

CITY OF FRESNO

USER'S GUIDE TO THE DEVELOPMENT CODE

Planning and Development
Department



INTRODUCTION

WHAT IS A DEVELOPMENT CODE... AND HOW DOES IT HELP YOU?

Like nearly every city in the United States, Fresno has a Development Code. This document, also known as the Zoning Ordinance, is the DNA of the city. It contains rules for development which ensure that Fresno's growth will take place in an attractive, orderly manner.

What parts of the city should have housing, and where are retail businesses allowed?

Where can they be mixed together?

How tall can buildings be?

How much parking must be provided?

The Development Code establishes these rules.

In December of 2014, the City Council adopted a new General Plan, which is the big picture vision for Fresno's next twenty years. The Development Code is an essential tool for turning this vision into a reality, and was thus subsequently updated and adopted one year later in December of 2015. This marked the first comprehensive update of the Code since 1962, giving a fresh start to a document which previously had many piecemeal and often unwieldy modifications made to it as planning practices and local preferences have changed over the past five decades.

With years of work by national experts and local city planners, and with extensive input from community members and development professionals, the new Development Code is now in use, with a more efficient organizational structure, graphics to supplement the text, and clearer language to present understandable and fair criteria for new development. This is very helpful for people who want to invest in our community, and also for residents who want to understand what kind of projects are allowed near their homes.

Development proposals which conform to the new requirements have a streamlined approval process, which should boost economic development. High-quality infill development in older parts of the city has never been as easy as it is under the new Development Code, ensuring that we have balanced growth over the coming years. At the same time, new homes in existing neighborhoods are required to fit in with their surroundings, and transitions between single family neighborhoods and other districts will be smooth and graceful.

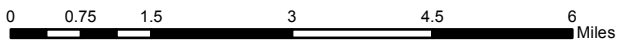
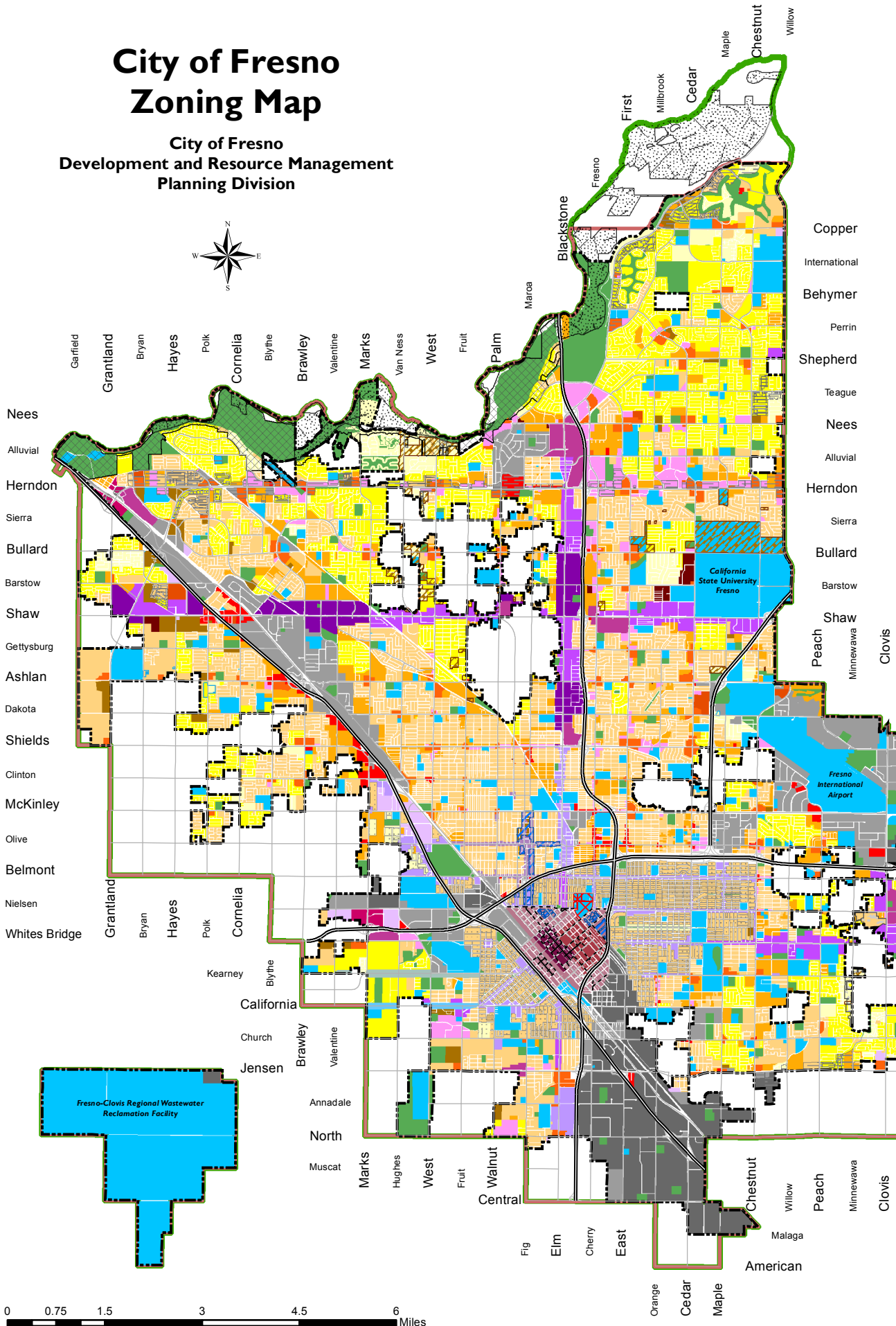
Some businesses are required to obtain a Conditional Use Permit before they can open. This requires that they pay a fee and agree to certain restrictions, such as the hours that they can operate, in order to ensure that they don't negatively impact their neighbors. While this is an important tool for cities to use, the old Code required too many types of businesses to go through this process, which can be both costly and lengthy, before they open. The new Development Code includes built-in measures to minimize conflicts between uses and reduces the number of businesses that will need a Conditional Use Permit.

