COMMON OPEN SPACE REQUIREMENTS

iii. **Public Plaza Requirements.** Only required for non-residential uses. Public plazas are those which are available for use by the general public, as well as tenants of the project. To the extent that public plazas are provided, the following standards shall apply:

a) The minimum dimension of any public plaza shall be 20 feet.

b) The minimum area of any public plaza shall be 500 square feet. The calculation of the public plaza area shall include but not be limited to fountains, planters, benches, and landscaping.

c) Public plazas shall include benches or other seating. Amenities provided shall include, but not be limited to, trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.

d) Public plazas shall be fully accessible from the public right-of-way, shall be located in front of project buildings and shall not be located where public views into the space are obstructed by buildings or other structures.

e) Public plazas may be located within required front setbacks.

f) A public access covenant shall be provided for the space.

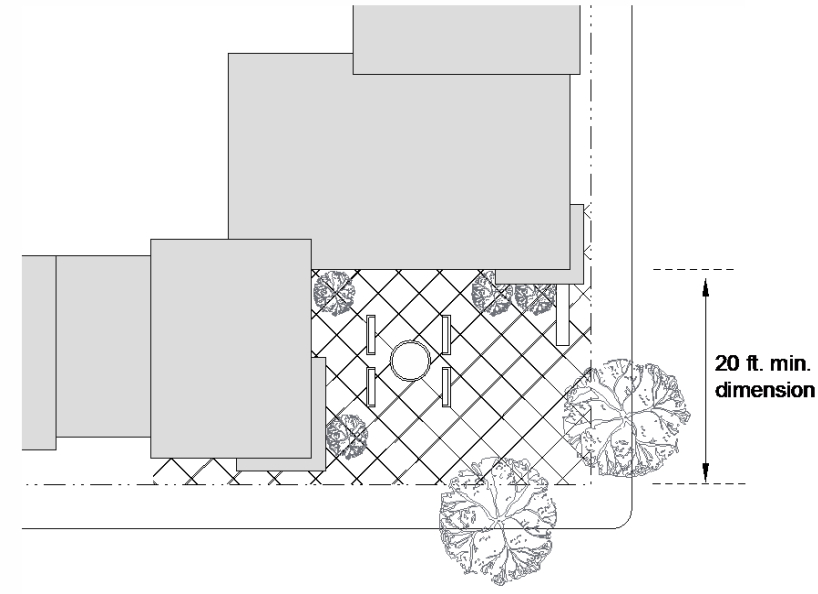


FIGURE 15-1704-E.4.a.iii: MINIMUM REQUIRED PUBLIC PLAZA DIMENSION

b. **Minimum Open Space Reduction.** The minimum amount of open space required shall be reduced by 25 percent in any one of the following circumstances:

i. Any portion of the lot is located within a quarter mile of a transit stop with regular, scheduled service during the weekday hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.

ii. There is a public park within 400 feet of the site, and

a) Said park is located on the same side of the street and provides an ADA compliant pedestrian path of travel to and from the site; or

b) The public park is across a local street and the site provides an ADA compliant pedestrian path of travel to and from the site.

Iii. The parcel is 15,000 square feet or less in area.

5. **Pedestrian Access.** Pedestrian access to public streets shall be as follows:

a. **Common Area Sidewalk Connections.** Common entrances into lobbies or internal pedestrian paths shall be provided at the rates prescribed below. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth.

i. No less than one per 600 feet of linear street frontage.

b. **External Connections to Adjacent Development.** Pedestrian walkways shall connect the project site to adjacent Commercial, Mixed-Use, and Employment and Institutional districts at a frequency of no less than one per 600 feet. Projects may be excepted from this requirement in the following situations:

i. A street network with blocks less than 600 feet and sidewalks on at least one side of the street in the area within 1,000 feet of the subject property; or

ii. The project site is less than one acre in size; or

iii. The adjacent properties are developed and there are no possible connection points.

c. If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to pedestrian access and the location of doors and entrances shall also be followed.

6. **Parking**

a. Residential Districts must comply with parking standards identified in FMC Section 15-2409.

b. If on-street parking is provided, only parallel parking is permitted.

7. **Curb Cuts.** Curb cuts shall be placed along secondary or side street infrastructure.

8. **Block Length.** Mixed Residential blocks longer than 500' shall incorporate a perpendicular, mid-block pass through for pedestrian and bicycle circulation.

SECTION 15-1705. – FAÇADE DESIGN DEVELOPMENT STANDARDS (SEDA RESIDENTIAL DISTRICTS)

A. The following façade design development standards apply to NR district properties:

1. **Façade Alignment.**

a. **Vertical Alignment.** Façades shall be oriented vertically and shall have no slope.

b. **Horizontal Alignment.** Facades that are located within 50 feet of a public street shall run parallel or perpendicular to said street.

2. **Façade Compatibility for Developed Blocks.** Where 50 percent or more of the lots on the same blockface have been improved with buildings, the following standards shall apply:

a. **Building Materials and Finishes.** At least two cladding materials (excluding roof and foundation) and at least three exterior colors (each cladding material shall count as a color, trim/accent colors shall each count as a color) shall be provided; and

b. **Windows.** Windows shall be provided on all walls that are along the front and street side setbacks.

3. Street-facing façades for buildings adjacent to a public street shall comply with five of the following standards. Other façades shall not be subject to these standards.

a. **Building Length Articulation.** At least one projection or recess will be provided for every 50 horizontal feet of wall in one of the following manners:

i. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.

b**. Building Materials and Finishes.** The following building materials and finishes shall be provided:

i. At least two cladding materials (excluding roof and foundation); and

ii. At least three exterior colors (each cladding material shall count as a color, trim/accent colors shall each count as a color).

iii. Exception: Buildings with all of the following characteristics shall be allowed to use one cladding material:

a) Building height of 3 stories or less;

b) Building width of 100 feet or less; and

c. **Window Design.**

i. **Glazing Ratio.** Street-facing façades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing, as long as the total building envelope glazing does not exceed the glazing provisions in the California Building Code.

ii. **Vertical Proportion.** On upper stories, at least 30 percent of all window openings, window panes, or distinct window units shall have a vertical proportion, in which their height exceeds their width by 25 percent or more.

d. **Balconies.** If balconies are provided, they shall not be grouped together into a continuous band across the façade. No more than two balconies shall be contiguous. Each balcony or group of two contiguous balconies shall have at least six feet of horizontal separation from any other balcony.

B. The following façade design development standards apply to MR district properties:

1. Street-facing façades for buildings adjacent to a public street shall comply with five of the following standards. Other façades shall not be subject to these standards.

a. **Building Length Articulation.** At least one projection or recess will be provided for every 50 horizontal feet of wall in one of the following manners:

i. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.

b. **Building Materials and Finishes.** The following building materials and finishes shall be provided:

i. At least two cladding materials (excluding roof and foundation); and

ii. At least three exterior colors (each cladding material shall count as a color, trim/accent colors shall each count as a color)

iii. Exception: Buildings with all of the following characteristics shall be allowed to use one cladding material:

a) Building height of 3 stories or less;

b) Building width of 100 feet or less; and

c. **Window Design.**

i **Glazing Ratio.** Street-facing façades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing, as long as the total building envelope glazing does not exceed the glazing provisions in the California Building Code.

ii. **Vertical Proportion.** On upper stories, at least 30 percent of all window openings, window panes, or distinct window units shall have a vertical proportion, in which their height exceeds their width by 25 percent or more.

d. **Balconies.** If balconies are provided, they shall not be grouped together into a continuous band across the façade. No more than two balconies shall be contiguous. Each balcony or group of two contiguous balconies shall have at least six feet of horizontal separation from any other balcony.

SECTION 15-1706. – USE REGULATIONS (SEDA MIXED USE DISTRICTS)

A. Table 15-1706 prescribes the proposed land use regulations for SEDA Mixed-Use Districts. The regulations for the districts are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

"P" designates permitted uses.

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"-" designates uses that are not permitted.

Uses listed as "P" or "C" may be restricted in certain locations by this and subsequent Sections.

B. Land uses are defined in Article 67, Use Classifications.

C. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character per Section 15-5020, Director's Determination.

D. All permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated in this Code.

E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.

F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 15-1706: USE REGULATIONS—SEDA MIXED-USE DISTRICTS				
Use Classifications	NTC	CTC	RTC	Additional Regulations
Residential Use Classifications				
Residential Housing Types				
Single-Unit Dwelling, Detached	P	P	-	
Single-Unit Dwelling, Attached	P	P	P	§ 15-2754, Second/Accessory Dwelling Units (ADUs)
Second Dwelling Unit	P	P	P	
Cottage Housing Development	P	P	P	
Duplex	P	P	-	
Multi-Unit Residential	P	P	P	§ 15-2754, Second/Accessory Dwelling Units (ADUs)
Adult Family Day Care				
Small (6 clients or less)	P(1)	P(1)	P(1)	
Large (7 to 12 clients)	P(1)	-	-	
Caretaker Residence	P(1)			
Domestic Violence Shelter				
Small (6 persons or less)	P(1)			
Large (7 persons or more)	P(1)	P(1)	P(1)	
Elderly and Long-Term Care	P(1)	P(1)	P(1)	
Family Day Care				
Small (8 or fewer children)	P(1)	P(1)	P(1)	§ 15-2725, Day Care Centers and Family Child Care Homes
Large (9 to 14 children)	P(1)	P(1)	P(1)	
Group Residential				
Small (6 persons or less)	P(1)	P(1)	P(1)	
Large (7 persons or more)	P(1)	P(1)	P(1)	
Lodging-to-Dwelling Conversion	C	C	C	§ 15-2737.5 Lodging-to-Dwelling Conversion Requirements
Residential Care Facilities				
Residential Care, Limited	P(1)	P(1)	P(1)	
Residential Care, Senior	P(1)	P(1)	P(1)	
Single Room Occupancy	C	C	C	
Public and Semi-Public Use Classifications				
Colleges and Trade Schools, Public or Private	C	C	C	
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)	P	P	P	
Community Garden	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Conference/Convention Facility	C	C	C	
Cultural Institutions	P	P	P	

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(1)	P(1)	P(1)	
Hospitals and Clinics				
Hospital	-	C(2)	C(2)	
Clinic	P	P	P	
Substance Abuse Treatment Clinic	C(3)	C(3)	C(3)	
Instructional Services	P	P	P	
Park and Recreation Facilities, Public	P	P	P	
Parking, Public or Private	-	C(4)	C(4)	
Public Safety Facilities	C	C	C	
Schools, Public or Private	P	P	P	
Social Service Facilities	P(1)	P(1)	P(1)	
Commercial Use Classifications				
Animal Care, Sales and Services				
Grooming and Pet Stores	P	P	P	
Veterinary Services	-	C(6)	C(6)	
Artist's Studio	P	P	P	
Automobile/Vehicle Sales and Services				
Automobile/Vehicle Sales and Leasing	C	C	C	§ 15-2709, Automobile and Motorcycle Retail Sales and Leasing
Automobile Rentals	C(5)	C(5)	C(5)	
Automobile/Vehicle Repair, Major	C(5)	C(5)	C(5)	
Automobile/Vehicle Service and Repair, Minor	C(5)	C(5)	C(5)	
Automobile Washing	C(5)	C(5)	C(5)	
Service Station	C	C	C	§ 15-2755, Service Stations
Banks and Financial Institutions				
Banks and Credit Unions	P	P	P	
Banquet Hall	C	C	C	§ 15-2712, Banquet Hall
Business Services	P	P	P	
Eating and Drinking Establishments				
Bars/Nightclubs/Lounges	C	C	C	§ 15-2743, Outdoor Cooking for Commercial Purposes; § 15-2744, Outdoor Dining and Patio Areas; § 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges
Restaurant with Alcohol Sales	C	C	C	
Restaurant without Alcohol Sales	P	P	P	
Entertainment and Recreation				
Cinema/Theaters	P	P	P	
Cyber/Internet Cafe	C	C	C	§ 15-2724, Cyber/Internet Cafes
Large-Scale	-	C	C	