While most parts of Fresno won't see a dramatic change in what kinds of businesses and buildings are allowed, a few areas will see significant changes. The new Code provides strong protections for existing businesses and buildings in these areas, ensuring that they can continue to operate for as long as their owners would like, without having to shut down or rebuild to meet the new standards. Instead, the new rules won't apply until the owners decide they'd like to try something new on their property.

Overall, the new Development Code, like the General Plan, seeks to make Fresno a city of balance. It will help to create and protect peaceful single family neighborhoods while enhancing multifamily communities that are connected to jobs and transit. It will facilitate convenient shopping areas and robust employment districts. Finally, it will guide the creation of walkable, vibrant mixed-use corridors for Fresnans who prefer a more cosmopolitan lifestyle. Under the new Development Code we will start building the Fresno of tomorrow, today.

City of Fresno Zoning Map

City of Fresno
Development and Resource Management
Planning Division



ZONING ADOPTION	
Ordinance Number	Date
2015-39	3-Dec-15
REZONES	
Ordinance Number	Date
2016-2	4-Feb-16
2016-3	4-Feb-16
2016-4	4-Feb-16
2016-8	17-Apr-16
2016-15	12-May-16
2016-23	30-Jun-16
2016-26	18-Aug-16
2016-29	1-Sep-16
2016-31	1-Sep-16
2016-36	22-Sep-16
2016-46	17-Nov-16
2016-49	1-Dec-16
2016-58	15-Jan-17
2017-3	12-Feb-17
2017-4	12-Feb-17
2017-13	2-Apr-17
2017-27	25-May-17
2017-31	9-Jul-17
2017-32	16-Jul-17
2017-43	24-Aug-17
2017-44	24-Sep-17
2017-60	26-Oct-17
2017-61	26-Oct-17
2017-63	2-Nov-17
2018-7	8-Feb-18
2018-8	8-Feb-18
2018-9	15-Feb-18
2018-20	19-Apr-18
2018-16	5-Apr-18
2018-30	17-May-18
2018-31	24-May-18
2018-63	6-Dec-18

LEGEND

Base Districts

- DTC - Downtown Core
- DTG - Downtown General
- DTN - Downtown Neighborhood
- RE - Residential Estate
- RS-1 - Residential Single-Family, Extremely Low Density
- RS-2 - Residential Single-Family, Very Low Density
- RS-3 - Residential Single-Family, Low Density
- RS-4 - Residential Single-Family, Medium Low Density
- RS-5 - Residential Single-Family, Medium Density
- RM-MH - Mobile Home Park
- RM-1 - Residential Multi-Family, Medium High Density
- RM-2 - Residential Multi-Family, Urban Neighborhood
- RM-3 - Residential Multi-Family, High Density
- NMX - Neighborhood Mixed Use
- CMX - Corridor/Center Mixed Use
- RMX - Regional Mixed Use
- CMS - Commercial Main Street
- CC - Commercial Community
- CR - Commercial Regional
- CG - Commercial General
- CH - Commercial Highway and Auto
- CRC - Commercial Recreation
- O - Office
- BP - Business Park
- IL - Light Industrial
- IH - Heavy Industrial
- OS - Open Space
- PR - Park and Recreation
- PI - Public and Institutional