Small-Scale	P	P	P	§ 15-2708, Arcades, Video Games, and Family Entertainment Centers, § 9-1801, Billiard Rooms
Food and Beverage Sales				
Farmer's Markets	P	P	P	§ 15-2730, Farmer's Markets
General Market	P	P	P	§ 15-2744, Outdoor Dining and Patio Areas; § 15-2745, Outdoor Retail Sales
Healthy Food Grocer	P	P	P	
Liquor Stores	C(5)	C(5)	C(5)	§ 15-2707, Alcohol Sales; § 15-2745, Outdoor Retail Sales
Food Preparation	P(1)	P(1)	P(1)	
Funeral Parlors and Internment Services	P(1)	P(1)	P(1)	§ 15-2714, Body Preparation and Funeral Services
Live/Work	P	P	P	
Lodging				
Bed and Breakfast	P	P	P	
Hotels and Motels	P(8)	P(8)	P	
Maintenance and Repair Services	P	P	P	
Offices				
Business and Professional	P	P	P	
Medical and Dental	P	P	P	
Walk-in Clientele	P	P	P	
Personal Services				
General Personal Services	P(9)	P	P	
Tattoo or Body Modification Parlor	P(9)	P	P	§ 15-2758, Tattoo or Body Modification Parlor
Retail Sales				
Building Materials and Services	-	C	C	§ 15-2745, Outdoor Retail Sales
Convenience Retail	P	P	P	§ 15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
General Retail	P	P	P	§ 15-2733, Hobby Stores; § 15-2745, Outdoor Retail Sales
Large-Format Retail	P	P	P	§ 15-2737, Large-Format Retail; § 15-2745, Outdoor Retail Sales
Nurseries and Garden Centers	P	P	P	§ 15-2745, Outdoor Retail Sales
Second Hand/Thrift Stores	P	P	P	
Swap Meet/Flea Market	C	C	C	§ 15-2730, Flea Markets
Industrial Use Classifications				
Custom Manufacturing	C(5)	C(5)	C(5)	
Limited Industrial	C(7)	C(7)	C(7)	
Recycling Facility				
Reverse Vending Machine	P	P	P	§ 15-2750, Recycling Facilities
Warehousing, Storage, and Distribution				

Personal Storage	C	C	C	§ 15-2747, Personal (Mini) Storage
Transportation, Communication, and Utilities Use Classifications				
Airports and Heliports	-	-	C(10)	
Communication Facilities				
Antenna and Transmission Towers	See Section 15-2759, Telecommunications and Wireless Facilities			
Transportation Passenger Terminals	-	-	C	
Utilities, Minor	P	P	P	
Agricultural and Extractive Use Classifications				
Produce Stand	P	-	-	§ 15-2752, Roadside Fruit Stands/Grower Stands
Tasting Room	C	C	C	
Urban Farm	P	-	-	§ 15-2719, Community Gardens/Urban Farms
Other Applicable Types				
Accessory Uses and Structures	§ 15-2703, Accessory Uses			
Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping			
Home Occupations	§ 15-2735, Home Occupations			
Animal Keeping	§ 15-2707, Animal Keeping			
Drive-In and Drive-Through Facilities	C(11)	C(11)	C(11)	§ 15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§ 15-2766, Walk-Up Facilities			
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots			
Temporary Use	§ 15-2760, Temporary Uses			
Transitional and Supportive Housing	§ 15-2762, Transitional and Supportive Housing			

Specific Limitations:

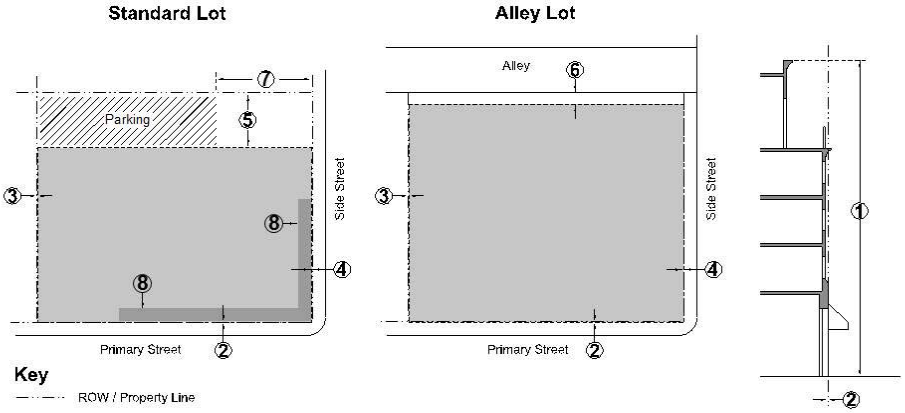
1. Not allowed on the ground floor within 200ft of an intersection (measured from the lot line of two or more major streets with the exception of main building entrances and active community spaces).
2. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.
3. Must include an indoor waiting area
4. Shall be below grade or in structures faced with active uses along the street
5. Not allowed within 500 feet of an existing or planned Bus Rapid Transit stop.
6. Provided that such use shall be completely enclosed in a building of soundproof construction
7. Must take place entirely within a building
8. Limited to upper stories unless at least 50 percent of ground floor street frontage is occupied by food service use.
9. Limited to establishments with a gross floor area of 5,000 square feet or less.
10. Limited to heliports used as accessory to a hospital.

11. Not allowed within 100 feet of a planned or existing Bus Rapid Transit station and not allowed between a building and a sidewalk.

SECTION 15-1707. – DENSITY, INTENSITY AND MASSING DEVELOPMENT STANDARDS (SEDA MIXED-USE DISTRICTS)

Table 15-1707 prescribes the density, intensity, and massing development standards for the SEDA Mixed-Use Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Code, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below correspond to the "#" column in the associated table. Drawings are for illustrative purposes and are not drawn to scale.

TABLE 15-1707: DENSITY, INTENSITY, AND MASSING STANDARDS—MIXED-USE DISTRICTS



District	NTC	CTC	RTC	Additional Regulations	#
Floor Area Ratio (max.)	1	1.5	2.0	§ 15-309, Determining Floor Area Ratio	
Residential Density, du/ac	12-30	16-55	30-70	§ 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	
Maximum Height (ft.)	40	60	75	§ 15-1708-B, NR Transition Standards and § 15-2012, Heights and Height Exceptions	①
Setbacks (ft.)					
Front (min./max.)	-/10	-/10	-/10	§ 15-313, Determining Setbacks and Yards § 15-1708-B, NR Transition Standards § 15-1708-D, Parking Setback § 15-2305, Areas to be Landscaped	②
Interior Side (min.)	-	-	-		③
Street Side (min.)	-	-	-		④
Rear (min.)	-	-	-		⑤
Alley (min.)	3	3	3		⑥
Parking, from back of sidewalk or curb (min.)	30	30	30		⑦

Minimum Frontage Coverage (%)	60	70	80	§ 15-317, Determining Frontage Coverage	
Corner Frontage (ft., measured from property corner)	15	30	50	§ 15-1708-C, Corner Frontage	⑧
Minimum On-Site Open Space (% of Lot Area)	15	10	8	§ 15-1708-E, On-Site Open Space	

SECTION 15-1708. – SITE DESIGN DEVELOPMENT STANDARDS (SEDA MIXED-USE DISTRICTS)

A. **Active Uses Adjacent to Sidewalks.** For buildings located within 20 feet of a public street, the following standards shall apply:

1. **Within 100 Feet in each direction of an Existing or Planned Bus Rapid Transit Station.** No less than 60 percent of the building frontage along public streets shall be occupied by food and beverage sales, entertainment and recreation, general personal services, artist's studios, eating and drinking establishments, personal services, general retail, or convenience retail uses.
2. **Other Locations.** Active spaces, such as individual dwelling unit entrances, cinemas/theaters, eating and drinking establishments, offices, personal services, general retail, or residential or office lobbies, or shall occupy no less than 60 percent of building frontage along public streets. Inactive and utilitarian spaces, such as storage, utility rooms, or facilities which are occupied infrequently shall not occupy more than 50 percent of the building frontage along public streets. Sites with frontage on multiple streets may not be required to meet this standard along the street with the lowest classification.

B. **NR Transition Standards.** Where a Mixed-Use district abuts a NR District, the following standards apply:

1. **Height.** The maximum height within 40 feet of an NR District is limited to 30 feet. The maximum height within 50 feet of an NR District is 40 feet.
2. **Setbacks.** The following additional setback requirements shall be applied to all structures, including accessory structures, on parcels which are adjacent to an NR District:
    a. **Front and Street Side Yard.** The front setback shall not be less than the required front yard on the abutting NR District lot within 50 feet of the NR District.
    b. **Interior Side and Rear.** The interior side and rear setback abutting an NR District boundary shall be 20 feet.
3. **Landscape.** See Table 15-2305-C.1, Required Landscape Buffers.

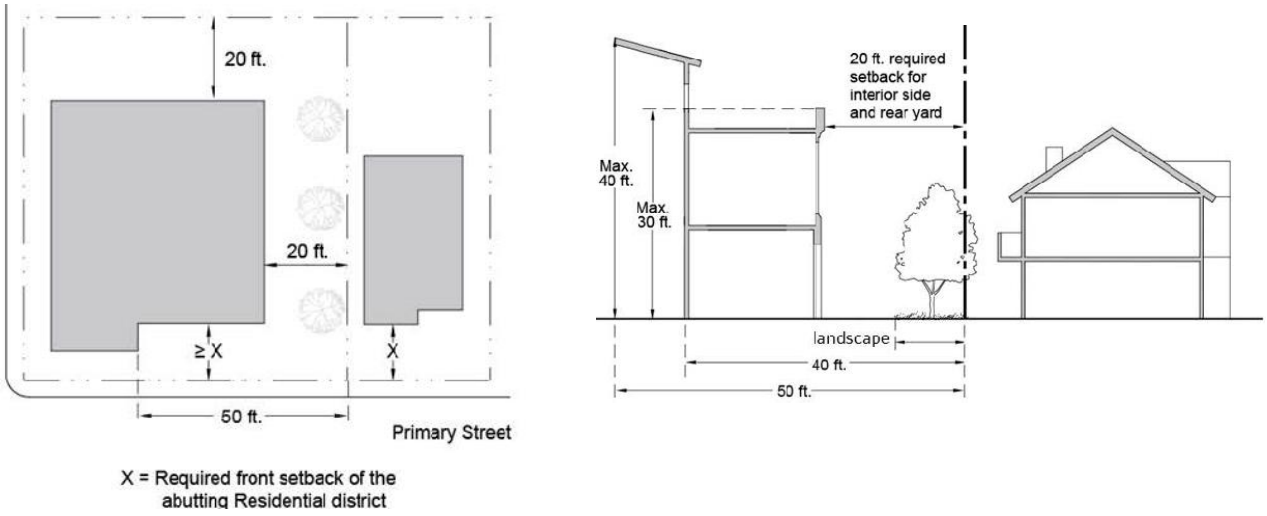


FIGURE 15-1708-B: NR TRANSITION STANDARDS—MIXED-USE DISTRICTS.

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-unit 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. Only fully recessed balconies are permitted on side and rear façades.

C. **Corner Frontage.** Buildings on corner lots must be located within five feet of the street property line for the minimum length specified in Table 15-1707. Plazas maybe located at the street corner provided the plaza meets the requirements of Section 15-1708-E.1.c and buildings are built to the edge of the plaza.

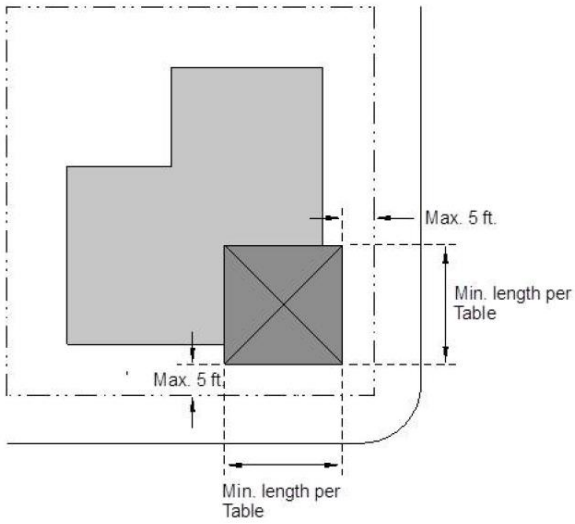


FIGURE 15-1708-C: CORNER FRONTAGE STANDARDS

D. **Parking Setback.** Parking shall be setback as identified in Table 15-1707 except as provided below:

1. **Surface Parking.**

a. Surface parking which is located behind a building shall not be subject to the parking setback requirement.

b. On lots less than 150 feet in width or depth, surface parking may be set back less than the distance identified in Table 15-1707, if the following conditions are met:

i. Such parking shall not be set back from the street less than adjacent buildings on the site.

ii. The parking setback area shall be landscaped.

iii. There shall be no more than four adjacent parking spaces in surface parking areas located less than 30 feet from a street-facing lot line. The space between groups of four adjacent parking spaces shall be equal in width to the adjacent parking spaces and shall be landscaped.

iv. Parking spaces shall be screened from the adjacent street with a minimum three foot berm, wall, or hedge, or combination thereof.

c. If a sound wall is required along a frontage, the Parking Setback can be waived.

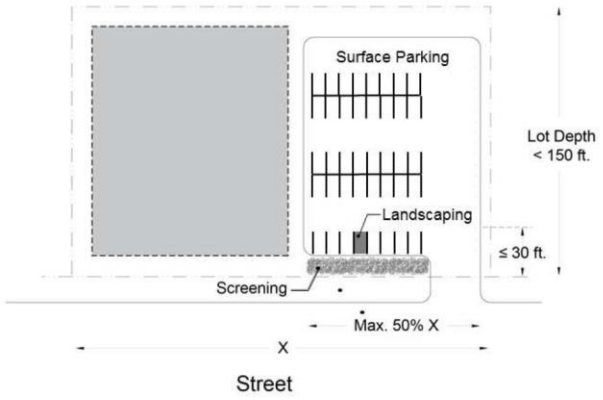


FIGURE 15-1708-D-1.b: SURFACE PARKING SETBACK REDUCTION

2. **Partially Submerged Podium Parking.** Parking that is partially below the street grade may extend to the setbacks of the main structure, if the following conditions are met:
    a. No more than six feet of the partially submerged parking podium may extend above the street grade.
    b. The partially submerged parking podium shall be screened along street facing elevations by foundation plant materials. Gates need not be screened.
3. **Underground Parking.** Parking that is fully underground and below the street grade may extend from lot line to lot line

E. **On-Site Open Space.**

1. **Minimum Open Space Required.** On-site open space shall be required for projects with more than four dwelling units. The minimum amount of on-site open space required shall be based on the size of the lot, as identified in Table 15-1707. This requirement may be met through a combination of private open space, common open space, or public plazas as follows:
    a. **Private Open Space Requirements.** Private open spaces are those which are attached to a dwelling unit and are available only for the private use of the residents of the dwelling unit, such as balconies, porches, and patios. No fewer than 50 percent of the dwelling units on a site shall have a private open space. The following standards shall apply to private open space:
        i. The minimum dimension of any private open space shall be five feet.
        ii. The minimum area of any private open space shall be 32 square feet.
        iii. When located within 30 feet of a public street and located on the ground floor, private open spaces shall be designed as a porch.
        iv. When located within 30 feet of a public street and located above the ground floor, private open spaces shall be designed as a balcony.
    b. **Common Open Space Requirements.** Common open spaces are those which are available for active or passive use by all tenants, but use by the general public may be

restricted. To the extent that common open space is provided, the following standards shall apply:

i. The minimum dimension of any common open space shall be 20 feet.

ii. The minimum area of any common open space shall be 1,000 square feet. The calculation of the common open space area shall include but are not limited to swimming pools, changing facilities, fountains, planters, benches, and landscaping.

iii. At least 80 percent of common open space shall be unobstructed to the sky. Trellises, pergolas, and similar structures shall be considered open to the sky for the purposes of this measurement.

iv. Common open space may be located at grade, on rooftops, on top of parking podiums, or any other such location that is accessible to tenants. Common open space may not be located within required setbacks or parking areas.

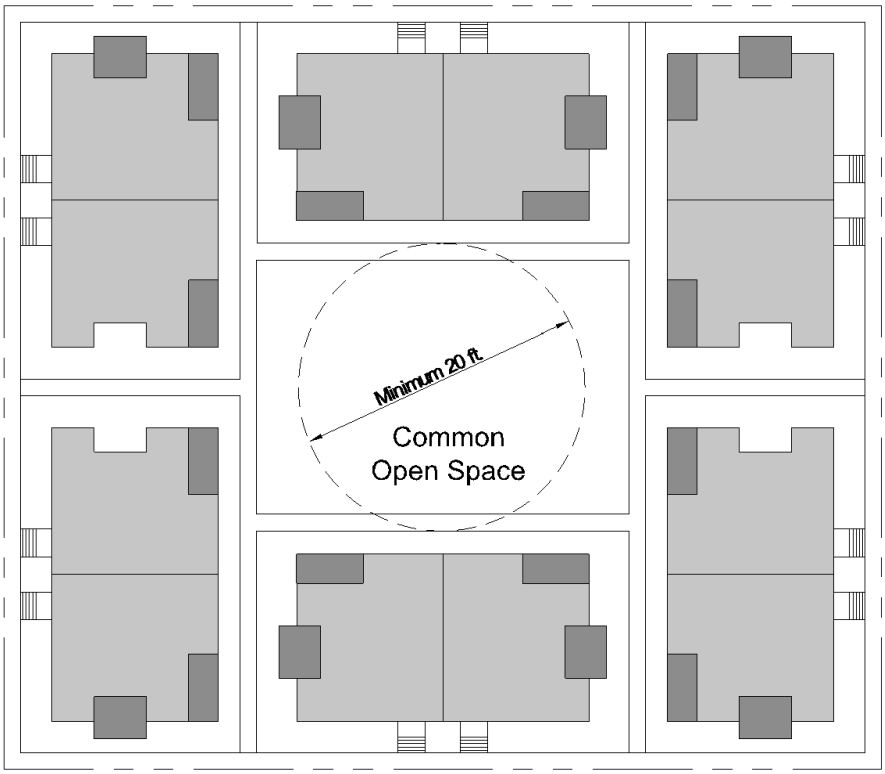


FIGURE 15-1708-E.1.b: MINIMUM REQUIRED COMMON OPEN SPACE DIMENSION

c. **Public Plaza Requirements.** Public plazas are those which are available for use by the general public, as well as tenants of the project. This section is applicable to mixed-use and commercial projects. To the extent that public plazas are provided, the following standards shall apply:

i. The minimum dimension of any public plaza shall be 20 feet.

ii. The minimum area of any public plaza shall be 500 square feet. The calculation of the public plaza area shall include but not be limited fountains, planters, benches, and landscaping.

iii. Public plazas shall include benches or other seating. Amenities provided shall include, but not be limited to, trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.

iv. Public plazas shall be fully accessible from the public right-of-way, shall be located in front of project buildings and shall not be located where public views into the space are obstructed by buildings or other structures.

v. Public plazas may be located within required front setbacks.

vi. A public access easement shall be provided for the space.

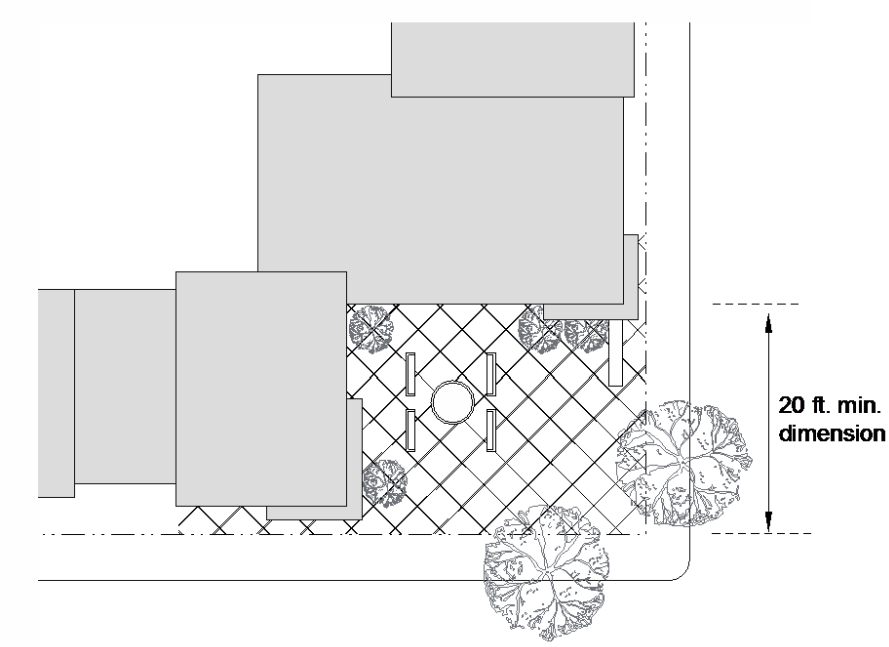


FIGURE 15-1708-E.1.c: MINIMUM REQUIRED PUBLIC PLAZA DIMENSION

2. **Minimum Open Space Reduction.** The minimum amount of open space required shall be reduced by 25 percent in any one of the following circumstances:

   a. Any portion of the lot is located within 400 feet of a transit stop with regular, scheduled service during the weekday hours of 7:00 a.m. to 9:00 a.m. and 5:00 p.m. to 7:00 p.m.

   b. There is a public park within 400 ft. of the site, and

      i. Said park is located on the same side of the street and provides an ADA compliant pedestrian path of travel to and from the site; or

      ii. The public park is across a local street and the site provides an ADA compliant pedestrian path of travel to and from the site.

c. The parcel is 15,000 square feet or less in area.

F. **Sidewalk Standards.** Notwithstanding Chapter 13, Section 208 of the Municipal Code, the following shall apply:

1. **Applicability.** All projects shall be required to bring adjacent sidewalk conditions into conformance with the standards of this section, subject to the following exceptions:

   a. Applications for signs only.

   b. Additions, remodels, or tenant improvements of less than 50 percent of the current value of the property.

2. **Width.** Sidewalks shall be no less than 12 feet in width. If the current distance between the right-of-way boundary and the face of the adjacent curb is less than 12 feet, the available methods shall be as follows:

   a. **Set Back.** The building may be set back from the right-of-way boundary the distance that is necessary to achieve the required sidewalk width. The portion of the sidewalk which lies within the private parcel shall be guaranteed for public access by the enactment of a public access easement.

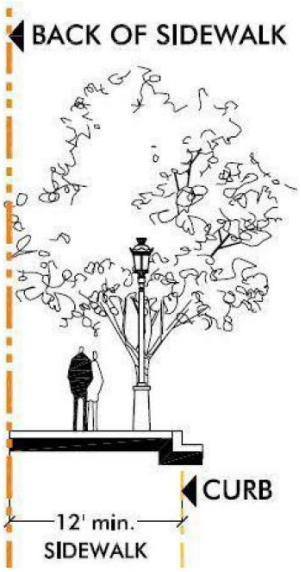
   b. **Reconstruction.** The applicant may demolish and reconstruct the sidewalk for the entirety of the block frontage(s) which the project occupies to the extent necessary to satisfy the requirements of this section.

   c. **Parklet.** The sidewalk may be expanded into the roadway by a metal or wood deck which does not interfere with the drainage of the street. In such instances the applicant shall enter into an encroachment agreement with the City in which the applicant accepts full responsibility for the maintenance and repair of the parklet, as well as providing the indemnification and insurance as required by the City's Risk Manager.

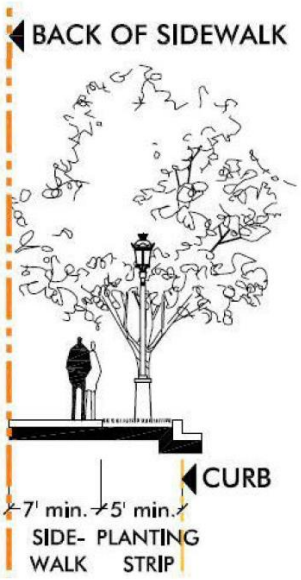
3. **Treatment.** Required sidewalks shall be paved and landscaped as follows:

   a. **Adjacent to Mixed-Use or Non-Residential Projects.** The full width of the sidewalk shall be fully paved in uncolored concrete with a simple 30-inch scoring pattern.

   b. **Adjacent to Residential-Only Projects.** A seven-foot walkway adjacent to the private parcel shall be paved in uncolored concrete with a simple 30 inch scoring pattern. The five feet adjacent to the curb shall be a parkway strip which shall be landscaped.



Adjacent to Mixed-Use or Non-Residential Projects.



Adjacent to Residential-Only Projects.

4. **Trees.** Street trees shall be provided with sidewalk improvements. Exact tree type and location shall be determined by the Director. Preferred street tree type and location shall be as follows:

    a. **Alignment.** Street trees should be located no more than three feet from the back of curb.

    b. **Spacing.** Street trees shall be evenly spaced, no less than 20 feet apart, and not more than 40 feet apart. Whenever possible, trees should not be located directly in front of building entrances.

    c. **Wells.** When a parkway strip is not provided, trees shall be placed in tree wells measuring five feet by five feet. To maximize usable sidewalk area, tree wells shall be covered by grates of a design which is approved by the Director. Larger tree wells may be required by the Public Works Director for species requiring more space. The property owner shall assume maintenance responsibilities for the tree grates.

    d. **Species.** Street trees shall be deciduous, fast growing, drought tolerant, and form a tall canopy at maturity. Not more than one species shall be planted per block. Whenever nearby pre-existing trees are in good condition and meet the intent of this section, new trees should be of the same species.