Overlay Districts

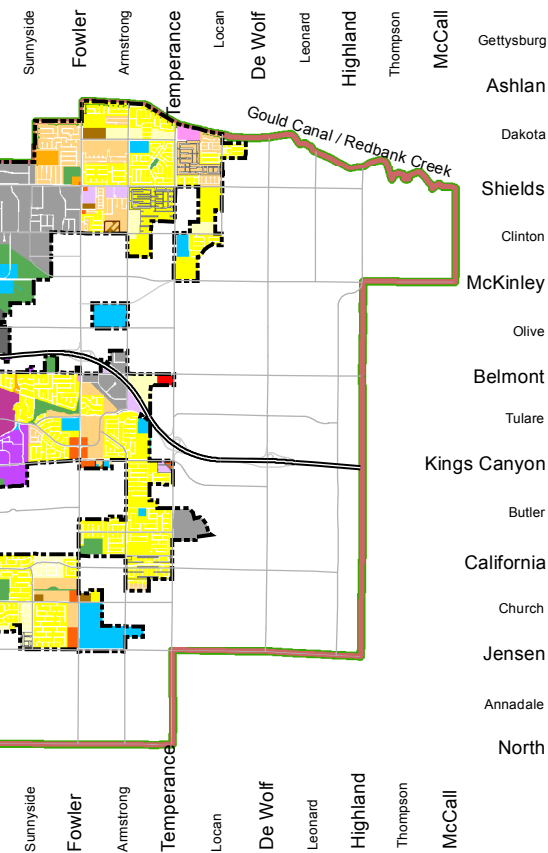
- KB - Kearny Boulevard Historic Corridor
- CA - California Avenue Transit Corridor
- BP - Bluff Preservation
- EA - Expressway Area
- RM - Residential Modifying
- ANX - Annexed Rural Residential
- EQ - Equine
- M - Mining
- AH - Apartment House
- UC - Urban Campus
- NR - Neighborhood Revitalization

Boundaries

- City Limits
- Fresno Sphere of Influence
- Planning Boundary

Downtown Activity Classifications

- Activity Class A
- Activity Class B
- Activity Class C



This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

DOWNTOWN

The purpose of the Downtown (DT) Districts is to develop a mixed-use Downtown with a vibrant concentration of goods and services, housing, community gathering spaces, and regionally serving employment, cultural, and entertainment offerings. The Downtown Districts promote pedestrian-oriented infill development, intensification, and reuse of land consistent with the General Plan. The goal is to transform Downtown’s streets into vibrant, diverse, and attractive places that support a mix of retail, office, and residential uses in order to achieve an active social environment within a revitalized public realm.



DTN



DTG



DTC

ZONE DISTRICT

DTN: Lively, walkable, mixed-use urban neighborhood surrounding the Downtown Core

DTG: Concentration of civic uses in a pedestrian-oriented, mixed-use urban setting

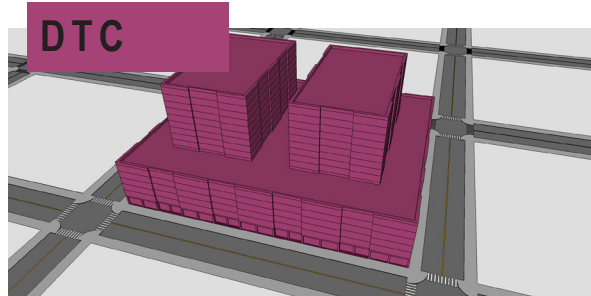
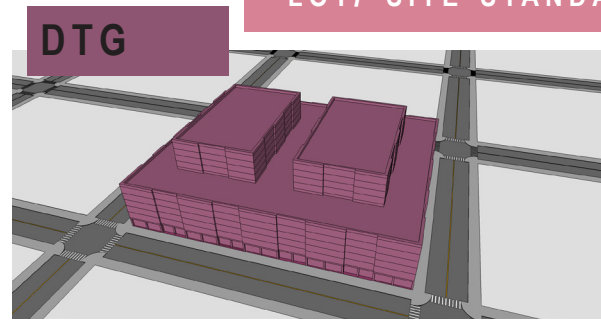
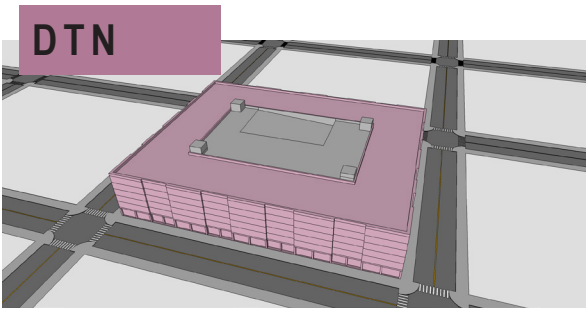
DTC: Regional cultural hub and dense urban center with the most intense mixed use development

SAMPLE OF PERMITTED USES

Use Classification	DTN	DTG	DTC
Residential Use Classifications			
Single-Unit Dwelling, Detached	-	-	-
Single-Unit Dwelling, Attached	P*	P*	-
Duplex	P*	P*	P*
Multi-Unit Residential	P*	P*	P*
Mobile Home Park	-	-	-
Public and Semi-Public Use Classifications			
Hospital	C*	C*	C*
Park and Recreation Facilities, Public	P	P	P
Schools, Public or Private	P*	P*	P*
Social Service Facilities	P*	P*	P*
Commercial Use Classifications			
Automobile Sales and Leasing	P*	P*	-
Automobile Service and Repair, Minor	P*	P*	-
Service Station	P*	P*	-
Bars/Nightclubs/ Lounges	P*	P*	P*
Restaurant with Alcohol Sales	P*	P*	P*
Restaurant without Alcohol Sales	P*	P*	P*
Hotels and Motels	P*	P*	P*
Offices, Business and Professional	P*	P*	P*
General Retail	P*	P*	P*
Industrial Use Classifications			
General Industrial	C*	-	-
Intensive Industrial	-	-	-
Wholesaling and Distribution	C*	-	-

P Permitted **C** Conditional Use Permit required - Prohibited * Certain restrictions may apply

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.