5. **Lighting.** Pedestrian-scaled street lights shall be provided with sidewalk improvements. Exact design and location shall be determined by the Director. Preferred designs and locations shall be as follows:

    a. **Alignment.** Street lights should be located no more than three feet from the curb, and shall be aligned with street trees, as well as other lights on the block.

    b. **Spacing.** Street lights shall be evenly spaced, no less than 30 feet apart, and not more than 80 feet apart. Street lights shall be no less than 15 feet from nearby street trees.

c. **Design.** Street lights shall not be of the type commonly known as Cobra Heads or other types which are intended primarily for the illumination of the vehicular roadway. Lights shall be ornamental and designed for the illumination of the sidewalk. Whenever nearby pre-existing lights are in good condition and meet the intent of this section, new lights shall be of the same type. Intersection safety lights shall be typical cobra-head design, while mid-block lighting shall be ornamental and scaled for the pedestrian environment. Lighting shall meet Public Works standards.

6. **Maintenance.** If a Community Facilities District is not established to maintain sidewalks, street trees, and lighting, the applicant shall enter into a maintenance agreement to ensure the maintenance of said facilities.

G. **Service Areas and Loading.** Service and loading areas shall be screened from residential areas. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading shall be used to minimize adverse impacts to residents.

H. **Pedestrian Access.** Pedestrian access to public streets shall be provided as follows:

1. **Common Area Sidewalk Connections.** Common entrances into lobbies or internal pedestrian paths shall be provided at a rate of no less than one per 400 feet of linear street frontage. When providing access to a structure, such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth.

2. **Residential Unit Sidewalk Connections.** Direct entrances into individual ground-floor dwelling units which are adjacent to streets shall be provided at a rate of no less than one per 100 feet of linear street frontage. Such entrances shall be protected by a portico, canopy, or alcove of no less than four feet in depth.

3. **External Connections to Adjacent Development.** Pedestrian walkways shall connect the project site to adjacent Residential, Mixed Use, and Employment and Institutional districts at a frequency of no less than one per 600 feet. Projects may be excepted from this requirement in the following situations:

a. An interconnected street network with short blocks and sidewalks exists in the surrounding area; or

b. The project site is less than one acre in size; or

c. The adjacent properties are developed and there are no possible connection points via breaks in the perimeter wall/fence.

d. If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to pedestrian access and the location of doors and entrances shall also be followed.

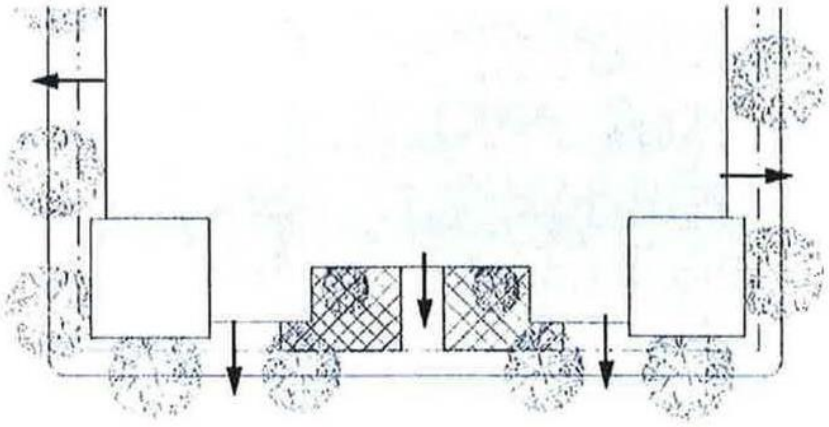


FIGURE 15-1708-H: SIDEWALK CONNECTIONS

I. **Parking**

1. Mixed-Use Districts must comply with parking standards identified in FMC Section 15-2408.

2. If on-street parking is provided, only parallel parking is permitted.

J. **Curb Cuts**

1. Each block face shall have a maximum of one non-alley curb cut.

2. Curb cuts shall be placed along secondary or side street infrastructure.

3. Additional curb cuts shall be permitted for public and private parking structures.

K. **Block Length.** Mixed-Use District blocks longer than 500' shall incorporate a perpendicular, mid-block pass through for pedestrian and bicycle circulation.

SECTION 15-1709 – FAÇADE DESIGN DEVELOPMENT STANARDS (SEDA MIXED-USE DISTRICTS)

A. Street-facing façades for buildings adjacent to a public street shall comply with the following standards.

1. **Building Length Articulation.** At least one projection or recess shall be provided for every 50 horizontal feet of wall in one of the following manners:

   a. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.

2. **Building Height Articulation.** For multi-story buildings, the height of façades shall be broken into smaller increments as follows:

   a. **Ground Floor.** The horizontal articulation of the façade shall be applied at the top of the first story. This element shall be no less than 18 inches tall, and shall project from the adjacent wall plane. It shall be designed as a cornice or belt course.

b. **Top Floor.** Buildings or portions of buildings which are four stories in height or taller shall also provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story, by stepping the uppermost story back, or similar measures.

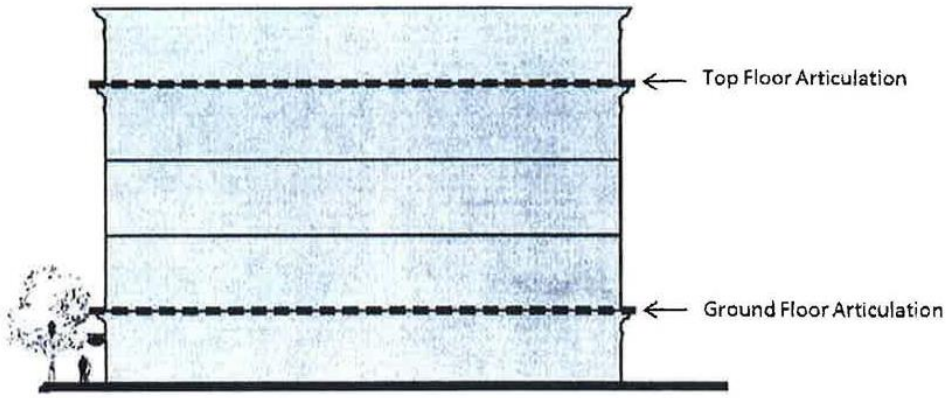


FIGURE 15-1709-A.2: BUILDING HEIGHT ARTICULATION

3. **Building Materials and Finishes.** The following building materials and finishes shall be provided:
   a. At least two cladding materials (excluding roof and foundation); and
   b. At least three exterior colors (each cladding material shall count as a color, and trim/accent colors shall each count as a color).
   c. **Exception:** Buildings with all of the following characteristics shall be allowed to use one cladding material:
      i. Building height of 3 stories or less;
      ii. Building width of 100 feet or less; and
4. **Window Design.**
   a. **Glazing Ratio.** Street-facing façades of each floor of the building shall have an overall wall composition of at least 25 percent glazing, but not more than 70 percent glazing, as long as the total building envelope glazing does not exceed the glazing provisions in the California Building Code, with the exception that commercial portions of the ground floor shall be subject to subsection 4-b below.
   b. **Ground Floor Commercial Transparency.** For ground floor street-facing façades on portions of a structure occupied by commercial uses, exterior walls facing a front or street-side tot line shall Include windows, doors, or other openings with transparent glazing for at least 50 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep.

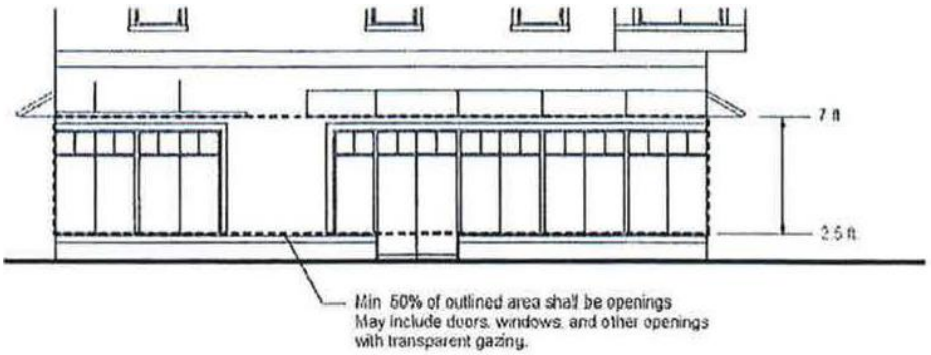


FIGURE 15-1709-A.4.b: GROUND FLOOR COMMERCIAL TRANSPARENCY

c. **Vertical Proportion.** On upper stories, at least 50 percent of all window openings, window panes, or distinct window units shall have a vertical proportion, in which their height exceeds their width by 25 percent or more.

d. **Window Depth.** Windows shall comply with one of the following options:

i. Trim at least one inch in depth and three inches wide must be provided around all upper story windows and non-commercial ground-floor windows;

ii. Windows must be recessed at least two inches from the plane of the surrounding exterior wall (for double-hung and horizontal sliding windows, at least one sash shall achieve the two-inch recess); or

iii. Decorative plaster screed, minimum 2 inches wide.

iv. Exception: Buildings with all of the following characteristics shall be allowed to use flush windows without trim:

a) Building height of 3 stories or less;

b) Building width of 100 feet or less; and

c) A façade that includes one of the following: awnings, canopies, balconies, massing changes.

5. **Façade Alignment.**

a. **Vertical Alignment.** Façades shall be oriented vertically and shall have no slope.

b. **Horizontal Alignment.** Façades shall run parallel or perpendicular to the adjacent street.

c. **External Stairs, Corridors, and Hallways.** External stairs, corridors, and hallways that are located within 30 feet of a public street must have the same cladding, materials, and colors of the main building façade.

6. **Balconies.** If balconies are provided, they shall be grouped together into a continuous band across the façade. No more than two balconies shall be contiguous. Each balcony or group of two balconies shall have at least six feet of horizontal separation from any other balcony.

7. **Façade Elements.** Development shall incorporate a minimum of one of the following Façade Elements into street-facing building façades.

a. Forecourts;

b. Bay Windows;

c. Balconies;

d. Porches;

e. Stoops;

f. Arcades.

8. If the project is located within an area with adopted design guidelines, all applicable guidelines which relate to façade design shall also be followed.

SECTION 15-1710. – USE REGULATIONS (SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS)

A. Table 15-1710 below prescribes the proposed land use regulations for the SEDA Employment and Institutional Districts. The regulations for the district are established by letter designations listed below. These designations apply strictly to the permissibility of land uses; applications for buildings or structures may require discretionary review.

"P" designates permitted uses.

"C" designates uses that are permitted after review and approval of a Conditional Use Permit.

"(#)" numbers in parentheses refer to specific limitations listed at the end of the table.

"-" designates uses that are not permitted.

B. Land uses are defined in Article 67, Use Classifications.

C. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character per Section 15-5020, Director's Determination.

D. All permitted uses are allowed either alone or in combination with other permitted uses unless otherwise stated in this Code.

E. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are not permitted.

F. The table also notes additional regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Code.

TABLE 15-1710: LAND USE REGULATIONS— SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS				
Use Classifications	SOC	FRD	SI	Additional Regulations
Residential Use Classifications				
Caretaker Residence	-	P(1)		
Multi-Unit Residential	-	-	P(13)	
Public and Semi-Public Use Classifications				
Cemetery			C	
Colleges and Trade Schools, Public or Private	P(2)	P	P	
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)	P	P	P	
Community Garden	P	P	P	§ 15-2720, Community Gardens/Urban Farms
Conference/Convention Facility	C	C	P	
Cultural Institutions	P	P	P	
Day Care Centers	P	P	P	§ 15-2725, Day Care Centers and Family Child Care Homes
Emergency Shelter	-	P	P	§ 15-2729, Emergency Shelters
Government Offices	P	P	P	
Hospitals and Clinics				
Hospital	C(3)	C(3)	P(3)	
Clinic	P	P	P	
Substance Abuse Treatment Clinic	C(4)	C(4)	C(4)	
Instructional Services	P	P	P	
Park and Recreation Facilities, Public	P	P	P	
Parking, Public or Private	P	P	C	
Public Safety Facilities	P	P	P	
Schools, Public or Private	P	P	P	
Social Service Facilities	C	C	P	
Commercial Use Classifications				
Animal Care, Sales and Services				
Kennels	-	P	C(5)	
Veterinary Services	C	P	-	
Artist's Studio	P	-	-	
Automobile/Vehicle Sales and Services				

Automobile Rentals	P	P	-	§ 15-2709, Automobile and Motorcycle Retail Sales and Leasing
Automobile/Vehicle Sales and Leasing	-	P	-	§ 15-2709, Automobile and Motorcycle Retail Sales and Leasing
Automobile/Vehicle Repair, Major	P	P	-	§ 15-2710, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/Vehicle Service and Repair, Minor	P	P	-	
Large Vehicle and Equipment Sales, Service and Rental	P	P	-	
Service Station	P	P	-	§ 15-2755, Service Stations
Washing	P	P	-	§ 15-2711, Automobile/Vehicle Washing
Banks and Financial Institutions				
Banks and Credit Unions	P	P	-	
Business Services	P	P	-	
Banquet Hall	C	C	-	§ 15-2712, Banquet Hall
Eating and Drinking Establishments				
Restaurant with Alcohol Sales	C	C	C (14)	§ 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; § 15-2744, Outdoor Dining and Patio Areas
Restaurant without Alcohol Sales	P	P	P	§ 15-2751, Restaurants with Alcohol Sales, Bars, Nightclubs, and Lounges; § 15-2744, Outdoor Dining and Patio Areas
Entertainment and Recreation				
Small-Scale	C	C	-	
Food and Beverage Sales				
Farmer's Market	P	P	-	
General Market	P	P	-	§ 15-2744, Outdoor Dining and Patio Areas; § 15-2745, Outdoor Retail Sales
Healthy Food Grocer	-	P	-	