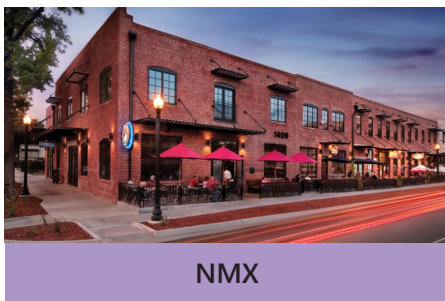
SAMPLE OF DEVELOPMENT STANDARDS

	DOWNTOWN (DT) DISTRICTS		
	DTN	DTG	DTC
HEIGHT (feet)			
(Maximum)	90	140	190
DENSITY (du/ac)			
(Minimum)	No Req.	No Req.	No Req.
(Maximum)	No Req.	No Req.	No Req.
FLOOR AREA RATIO Non-Residential Uses (Max.)	No Req.	No Req.	No Req.
SETBACKS			
Front (Minimum)	0	0	0
Front (Maximum)	2 to 10	2 to 10	2 to 10
Rear (Minimum)	0	0	0
Side, Interior (Minimum)	0	0	0
Parking, from back of sidewalk or curb (Minimum)	30	30	30
LOT COVERAGE			
(Maximum)	No Req.	No Req.	No Req.
LOT SIZE (sq. ft.)			
(Minimum)	No Req.	No Req.	No Req.
(Maximum)	No Req.	No Req.	No Req.
OPEN SPACE (% of lot area)			
(Minimum)	10%	8%	5%
PARKING			
Residential, per unit (Minimum)	0.5	0.5	0.5
Non-Res., per 1,000 sq ft (Minimum)	0	0	0
PEDESTRIAN-ORIENTATION			
Frontage Coverage (Minimum)	60%	75%	90%
Sidewalk Facing Entrance Freq.	1 per 50'	1 per 50'	1 per 50'

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.

MIXED USE

The purpose of the Mixed-Use (MX) Districts is to promote pedestrian-oriented infill development, intensification, and reuse of land that will create a unified, distinctive, urban center with appropriate transitions to adjacent residential neighborhoods. These districts should provide options which reduce the need for private automobile in order to minimize air pollution from vehicle miles traveled. The goal is to achieve an active social environment with a revitalized streetscape by transforming certain auto-oriented boulevards and corridors into vibrant, diverse, and attractive areas that support a mix of pedestrian-oriented retail, offices, multi-family housing, and community gathering & public spaces.



ZONE DISTRICT

NMX: Two-three stories with smaller independent retail shops & professional office

CMX: Vertical or horizontal mixed-use with ground-floor retail & upper-floor residential/office

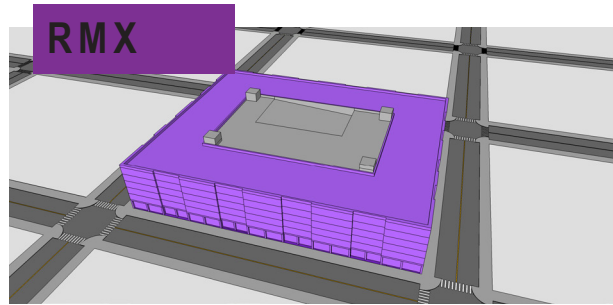
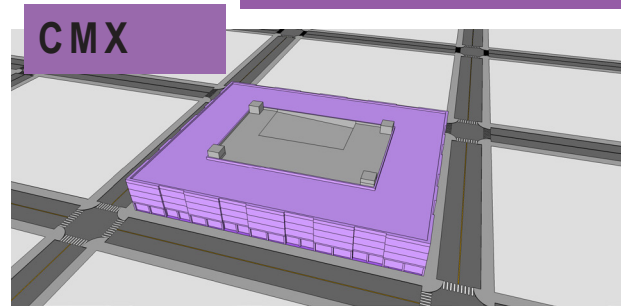
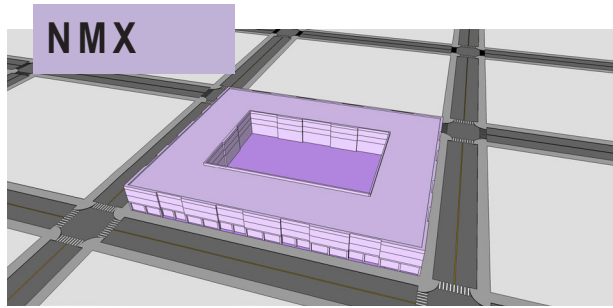
RMX: Urban-scale mixed-use development that serves residents & businesses of the region at large