Food Preparation	-	P	-	
Funeral Parlors and Internment Services	-	P	-	§ 15-2714, Body Preparation and Funeral Services
Lodging				
Hotels and Motels	P	P	-	
Maintenance and Repair Services	-	P	-	
Offices				
Business and Professional	P	P	-	
Medical and Dental	P	P	-	
Walk-In Clientele	P	P	-	
Personal Services				
General Personal Services	P	P	-	
Retail Sales				
Convenience Retail	P(7)	P(7)	-	§ 15-2745, Outdoor Retail Sales; 15-2761 Tobacco and Vapor Shops
General Retail	P	P	P	§ 15-2733, Hobby Stores; § 15-2745, Outdoor Retail Sales
Large-Format Retail	-	P(8)	-	§ 15-2737, Large-Format Retail; § 15-2745, Outdoor Retail Sales
Industrial Use Classifications				
Construction and Material Yards	-	P(9)	-	§ 15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Custom Manufacturing	-	P(8)	-	
Limited Industrial	-	P(8)	-	
General Industrial	-	C(8)	-	
Recycling Facility				
Reverse Vending Machine	P	P	-	§ 15-2750, Recycling Facilities
CRV Recycling Center	-	C	-	
Recycling Processing Facility	-	P	-	
Research and Development				
Advanced Manufacturing	P	P	-	
Green Technology	P	P	-	

Warehousing, Storage, and Distribution				
Indoor Warehousing and Storage	-	P	-	
Outdoor Storage	-	P(8)	-	§ 15-2721, Concrete Batch Plants, Storage Yards, and Similar Uses
Personal Storage	C	P	-	§ 15-2747, Personal (Mini) Storage
Wholesaling and Distribution	-	P	-	
Transportation, Communication, and Utilities Use Classifications				
Airports and Heliports	-	C(10)	C(11)	
Communication Facilities				
Antenna and Transmission Towers	§ 15-2759, Telecommunications and Wireless Facilities			
Facilities within Buildings	P	P	P	
Freight/Truck Terminals and Warehouses	-	P	-	
Light Fleet-Based Services	C	P	-	
Photovoltaic/Solar Farm				
Large (sites over 5 acres)	C	C	C	
Small (sites under 5 acres)	C	C	C	
Utilities, Major	-	C	P	
Utilities, Minor	P	P	P	
Waste Transfer Facility	-	-	C(12)	
Agricultural and Extractive Use Classifications				
Agricultural Processing	-	C	-	§ 15-2732, Hazardous Waste Management Facilities
Agricultural Support Services	-	P	-	
Agricultural Product Sales, Produced On-Site	P	P	-	
Distilleries	C	C	-	
Horticulture/Greenhouses, Public	-	P	-	
Microbreweries	C	C	-	
Tasting Room	-	C	-	
Other Applicable Types				
Accessory Uses and Structures	§ 15-2703, Accessory Uses			

Home Gardens	§ 15-2734, Home Gardens and Edible Landscaping			
Animal Keeping	§ 15-2707, Animal Keeping			
Drive-In and Drive-Through Facilities	C	C	-	§ 15-2728, Drive-In and Drive-Through Facilities
Walk-Up Facilities	§ 15-2766, Walk-Up Facilities			
Non-Conforming Use	Article 4, Non-Conforming Uses, Structures, Site Features, and Lots			
Temporary Use	§ 15-2760, Temporary Uses			

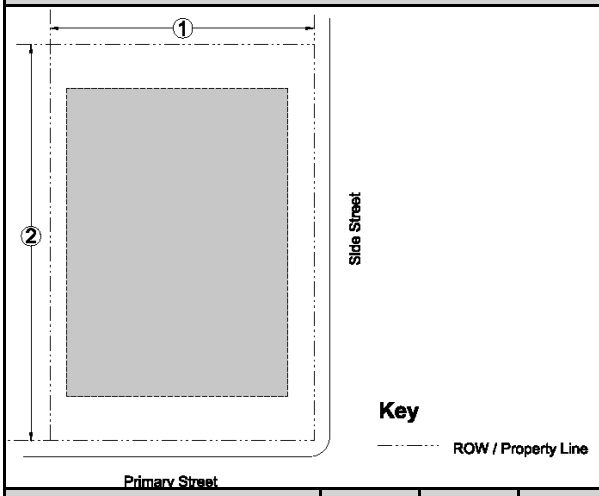
Specific Limitations:

1. One caretaker dwelling is allowed where having a caretaker living on the site is necessary for the conduct of the on-site business.
2. Not to include industrial training such as welding or automotive repair involving the use of tools and materials appropriate to an industrial use area.
3. Building heights for hospitals shall not exceed 150 ft. There is no maximum Floor Area Ratio for hospitals.
4. Must include an indoor waiting area.
5. Limited to government or non-profit animal shelters located a minimum of 100 feet from a residential use or district.
6. Limited to gift shops, cafes, and restaurants that are an accessory to cultural institutions, community and religious assembly, and conference/convention centers.
7. Limited to establishments with a gross floor area of 6,000 square feet or less.
8. Outdoor storage shall be incidental to a primary use and screened from public view.
9. A courtesy notice will be provided to all properties within 1,000 feet of these uses when approved.
10. Limited to heliports used as accessory to a hospital.
11. Heliports used as accessory to a hospital are permitted by right and shall not require a Conditional Use Permit.
12. Must not be located within 500 feet of an existing or planned school facility.
13. Limited to on-campus housing operated by an accredited school.
14. Limited to gift shops, cafes, and restaurants that are an accessory to cultural institutions, community and religious assembly, and conference/convention centers.

SECTION 15-1711. – DENSITY, INTENSITY AND MASSING DEVELOPMENT STANDARDS (EMPLOYMENT AND INSTITUTIONAL DISTRICTS)

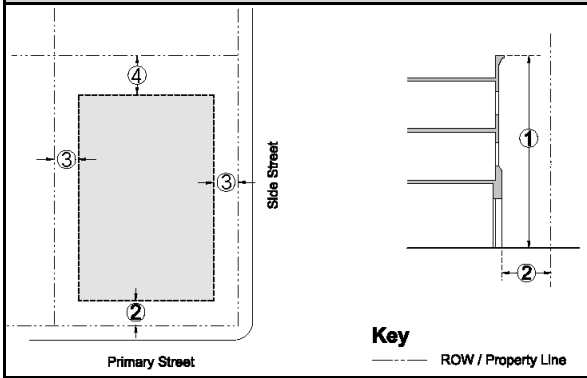
Tables 15-1711-1 to 15-1711-2 prescribe the intensity and massing development standards for the Employment and Institutional Districts. Additional regulations are denoted in a right hand column. Section numbers in this column refer to other sections of the Code, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below correspond to the "#" column in the associated table. Drawings are for illustrative purposes and are not drawn to scale.

TABLE 15-1711-1: LOT AND INTENSITY STANDARDS – SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS



District	SOC	FRD	SI	Additional Regulations	#
Minimum District Size	-	2 acres	-		
Minimum Lot Size (sq. ft.)	7,500	-	-		
Minimum Lot Width (ft.)	65	150	-		①
Minimum Lot Depth (ft.)	110	200	-		②
Maximum Floor Area Ratio (FAR)	2.0	1.0	-	§ 15-309, Determining Floor Area Ratio	

TABLE 15-1711-2: BUILDING FORM AND LOCATION STANDARDS – SEDA EMPLOYMENT AND INSTITUTIONAL DISTRICTS



District	SOC	FRD	SI	Additional Regulations	#
Maximum Density (du/ac)	-	-	45		
Maximum Height (ft.)	60	60	35	§ 15-2012, Heights and Height Exceptions § 15-1712-A, Residential Transition Standards § 15-1712-B, Exceptions to Maximum Height the FRD District	①
Minimum Setbacks (ft.)				§ 15-313, Determining Setbacks § 15-1712-A, Residential Transition Standards § 15-1712-C, Enhanced Streetscape § 15-1712-D, Parking Setbacks § 15-2014, Projections/ Encroachments into Yards	

				§ 15-2305, Areas to be Landscaped	
Front (Major Street)	15	15	20		②
Front (Major Street), with Enhanced Streetscape	-	-	-		
Front (Local Street)	-	-	-		
Side	-	-			③
Interior Side	-	-	15		
Street Side	-	-	20		
Rear	-	-	15		④
Parking, from back of sidewalk or curb	15	15	-		
Maximum Lot Coverage (%)	-	-	35		

SECTION 15-1712. – SITE DESIGN DEVELOPMENT STANDARDS (EMPLOYMENT AND INSTITUTIONAL DISTRICTS)

A. **Residential Transition Standards.** Where an SOC and FRD District abuts a Residential District, the following standards apply:

1. **Height.** The maximum height within 40 feet of a Residential District is limited to 30 feet. The maximum height within 50 feet of a residential district is 40 feet.

2. **Setbacks.**

   a. **Front and Street Side Yards.** The front setback shall not be less than the required front yard on the abutting Residential District lot within 75 feet of the Residential District.

   b. **Interior Side and Rear Setbacks for All Other Employment and Institutional Districts.** The interior side and rear setback abutting a Residential District boundary shall be 20 feet.

3. **Landscape.** See Table 15-2305-C.1, Required Landscape Buffers.

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-unit 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.** Only fully recessed balconies are permitted on side and rear facades.

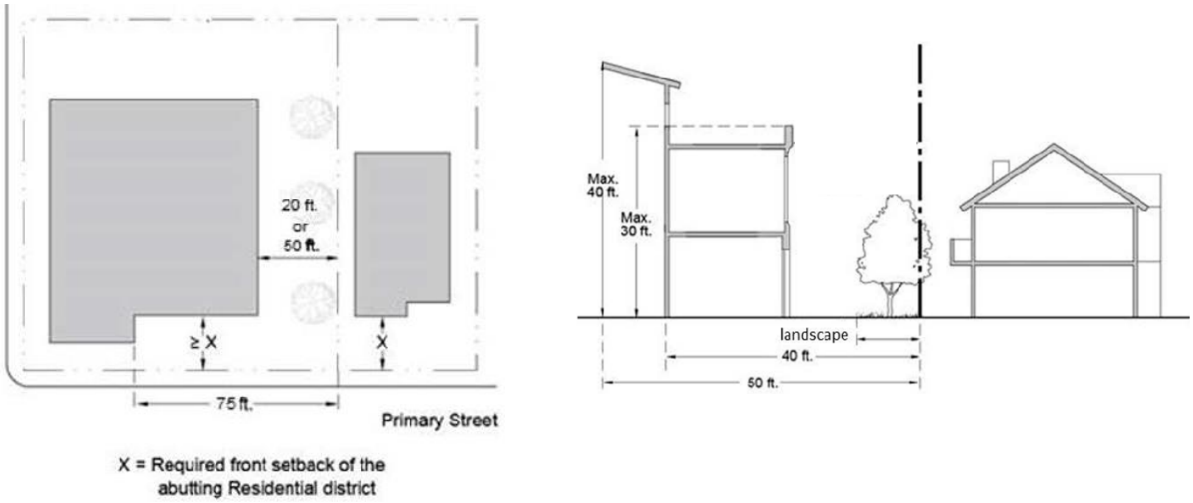


FIGURE 15-1712-A: RESIDENTIAL TRANSITION STANDARDS—E/I DISTRICTS.

B. **Exceptions to Maximum Height in the FRD District.** Within the FRD District, uninhabited structures such as silos, cooling towers, and similar structures used for storage and manufacturing may exceed the maximum height prescribed in 15-1711-2 by no more than 40 feet. Height in excess of 100 feet for such structures is subject to a Conditional Use Permit.

C. **Enhanced Streetscape.** Projects in SOC District which include buildings with a front setback of less than 15 feet shall provide the following streetscape enhancements:

1. Sidewalks shall be no less than 12 feet in width.

2. Street trees shall be provided as follows:

    a. Street trees shall be located no more than three feet from the back of curb, and shall be aligned with other trees on the block.

    b. Street trees shall be evenly spaced, no less than 20 feet apart, and not more than 40 feet apart.

    c. Trees shall not be located directly in front of building entrances.

    d. Trees shall be placed in tree wells measuring five feet by five feet. Larger tree wells may be required by the Public Works Director for species requiring more space. The property owner shall assume maintenance responsibilities for the tree grates.

    e. Street trees shall be deciduous, fast growing, drought tolerant, and shall form a tall canopy at maturity. Not more than one species shall be planted per block.