SAMPLE OF PERMITTED USES

Use Classification	NMX	CMX	RMX
Residential Use Classifications			
Single-Unit Dwelling, Detached	-	-	-
Single-Unit Dwelling, Attached	P*	P*	P*
Duplex	-	-	-
Multi-Unit Residential	P*	P*	P*
Mobile Home Park	-	-	-
Public and Semi-Public Use Classifications			
Hospital	-	C*	C*
Park and Recreation Facilities, Public	P	P	P
Schools, Public or Private	P	P	P
Social Service Facilities	P*	P*	P*
Commercial Use Classifications			
Automobile Sales and Leasing	C*	C*	C*
Automobile Service and Repair, Minor	C*	C*	C*
Service Station	C*	C*	C*
Bars/Nightclubs/ Lounges	C*	C*	C*
Restaurant with Alcohol Sales	C*	C*	C*
Restaurant without Alcohol Sales	C*	C*	C*
Hotels and Motels	P*	P*	P
Offices, Business and Professional	P	P	P
General Retail	P	P	P
Industrial Use Classifications			
General Industrial	-	-	-
Intensive Industrial	-	-	-
Wholesaling and Distribution	-	-	-

P Permitted C Conditional Use Permit required - Prohibited * Certain restrictions may apply

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.



SAMPLE OF DEVELOPMENT STANDARDS

	MIXED-USE (MX) DISTRICTS		
	NMX	CMX	RMX
HEIGHT (feet)			
(Maximum)	40	60	75
DENSITY (du/ac)			
(Minimum)	12	16	30
(Maximum)	16*	30*	45*
FLOOR AREA RATIO Non-Residential Uses (Max.)	1.5	1.5	2.0
SETBACKS			
Front (Minimum)	0	0	0
Front (Maximum)	10	10	10
Rear (Minimum)	0	0	0
Side, Interior (Minimum)	0	0	0
Parking, from back of sidewalk or curb (Minimum)	30	30	30
LOT COVERAGE			
(Maximum)	No Req.	No Req.	No Req.
LOT SIZE (sq. ft.)			
(Minimum)	No Req.	No Req.	No Req.
(Maximum)	No Req.	No Req.	No Req.
OPEN SPACE (% of lot area)			
(Minimum)	15%	10%	8%
PARKING			
Residential, per unit (Minimum)	0.75 to 1.5	0.75 to 1.5	0.75 to 1.5
Non-Res., per 1,000 sq ft (Minimum)	1.6	1.6	1.6
PEDESTRIAN-ORIENTATION			
Frontage Coverage (Minimum)	60%	70%	80%
Sidewalk Facing Entrance Freq.	1 per 100'	1 per 100'	1 per 100'

* May be increased by up to 100% near BRT station

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EMPLOYMENT

The purpose of the *Employment (E) Districts* is to designate adequate land for industrial, office, research & development, and flexible commercial uses to strengthen the city’s economic base and provide a range of employment opportunities for the current and future population of the city and region. These districts should provide for appropriate location of businesses that may have the potential to generate off-site impacts while also providing adequate buffers between employment centers and residential uses.



O



BP



IL



IH

These images have been provided as examples of comparable product in Fresno, California

ZONE DISTRICT

O: Provides sites for administrative, financial, professional, medical, & public office

BP / RBP: Provides campus-type office professional environments & technology development

IL: Provides areas for a diverse range of light industrial uses (research, development, fabrication, etc.)

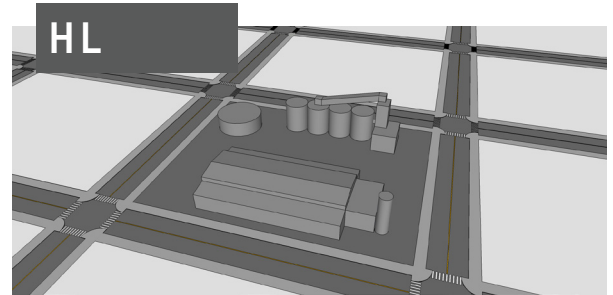
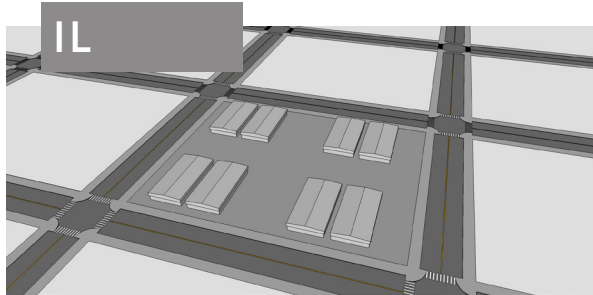
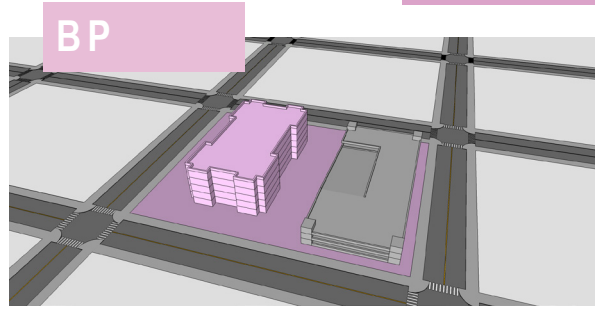
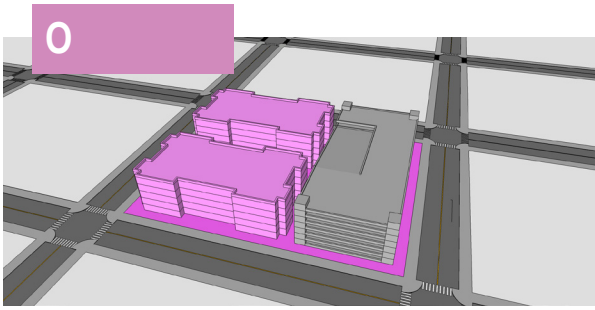
IH: Broadest range of industrial uses that are essential to the development of a balanced economic base