3. Pedestrian-scaled street lights shall be provided as follows:

    a. Street lights shall be located no more than three feet from the curb, and shall be aligned with street trees and other lights on the block.

    b. Street lights shall be evenly spaced, no less than 30 feet apart, and not more than 80 feet apart. Street lights shall be no less than 15 feet from nearby street trees.

    c. Street lights shall not be of the type commonly known as Cobra Heads or other types which are intended primarily for the illumination of the vehicular roadway. Lights shall be ornamental and designed primarily for the illumination of the sidewalk. Whenever nearby pre-existing lights are in good condition and meet the intent of this section, new lights shall be of the same type. Intersection safety lights shall be typical cobra-head design, while mid-block lighting shall be ornamental and scaled for the pedestrian environment. Lighting shall meet Public Works standards.

4. Facades located with 15 feet of the public sidewalk shall be oriented to the street as follows:

    a. If there is a primary common building entrance which provides access to reception areas, elevators, stairs, and internal circulation, it shall face and be oriented to the street. If there is a yard between the sidewalk and the building, a paved path six feet in width shall be provided from the public sidewalk to the entrance.

    b. Direct entrances from the sidewalk into individual establishments located along the street frontage shall be provided. If there is a yard between the sidewalk and the building, a paved path six feet in width shall be provided from the public sidewalk to the entrance.

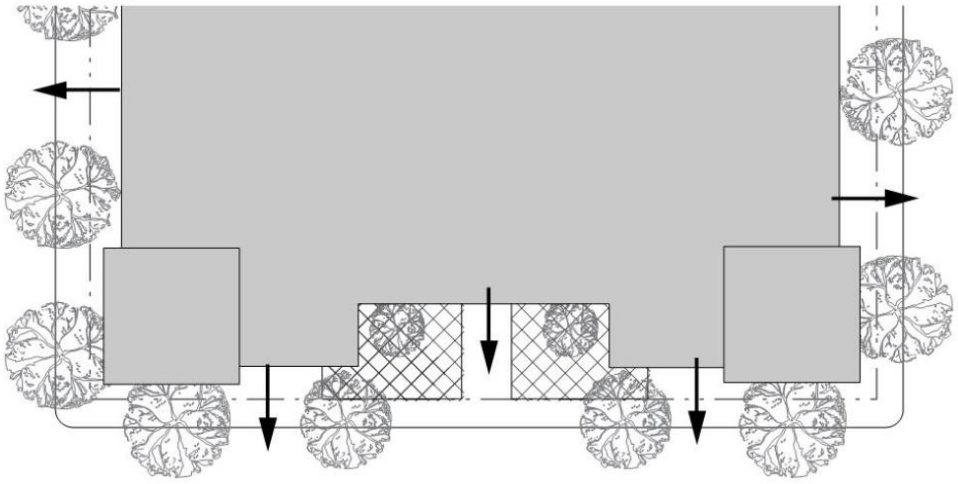


FIGURE 15-1712-C-4: BUILDING ORIENTATION TO THE STREET

5. Exterior walls facing a front or street side lot line shall include windows, doors, or other openings that comply with the California Building Code. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least two feet deep.

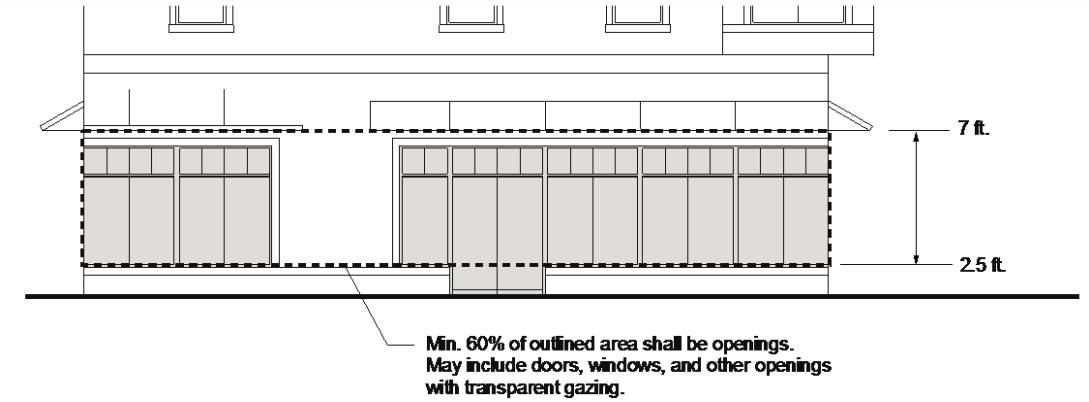


FIGURE 15-1712-C-5: BUILDING TRANSPARENCY

6. Where buildings are located within two feet of a public sidewalk, the sidewalk shall be shaded by awnings or canopies as follows:
    a. Awning or canopy depth shall be no less than four feet and no more than 10 feet.
    b. Clearance shall be no less than eight feet and no more than 12 feet from the finished floor.

D. **Parking Setbacks.** Parking shall be set back from the street facing lot line as shown in Table 15-1711-2, except as provided below:

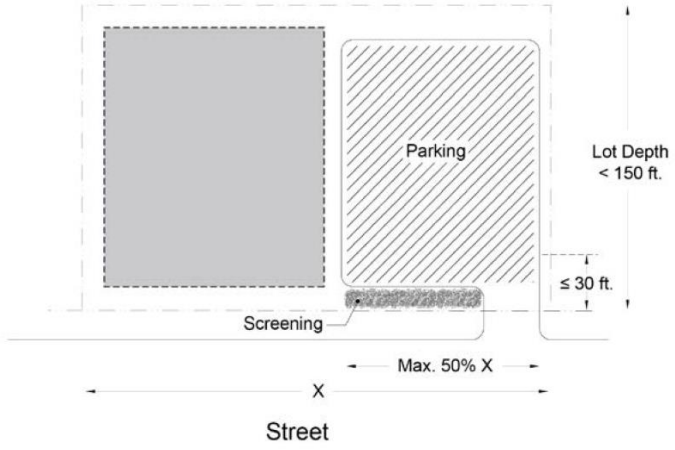


FIGURE 15-1712-D.1: SURFACE PARKING SCREENING

1. **Surface Parking.** On lots less than 150 feet in width or depth, the parking setback may be reduced to six feet. This area shall be landscaped. Parking spaces shall be screened with a minimum three foot high berm, wall, or hedge, or combination thereof.
2. **Partially Submerged and Podium Parking.** Parking that is partially below the street grade may extend to the setbacks of the main structure. A maximum six feet of the parking structure height may extend above the street grade if screened along street facing elevations by foundation plant materials. Gates need not be screened.
3. **Underground Parking.** Parking that is fully underground and below the street grade may extend from property line to property line.
4. **Carports.** If proposed on a Major Street, carports:
    a. Shall be located away from major streets.
    b. There shall be no more than six consecutive carport spaces parallel to major streets, with a minimum distance of 20 feet between every six carport spaces.
5. **Driveways.** Driveways are permitted only to provide access to garages, carports, and parking areas. Curb cuts are limited to one for every 50 feet of street frontage.

E. **Pedestrian Access.** Within the SOC District, on-site pedestrian circulation and access must be provided according to the following standards.

1. **To Streets.** Access shall be provided to adjoining residential and commercial areas.
2. **To Transit.** Pedestrian connections shall be provided from transit stops to building entrances.
3. **To Circulation Network.** Connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
4. **Internal Connections.** Pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to on-site open space areas.
5. **External Connections.** In the SOC District, pedestrian walkways shall connect the project site to adjacent Residential, Mixed Use, Employment and Institutional districts as follows:

a. If the adjacent Residential, Mixed Use, and Employment and Institutional districts are undeveloped, stub connections shall be provided at a frequency of one per 600 feet. Upon the development of the adjacent parcels, any fencing or gates at the stubs shall be opened.

b. If the adjacent Residential, Mixed Use, and Employment and Institutional districts are developed and provide connection points via breaks in the perimeter wall/fence or stub streets, then the project shall provide pedestrian walkway connections at those locations.

c. If the adjacent Residential, Mixed Use, and Employment and Institutional districts are developed there are no possible connection points via breaks in the perimeter wall/fence, then the project shall not be required to provide connections.

6. **Pedestrian Walkway Design.**

a. Walkways shall be a minimum of four feet wide, shall be hard-surfaced, and paved with concrete, stone, tile, or brick.

b. Where a required walkway crosses driveways, parking areas, or loading areas, it must be identifiable through the use of a raised crosswalk or a different paving material.

c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least six inches high, bollards, or a physical barrier.

F. **Service Areas and Loading.** Service and loading areas shall be screened from residential areas with the use of block walls, enhanced setbacks, or enclosed loading docks.

G. The following Site Design Development standards apply to SI District properties:

1. **Additional Height for Recreational Facilities.** Additional height for structures related to recreational facilities such as light standards, nets, and fences, may be approved with a Planned Development Permit.

2. **Residential Transition Standards.** See Table 15-2305-C.1, Required Landscape Buffers.

3. **Service Areas and Loading.** Service and loading areas shall be located so that they are oriented away from residences, primary pedestrian entrances and areas, and not adjacent to or parallel to any public right-of-way (except alleys).

4. **Setbacks.** The prescribed setbacks apply to all structures, including, but not limited to, bleachers, dugouts, backstops, lights, etc. Should the parcel be less than one-half acre, the front and street side yard may be reduced to 15 feet.

5. **On-Campus Housing Standards.** The provisions set in 15-1704-D, NR Transition Standards and 15-1704-C.7, -1004-A, On-Site Open Space shall apply.

H. **Parking**

1. Employment and Institutional Districts must comply with parking standards identified in FMC Section 15-2409.

2. If on-street parking is provided, only parallel parking is permitted.

I. **Curb Cuts**

1. In the SOC District, each block face shall have a maximum of one non-alley curb cut. Additional curb cuts in the SOC District can be permitted for public and private parking structures.

2. Curb cuts shall be placed along secondary or side street infrastructure.

J. **Block Length**

1. In the SOC and SI Districts, blocks longer than 500' shall include a perpendicular, mid-block pass through for pedestrian and bicycle circulation.

SECTION 15-1713. – FAÇADE DESIGN DEVELOPMENT STANDARDS (EMPLOYMENT AND INSTITUTIONAL DISTRICTS)

A. **Building Articulation.** In the SOC District, all street-facing façades must include at least one projection or recess at least two feet in depth for every 25 feet of horizontal feet of wall.

B. **Building Materials and Finishes.**

1. In the SOC District, the following standards shall apply:

   a. There shall be a minimum of two exterior wall finish materials.

   b. Veneers shall turn corners, avoiding exposed edges and continue down the side of a building to a logical break, such as a change in wall plane. Material changes at outside corners shall be avoided.

   c. Metal buildings should employ a variety of building forms shapes, colors, materials, and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.

   d. Unless roofing materials are part of the design element (for example, tiles, concrete, or metal roofing elements), the ridge line elevation shall not exceed the parapet elevation.

   e. Windows shall be of the same material on all elevations facing a street.

   f. Parking areas and structures shall match the materials, and colors of the overall development.

2. In the FRD District, buildings within 100 feet of a major street shall apply at least two of the following standards:

   a. Use a minimum of two exterior wall finish materials shall be used.

   b. Use a minimum of three exterior paint colors.

   c. Design street-facing façades to have an overall wall composition of at least 20 percent glazing, as long as the total building envelope glazing does not exceed the glazing provisions in the California Building Code.

   d. Provide one inset of six inches in depth, 10 feet in height, and 20 feet in width for every 50 feet of wall length.

   e. Provide canopies or awnings with at least four feet of projection for at least 50 percent of the wall length.

   f. Provide primary entrance(s) with decorative lighting, increased height, or enhanced materials.

SECTION 15-1714. – SEDA ANNEXED OVERLAY DISTRICT

A. **Purpose.** The SEDA Annexed (ANX) Overlay District allows continued use of certain properties upon annexation to the city until such time as the properties are further developed consistent with the Base District. This section only applies to properties located within the Southeast Development Area Specific Plan boundary that are annexed into the City of Fresno. Properties eligible for the SEDA ANX Overlay District include agricultural uses and properties, and rural residential uses and properties established legally within the County of Fresno. These protections do not apply to commercial and industrial uses, including but not limited to the following: extractive uses and properties, rendering uses and properties and data center uses and properties.