SAMPLE OF PERMITTED USES

Use Classification	O	BP	IL	IH
Residential Use Classifications				
Single-Unit Dwelling, Detached	-	-	-	-
Single-Unit Dwelling, Attached	-	-	-	-
Duplex	-	-	-	-
Multi-Unit Residential	-	-	-	-
Mobile Home Park	-	-	-	-
Public and Semi-Public Use Classifications				
Hospital	C*	C*	C*	C*
Park and Recreation Facilities, Public	P	P	P	P
Schools, Public or Private	P	P	P	-
Social Service Facilities	C	C	C	-
Commercial Use Classifications				
Automobile Sales and Leasing	-	P	P	-
Automobile Service and Repair, Minor	P	P	P	P
Service Station	P	P	P	P
Bars/Nightclubs/ Lounges	-	-	-	-
Restaurant with Alcohol Sales	C	C	C	C
Restaurant without Alcohol Sales	P	P	P	P
Hotels and Motels	P	P	P	-
Offices, Business and Professional	P	P	P	P
General Retail	P*	P*	P*	P*
Industrial Use Classifications				
General Industrial	-	C	P	P
Intensive Industrial	-	-	-	C
Wholesaling and Distribution	-	P	P	P

P Permitted **C** Conditional Use Permit required - Prohibited * Certain restrictions may apply

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.



SAMPLE OF DEVELOPMENT STANDARDS

	EMPLOYMENT (E) DISTRICTS			
	O	BP	IL	HL
HEIGHT (feet)				
(Maximum)	60	60	60	60
DENSITY (du/ac)				
(Minimum)	N/A	N/A	N/A	N/A
(Maximum)	N/A	N/A	N/A	N/A
FLOOR AREA RATIO Non-Residential Uses (Max.)	2.0	1.0	1.5	1.5
SETBACKS				
Front (Minimum)	15*	15	15	15
Front (Maximum)	No Req.	No Req.	No Req.	No Req.
Rear (Minimum)	No Req.	No Req.	No Req.	No Req.
Side, Interior (Minimum)	No Req.	No Req.	No Req.	No Req.
Parking, from back of sidewalk or curb (Minimum)	15	15	No Req.	No Req.
LOT COVERAGE				
(Maximum)	No Req.	No Req.	No Req.	No Req.
LOT SIZE (sq. ft.)				
(Minimum)	7,500	10,000	9,000	9,000
(Maximum)	No Req.	No Req.	No Req.	No Req.
OPEN SPACE (% of lot area)				
(Minimum)	No Req.	No Req.	No Req.	No Req.
PARKING				
Residential, per unit (Minimum)	N/A	N/A	N/A	N/A
Non-Res., per 1,000 sq ft (Minimum)	1 to 10**	1 to 10**	1 to 10**	1 to 10**
PEDESTRIAN-ORIENTATION				
Frontage Coverage (Minimum)	No Req.	No Req.	No Req.	No Req.
Sidewalk Facing Entrance Freq.	No Req.	No Req.	No Req.	No Req.

* May be reduced to 0 with enhanced streetscape

** Varies by use

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.

COMMERCIAL

The purpose of the *Commercial (C) Districts* is to provide for a full range of commercial uses to serve the city, its residents, and the greater region. These districts should ensure the provision of shops, services, and facilities needed to accommodate future population and employment while establishing development and design standards that create a unified, distinctive, and attractive character along commercial streets. New development should be designed to minimize traffic and parking impacts on surrounding residential neighborhoods and provide appropriate buffers between these areas to preserve both commercial feasibility and residential environments.



CMS



CC



CR



CG



CH

ZONE DISTRICT

CMS: Preserves/promotes small-scale commercial development near residential neighborhoods

CC: Medium-scale development that serves local needs such as convenience shopping & office

CR: Large, urban-scale retail, office, civic/entertainment uses to meet local and regional demands

CG: A range of retail/service uses that are appropriate to areas with high volumes of vehicle traffic