B. **Use Regulations.**

1. **Permitted Uses.**

a. Existing Uses. Any use existing at the time the property was annexed to the city so long as the use and property had been lawfully allowed by the County at the time immediately preceding the annexation, including but not limited to uses, structures, site features, and lots.

2. **Fresno County Regulations. Existing Uses.**

a. In the event of a conflict between the City of Fresno Municipal Code and Fresno County regulations for a use and property legally established at the time immediately preceding annexation, within the County of Fresno, County regulations shall supersede.

b. In the event the use was granted through a Conditional Use Permit or Special Use Permit within the County of Fresno, the use permit shall control.

C. **Other Regulations.**

1. **Water**

a. Existing Water Wells (City Service Available). Single-unit rural residential properties with active water wells can continue use of each well until water resources have are no longer available. At that time, should City services be available, property owners will be required to connect to available water utilities within five years of installation of said utility pipe.

b. Existing Water Wells (City Service Unavailable). Single-unit rural residential properties with active water wells can continue use of each well until water resources have are no longer available. At that time, if City services are not available, property owners can continue to obtain a Well Permit with the Fresno County Department of Public Works to deepen the existing well to access local water.

c. Crop irrigation systems currently served through well or irrigation canal water shall not be connected to City treated water.

2. **Sewer**

a. Existing Septic Tanks (City Service Available). Single-unit rural residential properties with existing septic tanks can continue the use for residential sewage waste. At that time, should City services be available, property owners will be required to connect to available utilities within five years of installation of said utility pipe.

b. Existing Septic Tanks (City Service Unavailable). Single-unit rural residential properties with existing septic tanks can continue the use for residential sewage waste. At that time, if City services are not available, property owners can continue to use existing septic tanks for residential sewage waste.

The following table applies to rural residential uses only and does not apply to separate or associated agricultural uses. Agricultural uses are not required to connect to City water. Agricultural uses can utilize recycled water if/when it becomes available.

TABLE 15-1714-1: UTILITY CONNECTIONS - SEDA ANNEXED OVERLAY DISTRICT

	Water	
	Property has well water	**Property does not have well water (well ran dry)**
City Service Available	- Property can continue use of existing well until well runs dry or the property develops/subdivides. - If repairs to well are needed, property owner can continue use of well as repairs are made, until the property develops/subdivides. - If the well is deemed irreparable or unusable but still has water, property would be required to connect to City water. - No requirements for agricultural connections. Residential connections must connect per City standards, except in instances identified above.	- If the well is dry and a water main is available, property owners would be required to connect to City services (drilling a new would not be permitted). - Rural Residential properties can request to be reimbursed by the Community Benefit Fund for connection services.
City Service Unavailable	- Property can continue use of existing well until well runs dry. - A request to drill a new well would be evaluated.	- Property owner can obtain a Well Permit to deepen existing well from appropriate agency (City of Fresno or County of Fresno). - Property owner can request an evaluation to drill a new well from the appropriate agency (City of Fresno or County of Fresno).
	Sewer	
	Property has functioning septic system	**Property does not have functioning septic system**
City Service Available	- Five years after line is installed, property must connect to city services. - The property must connect at the time it is developed/subdivided, even before the 5-year mark (no new septic tanks will be allowed). - Rural Residential properties can request to be reimbursed by the Community Benefit Fund for connection services.	- Property must connect to City service if septic system fails (5-year grace period does not apply; no new septic tanks will be allowed). - Rural Residential properties can request to be reimbursed by the Community Benefit Fund for connection services.
City Service Unavailable	- Property owner can continue use of existing septic system. - A request to build a new septic tank would be evaluated.	- Property owner can obtain a permit from the appropriate agency (City of Fresno or County of Fresno) to repair or establish functioning septic system. - A request to build a new septic tank would be evaluated by the appropriate agency (City of Fresno or County of Fresno).

Sec. 15-6704. COMMERCIAL USE CLASSIFICATIONS.

Adult-Oriented Business. An establishment that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment, or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologists, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate.

Aircraft Sales, Services, and Storage. Uses related to the rental, sales and leasing, storage, repair, and washing of aircraft.

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Grooming and Pet Stores. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

Kennels. A commercial, non-profit, or governmental facility for keeping, boarding, training, breeding, or maintaining four or more dogs, cats, or other household pets not owned by the kennel owner or operator. Typical uses include pet clinics, pet day care, grooming, animal hospitals for small animals, and animal shelters, but exclude pet shops and animal hospitals that provide 24-hour accommodation of animals receiving medical or grooming services.

Stables, Private. A detached accessory structure(s) for the keeping of horses and/or ponies for the private use of the occupants of the premises, not for hire, remuneration, or sale.

Stables, Commercial. Commercial establishments for donkeys, horses, and/or mules, which are rented, used, or boarded for compensation, examples of which include boarding stables, riding schools and academies, horse ranches, horse exhibition facilities (for shows or other competitive events), and barns, corrals, paddocks, and stables accessory and incidental to these uses.

Veterinary Services. Veterinary services for household pets. This classification allows 24-hour accommodation of animals receiving medical services, but does not include kennels (see Kennels) nor veterinary care for farm animals (see Agricultural Support Services).

Artist's Studio. Work space for an artist or artisan, including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use is distinguished by incidental retail sales of items produced on the premises and does not include joint living and working units (see Live-Work).

Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including the following:

Automobile Rentals. Rental of automobiles. Typical uses include car rental agencies.

Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

Automobile/Vehicle Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats, and recreational vehicles, including the incidental sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes auto repair shops, body and fender shops, transmission shops, wheel and brake shops, auto glass services, and vehicle painting, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up, and brake and muffler shops, where repairs are made or service is provided in enclosed bays and no vehicles are stored overnight, including tire sales and installation. This classification excludes disassembly, removal, or replacement of major components such as engines, drive trains, transmissions, or axles; automotive body and fender work; vehicle painting; or other operations that generate excessive noise, objectionable odors, or hazardous materials; and towing services. It also excludes repair of heavy trucks, limousines, or construction vehicles.

Large Vehicle and Equipment Sales, Service, and Rental. Sales, servicing, rental, fueling, and washing of large trucks, trailers, tractors, and other heavy equipment used for construction, moving, agricultural, or landscape gardening activities. Examples include cranes, earth moving equipment, tractors, combines, heavy trucks, etc. Includes large vehicle operation training facilities. Sales of new or used automobiles are excluded from this classification.

Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle

repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

Towing and Impound. Establishments primarily engaged in towing light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as vehicle storage and emergency road repair services (for automobile dismantling, see Salvage and Wrecking).

Washing. Washing, waxing, detailing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Banks and Financial Institutions.

Banks and Credit Unions. Financial institutions providing retail banking services. This classification includes only those institutions engaged in the on-site circulation of money, including credit unions, but excludes check-cashing businesses and payday lenders.

Check Cashing Businesses, Payday Lenders, and Similar Financial Services. Establishments that, for compensation, engage in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; that offer, originate, or make deferred deposit transactions in which the establishment/lender defers depositing a customer's personal check or electronically accessing a bank account until a specific date, pursuant to a written agreement, for a fee or other charge; or that engage in the business of making consumer or auto-title loans.

This category does not include State or federally chartered banks, savings associations, credit unions, or industrial loan companies. It also does not include retail sellers that are primarily engaged in the business of selling consumer goods, such as consumables to retail buyers, and that cashes checks or issues money orders as a service to its customers (for a fee not exceeding two dollars), incidental to their main purpose or business.

Banquet Hall. A facility, as part of a hotel or as a standalone facility, where various types of gatherings may occur. Banquet Hall activities include, but are not limited to, formal dinners, receptions, reunions, business meetings, benefits, and club meetings.

Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi or delivery services with two or fewer fleet vehicles on-site.

Corner Commercial. Small-scale commercial establishments within residential districts. Limited permitted uses are neighborhood-serving to provide convenient, walkable access to important amenities.

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

Bars/Nightclubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed

drinks. This use includes micro-breweries where alcoholic beverages are sold and consumed on-site and any food service is subordinate to the sale of alcoholic beverages.

Restaurant with Alcohol Sales. Restaurants providing food and beverage services, including the sales of alcoholic beverages for consumption on the premises. Takeout or delivery service may be provided. This use includes micro-breweries where the sale and consumption of alcoholic beverages are subordinate to on-site food service.

Restaurant without Alcohol Sales. Restaurants providing food and beverage services without the sales of alcoholic beverages. Food and beverages may be consumed on the premises, taken out, or delivered. This classification also includes catering businesses or bakeries that have a storefront retail component.

Entertainment and Recreation. Provision of participant or spectator entertainment to the general public.

Cinema/Theaters. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.

Cyber/Internet Café. A private establishment that offers access to the Internet to its customers, usually within the setting of a café where food and drink may be purchased.

Motorcycle/Riding Clubs. Facilities that support the activities of motorcycle interest groups.

Shooting/Archery Range. A facility designed for firearm or archery practice.

Large-Scale. This classification includes large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, water parks, zoos, driving ranges, golf courses, miniature golf courses, and riding stables. Fully enclosed sports stadiums and arenas are also included. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

Small-Scale. This classification includes smaller and primarily indoor facilities such as fitness centers, health clubs, and gymnasiums; handball, racquetball, and tennis club facilities; ice or roller skating rinks; public swimming pools; bowling alleys; card rooms; dance halls; pool and billiards lounges; trampoline and bounce house establishments; and amusement arcades. This classification may include snack bars and other incidental food and beverage services to patrons. Bars or restaurants with alcohol sales shall be treated as a separate use and shall be regulated accordingly, even when operated in conjunction with the entertainment and recreation use.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, and liquor stores.

Farmer's Markets. A commercial use primarily consisting of an organized display, indoors or outdoors, of agricultural products in their natural state for retail sale. Other products

such as processed food (dried fruit, cheese or bread, for example), or artisan handiwork or art, are sometimes sold at Farmer's Markets as well. Farmer's Markets which take place within a fully enclosed building which is not disassembled when the Farmer's Market is not in operation shall be considered Healthy Food Grocers.

General Market. Retail food markets of food and grocery items for offsite preparation and consumption. Typical uses include full-service grocery stores, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts, and confectionary stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta shops with retail sales.

Healthy Food Grocer. A food and beverage retail sales establishment that (1) dedicates at least 50 percent of retail space to a general line of grocery products intended for home preparation, consumption and use; and (2) dedicates at least 30 percent of retail space to perishable goods including dairy, fresh, produce, fresh meats, poultry and fish, and frozen foods.

Liquor Stores. An establishment less than 10,000 square feet in size that sells liquor for off-site consumption and/or that devotes 30 percent or greater floor area to the selling of packaged alcoholic beverages (such as ale, beer, wine, and liquor) for off-site consumption.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries with on-site retail sales, and small-scale specialty food production. This use includes micro-breweries, but does not include tasting rooms open to the public or sales for consumption on-site.

Funeral Parlors and Internment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes.

Live/Work. A unit that combines a work space and incidental residential occupancy occupied and used by a single household in structure that has been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the Building Code. The working space is reserved for and regularly used by one or more occupants of the unit.

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of less than 30 consecutive calendar days.

Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.

Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general

public. This use classification includes motor lodges, motels, and tourist courts, but does not include rooming houses, boarding houses, private residential clubs, or bed and breakfast establishments within a single-unit residence, which are separately defined and regulated.

RV Parks. A form of lodging designed to specifically accommodate travelers with recreational vehicles and/or trailers.

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices, and tax preparation offices.

Medical and Dental. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

Walk-In Clientele. An office business providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, and offices for elected officials. It does not include banks or check-cashing facilities that are separately classified and regulated.

Personal Services.

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, day spas, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying, photo finishing services, and travel agencies mainly intended for the consumer.

Fortune Telling Service. An establishment engaged in or that professes to foretell future or past events or that is engaged in the practice of palmistry (the art or practice of reading a person's character or future from the lines on the palms of hands). Examples of this use type include astrologers, fortune tellers, palm and card readers, and psychics.

Massage Establishments. Any business, including a sole proprietorship, which offers massage therapy in exchange for compensation, whether at a fixed place of business or at a location designated by the patron. Massage therapy includes the application of various techniques to the muscular structure and soft tissues of the human body, including, but not limited to, any method of pressure or friction against, or stroking, kneading, rubbing, tapping, compression, pounding, vibrating, rocking or stimulating of, the external surfaces of the body with the hands or with any object or appliance. Exempted from this definition are massage therapists operating in conjunction with and on the same premises as a physician, surgeon, chiropractor, osteopath, nurse or any physical therapist who is duly State-licensed to practice their respective profession in the State of California, and out-service massage therapists certified pursuant to the California Business and Professions Code Section 4612.

Medical Marijuana Collective. A location where marijuana is cultivated collectively by more than one qualified patient (with valid identification card) or designated primary caregiver of a person with a valid identification card, in order to collectively or cooperatively cultivate and/or store marijuana for medical purposes, as provided in Health and Safety Code Section 1362.775.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: 1) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or 2) creating an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail Sales.

Building Materials and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and includes establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Construction and Material Yards or plant nurseries.

Convenience Retail. Establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Liquor Stores shall not be considered Convenience Retail.

General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 80,000 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, hardware stores, and businesses retailing the following goods:

toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Gun Shop. Any retail sales business engaged in selling, leasing, purchasing, or lending of guns, firearms, or ammunition.

Large-Format Retail. Retail establishments (over 80,000 square feet of sales area) that sell merchandise and bulk goods for individual consumption, including membership warehouse clubs.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

Pawn Shops. Establishments engaged in the buying or selling of new or secondhand merchandise and offering loans in exchange for personal property.

Second Hand/Thrift Store. A retail establishment that buys and sells used products, including through consignment, that may include clothing, furniture and household goods, jewelry, household appliances, musical instruments, business machines and office equipment, hand tools, and similar items. This use does not include book stores, antique stores, sale of used farm or construction equipment, junk dealers, scrap/dismantling yards, sale of used cars or other vehicles, or pawn shops.

Swap Meet/Flea Market. Any indoor or outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, or other similarly named or labeled activities; but the term does not include supermarket or department store retail operations.

Sec. 15-6705. INDUSTRIAL USE CLASSIFICATIONS.

Advanced Manufacturing. Production activities that depend on information, automation, computation, software, sensing and networking that create new or existing products.

Construction and Material Yards. Storage of construction materials or equipment on a site other than a construction site.

Custom Manufacturing. Establishments primarily engaged in on-site production of goods by hand manufacturing or artistic endeavor, which involves only the use of hand tools or small mechanical equipment and the incidental direct sale to consumers of only those goods produced on-site. Typical uses include ceramic studios, candle making shops, woodworking, and custom jewelry manufacturers.

Green Technology. Any technology designed to reduce environmental impact, use resources more efficiently and promote long-term ecological sustainability. It includes innovations that reduce carbon emissions, conserve energy, support renewable resources, and help industries transition away from fossil-fuel-dependent systems.

Limited Industrial. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes manufacturing finished parts or products primarily from previously prepared materials; micro-breweries where retail sales are clearly incidental and no alcoholic beverages are consumed on-site; commercial laundries and dry cleaning plants; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

General Industrial. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as food and beverage processing (excluding animal food manufacturing); production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; and automotive and heavy equipment manufacturing. This classification does not include recycling or rendering.

Food and Beverage Processing. A facility combining raw food ingredients to produce packaged food products that can be easily prepared and served by the consumer. Examples include: parboiling, cooking, canning, bottling, freezing, or other methods to provide shelf-stable or freezer commodities for sale for human consumption. Additionally, this classification does not include the processing of animals.

Intensive Industrial. Industrial uses that regularly use hazardous chemicals or procedures or produce hazardous byproducts, including the following: manufacturing of acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, and radioactive materials. This subcategory also includes biomass energy conversion, chemical manufacturing, animal food manufacturing, petrochemical tank farms, gasification plants, smelting, animal slaughtering, oil refining, asphalt and concrete plants, and tanneries. Intensive industrial uses have high potential for external impacts on the surrounding area in terms of noise, vibration, odor, hours of operation, and traffic. This classification does not include rendering.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include facilities

that deal with animal matter nor does it include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations, which are classified as utilities.

Reverse Vending Machine. An automated mechanical device that accepts, sorts, and processes recyclable materials and issues a cash refund or a redeemable credit slip.

CRV Recycling Center. A facility available for the general public for the recycling of California Redemption Value (CRV) products such as glass, aluminum cans, and plastic beverage containers as defined by the State's Department of Resources Recycling and Recovery. Processing and sorting is not conducted on-site.

Recycling Processing Facility. A facility that receives, sorts, stores and/or processes recyclable materials.

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off-site where the manufacturing activity is secondary to the research and development activities.

Salvage and Wrecking. Storage and dismantling of vehicles and equipment for sale of parts, as well as their collection, storage, exchange or sale of goods including, but not limited to, any used building materials, used containers or steel drums, used tires, and similar or related articles or property.

Warehousing, Storage, and Distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual spaces exclusively and directly accessible to specific tenants. This classification includes mini-warehouses.

Chemical and Mineral Storage. Storage of hazardous materials including, but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, and fireworks.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes the storage of hazardous chemical, mineral, and explosive materials.

Outdoor Storage. Storage of vehicles or commercial goods or materials in open lots.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity.

Wholesaling and Distribution. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of

materials and supplies used in production or operation, including janitorial and restaurant supplies. Wholesalers are primarily engaged in business-to-business sales, but may sell to individual consumers through mail or internet orders. They normally operate from a warehouse or office having little or no display of merchandise, and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials.

Sec. 15-6706. TRANSPORTATION, COMMUNICATION, AND UTILITIES USE CLASSIFICATIONS.

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal building and parking, air freight terminal, baggage handling facility, aircraft hangar and public transportation and related facilities, including bus operations, servicing, and storage. Also includes support activities such as fueling and maintenance; storage; airport operations and air traffic control; incidental retail sales, coffee shops and snack shops; and airport administrative facilities, including airport offices, terminals, operations buildings, communications equipment, buildings and structures, control towers, lights; and other equipment and structures required by the United States Government and/or the State for the safety of aircraft operations.

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Antenna and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunication towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

Facilities within Buildings. Includes radio, television, or recording studios; telephone switching centers, but excludes Antennae and Transmission Towers.

Freight/Truck Terminals and Warehouses. Facilities for freight, courier, and postal services by truck or rail. This classification does not include local messenger and local delivery services (see Light Fleet-Based Services).

Light Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles with rated capacities less than 10,000 lbs. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, local messenger and document delivery services, home cleaning services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound) or taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services).

Transportation Passenger Terminals. Facilities for passenger transportation operations. Includes rail stations and bus terminals, but does not include terminals serving airports or heliports.

Photovoltaic/Solar Farm. Any solar collector solar device, or structural design feature of a structure whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling; for domestic, recreational, therapeutic, or service water heating; for the generation of electricity; for the production of process heat; and for the production of mechanical work. Solar energy systems include passive thermal systems, semi passive thermal systems, active thermal systems and photovoltaic systems. This category does not include parabolic mirror and devices of a similar nature.

Utilities, Major. Generating plants; electric substations; solid waste collection, including transfer stations and materials recovery facilities; solid waste treatment and disposal; water or wastewater treatment plants; and similar facilities of public agencies or public utilities.

Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

Waste Transfer Facility. A public or private facility that operates as a materials recovery, recycling, and solid waste transfer operation providing solid waste recycling and transfer services for other local jurisdictions and public agencies that are not located within the City of Fresno. The facility sorts and removes recyclable materials (including paper, metal, wood, inert materials such as soils and concrete, green waste, glass, aluminum and cardboard) through separation and sorting technologies to divert these materials from the waste stream otherwise destined for landfill.

Sec. 15-6707. AGRICULTURAL AND EXTRACTIVE USE CLASSIFICATIONS.

Agricultural Accessory Storage, Structures and Uses. The maintenance and storage of agricultural equipment, accessory uninhabited structures, and related land uses designed to support the planting, maintenance, and harvesting of crops, and/or the raising of farm animals for food production, when carried on as a clearly secondary occupation in conjunction with and located on property supporting a bonafide agricultural operation where no more than ten (10) percent of the total land use used and no more than three (3) persons other than the owner are employed in such activities, and which are owned and operated by the owner or occupant of the premises.

Agricultural Labor Housing. Living accommodations for employees and their immediate families employed for the exclusive purpose of agricultural pursuits either on the premises or off site. It includes single or multi-unit dwellings, including mobile homes and dormitories. See California Health and Safety Code Sections 17021.5 and 17021.6

Agricultural Processing. Establishments performing a variety of operations on crops after harvest, to prepare them for market on-site or further processing and packaging at a distance from the agricultural area including, but not limited to: alfalfa cubing; hay baling and cubing; corn shelling; drying of corn, rice, hay, fruits, and vegetables; pre-cooling and packaging of fresh

or farm-dried fruits and vegetables; grain cleaning and custom grinding; custom grist mills; custom milling of flour, feed, and grain; sorting, grading, and packing of fruits and vegetables, tree nut hulling and shelling; cotton ginning; wineries, alcohol fuel production; and receiving and processing of green material, other than that produced on-site (commercial composting).

Agricultural product sales, produced on site: The sale of agricultural products, including flowers, fresh fruit, herbs, nuts, plants, and vegetables, grown on the premises.

Agricultural Support Services. Agriculturally related services, such as storage of agricultural products; sales, maintenance, and repair of farm machinery and equipment; farm animal veterinary clinics; custom farming services; agriculturally related building, feed, and farm supply stores; agricultural waste handling and disposal services (e.g., manure, bedding and litter, composting); and other similar related services. This definition does not include the rendering or transport of deceased animals.

Animal Raising. The raising, grazing, or feeding of animals for animal products, animal increase, or value increase, and dairying as an accessory use on farms with dairy cattle.

Beekeeping: The keeping of bees in hives and on-site extraction of honey and/or other beehive products or services.

Crop Cultivation. The cultivation of tree, vine, field, forage, and other plant crops intended to provide food or fibers. The classification excludes wholesale or retail nurseries (See Nurseries and Garden Centers), but includes plant nurseries where plants are grown for sale either on site or to be sold elsewhere.

Crop production: The raising of agricultural crops, fruit trees, hay crops, nurseries for producing trees, vines and other horticultural stock, orchards, pasture crops, nut trees, row crops, vineyards, and other plant crops of all kinds, except mushroom growing.

Dairy. Shelter and other facilities for the feeding and milking of cattle and the extraction of milk, where the milk may be processed either on or off site.

Distillery. A bonded agricultural processing facility primarily used for the commercial processing of grapes or other fruit products to produce wine or similar spirits or the re-fermenting of still wine into sparkling wine. Related activities may include, but are not limited to, administrative office functions, barrel aging, blending, bottling, crushing, disposal of wastewater and pumice, fermenting, retail sales, storage, tasting facilities, warehousing operations, wholesale sales, and related promotional events. The retail sales and tasting of wine and retail sales of related promotional items may be allowed as part of the winery operation.

Horticulture/Greenhouses, Private: The cultivation of garden, nursery, or orchard plants, especially flowers, fruits, ornamental plants, or vegetables limited to the sale of agricultural products produced on the property. A greenhouse is a structure constructed chiefly of glass, glass-like translucent material, cloth, or lath, which is devoted to the protection or cultivation of these typically tender plants.

Horticulture/Greenhouses, Public: The cultivation of garden, nursery, or orchard plants, especially flowers, fruits, ornamental plants, or vegetables. A greenhouse is a structure constructed chiefly of glass, glass- like translucent material, cloth, or lath, which is devoted to the protection or cultivation of these typically tender plants.

Microbrewery: Produces 15,000 barrels or less of beer per year. 75% or more of the beer produced on-site must be sold in off-site locations, unless tasting room exists on-site.

Mining and Quarrying. The extraction of nonmetallic minerals, including dredging, and sand and gravel pit operations. This classification includes surface mining operations.

Produce Stand. Producer-owned and operated facility for the sale of vegetables, nuts, and other produce grown on the same site or as part of a shared multi-farm operation.

Rendering. A process in which animal tissue waste is converted into value-added materials such as lard, tallow, or high-protein meat and bone meal.

Sales Lot, Feed Lot, Stockyard. An open, fenced lot where cattle are fed prior to slaughter or transport, and which may include auction or other sales activities.

Slaughterhouse. Establishments engaged in the commercial butchering of animals.

Tasting Room. A retail sales facility which is ancillary to an on-site production facility, where customers may purchase and consume beverage and food products grown and/or processed on the site. Products offered for tasting and sale may include wine, beer, olive oil, cheese, and/or other food and beverage products. The floor area of the Tasting Room will not exceed 33% of the production floor area. Tasting Rooms which exceed this ratio will be classified as a Bar/Nightclub/Lounge, Restaurant, or other use as determined by the Review Authority.

Urban Farm. An agricultural use in an urban area, in a zoning district where urban land uses predominate. Urban farms may be of any size, though permit requirements may differ. Community-supported agriculture (CSA) farms, and private farms may all be considered urban farms.

Winery. A bonded agricultural processing facility primarily used for the commercial processing of grapes or other fruit products to produce wine or similar spirits or the re-fermenting of still wine into sparkling wine. Related activities may include, but are not limited to, administrative office functions, barrel aging, blending, bottling, crushing, disposal of wastewater and pumice, fermenting, retail sales, storage, tasting facilities, warehousing operations, wholesale sales, and related promotional events. The retail sales and tasting of wine and retail sales of related promotional items may be allowed as part of the winery operation.