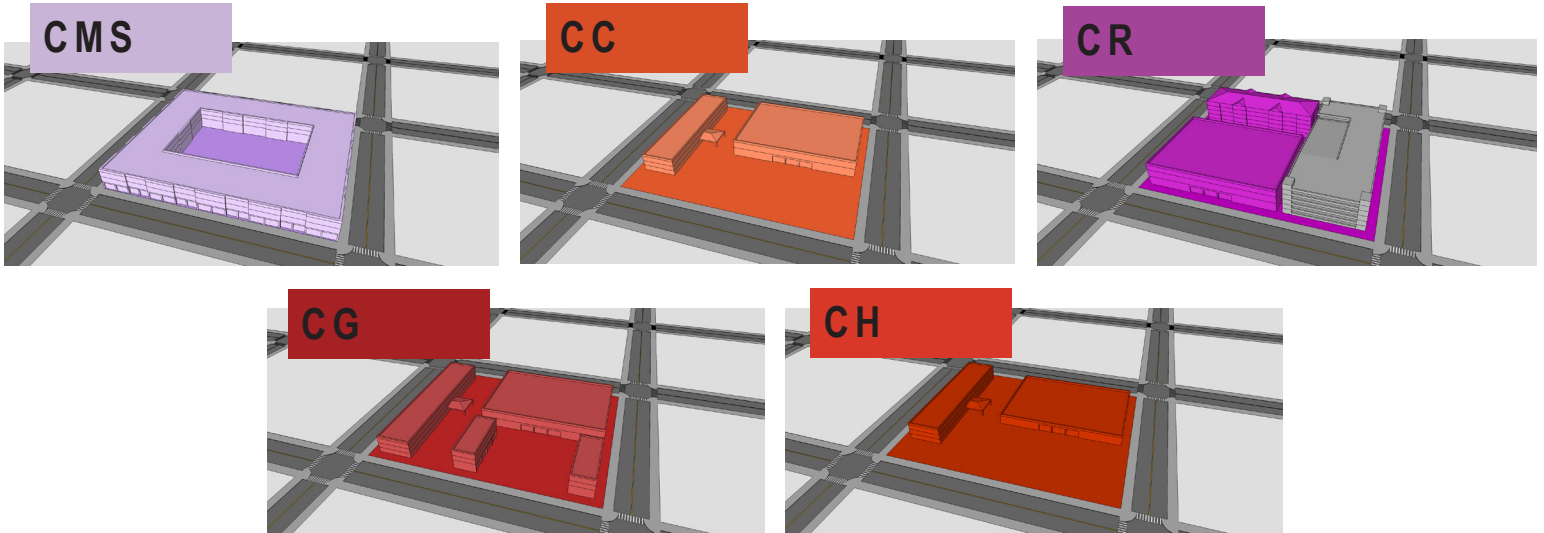
CH: Commercial uses supported by freeway access but do not generate a large volume of traffic

SAMPLE OF PERMITTED USES

Use Classification	CMS	CC	CR	CG	CH
Residential Use Classifications					
Single-Unit Dwelling, Detached	-	-	-	-	-
Single-Unit Dwelling, Attached	P*	-	P*	-	-
Duplex	-	-	-	-	-
Multi-Unit Residential	P*	-	P*	-	-
Mobile Home Park	-	-	-	-	-
Public and Semi-Public Use Classifications					
Hospital	-	C*	C*	C*	C*
Park and Recreation Facilities, Public	P	P	P	P	P
Schools, Public or Private	C	C	C	C	-
Social Service Facilities	C*	C	-	-	-
Commercial Use Classifications					
Automobile Sales and Leasing	-	-	C	C	P
Automobile Service and Repair, Minor	-	-	C	C	P
Service Station	-	C	P	C	P
Bars/Nightclubs/ Lounges	C	C	C	C	C
Restaurant with Alcohol Sales	C	C	C	C	C
Restaurant without Alcohol Sales	P	P	P	P	P
Hotels and Motels	P*	P	P	-	P
Offices, Business and Professional	P*	P	P	P	-
General Retail	P	P	P	P	-
Industrial Use Classifications					
General Industrial	-	-	-	-	-
Intensive Industrial	-	-	-	-	-
Wholesaling and Distribution	-	-	-	-	-

P Permitted **C** Conditional Use Permit required **-** Prohibited ***** Certain restrictions may apply

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.



SAMPLE OF DEVELOPMENT STANDARDS

	COMMERCIAL (C) DISTRICTS				
	CMS	CC	CR	CG	CH
HEIGHT (feet)					
(Maximum)	35	35	75	35	35
DENSITY (du/ac)					
(Minimum)	N/A	N/A	N/A	N/A	N/A
(Maximum)	16	N/A	16	N/A	N/A
FLOOR AREA RATIO Non-Residential Uses (Max.)	1.0	1.0	1.0	2.0	0.75
SETBACKS					
Front (Minimum)	No Req.	15*	15*	15*	15
Front (Maximum)	10	No Req.	No Req.	No Req.	No Req.
Rear (Minimum)	No Req.	No Req.	No Req.	No Req.	No Req.
Side, Interior (Minimum)	No Req.	No Req.	No Req.	No Req.	No Req.
Parking, from back of sidewalk or curb (Minimum)	No Req.	No Req.	No Req.	No Req.	No Req.
LOT COVERAGE					
(Maximum)	No Req.	No Req.	No Req.	No Req.	No Req.
LOT SIZE (sq. ft.)					
(Minimum)	No Req.	32,670	10,000	12,000	15,000
(Maximum)	No Req.	No Req.	No Req.	No Req.	No Req.
OPEN SPACE (% of lot area)					
(Minimum)	No Req.	No Req.	No Req.	No Req.	No Req.
PARKING					
Residential, per unit (Minimum)	0.75 to 1.5	N/A	1 to 1.5	N/A	N/A
Non-Res., per 1,000 sq ft (Minimum)	1 to 10**	1 to 10**	1 to 10**	1 to 10**	1 to 10**
PEDESTRIAN-ORIENTATION					
Frontage Coverage (Minimum)	60%	No Req.	No Req.	No Req.	No Req.
Sidewalk Facing Entrance Freq.	No Req.	No Req.	No Req.	No Req.	No Req.

* May be reduced to 0 with enhanced streetscape

** Varies by use

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RESIDENTIAL MULTI-FAMILY

The main purpose of the *Residential Multi-Family (RM) Districts* is to provide a variety of multi-family housing types for individual lifestyles and space needs, and ensure continued availability of a range of affordable housing opportunities necessary to sustain a diverse labor force. Multi-family housing should provide opportunities for the development of higher-density and affordable housing in neighborhoods throughout the city. New development and alterations to existing structures must preserve, protect, and enhance the scale, mass, and character of these medium and high-density zones and promote the development of walkable, transit-supported neighborhoods.



RM-1



RM-2



RM-3

ZONE DISTRICT

RM-1: Density range of 12-16 dwelling units per acre

RM-2: Density range of 16-30 dwelling units per acre

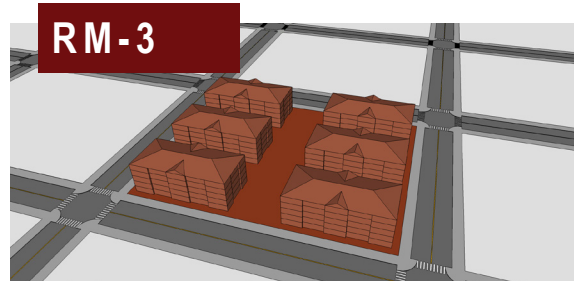
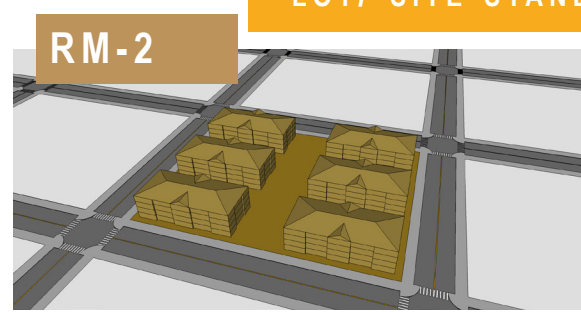
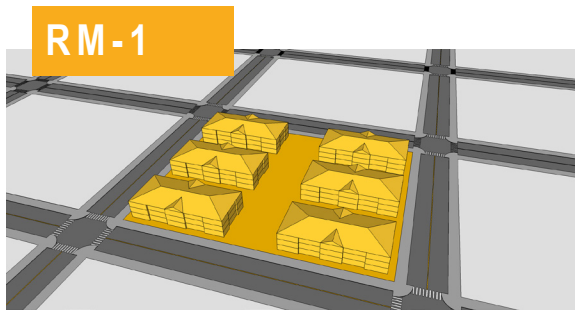
RM-3: Density range of 30-45 dwelling units per acre

SAMPLE OF PERMITTED USES

Use Classification	RM-1	RM-2	RM-3
Residential Use Classifications			
Single-Unit Dwelling, Detached	P*	-	-
Single-Unit Dwelling, Attached	P	P	-
Duplex	P	P	P
Multi-Unit Residential	P	P	P
Mobile Home Park	-	-	-
Public and Semi-Public Use Classifications			
Hospital	-	-	-
Park and Recreation Facilities, Public	P	P	P
Schools, Public or Private	P	P	P
Social Service Facilities	C	C	C
Commercial Use Classifications			
Automobile Sales and Leasing	-	-	-
Automobile Service and Repair, Minor	-	-	-
Service Station	-	-	-
Bars/Nightclubs/ Lounges	-	-	-
Restaurant with Alcohol Sales	-	-	-
Restaurant without Alcohol Sales	-	-	-
Hotels and Motels	-	-	-
Offices, Business and Professional	-	-	-
General Retail	-	-	-
Industrial Use Classifications			
General Industrial	-	-	-
Intensive Industrial	-	-	-
Wholesaling and Distribution	-	-	-

P Permitted **C** Conditional Use Permit required **-** Prohibited ***** Certain restrictions may apply

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.



SAMPLE OF DEVELOPMENT STANDARDS

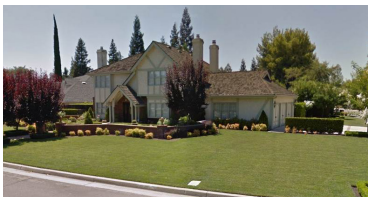
	RESIDENTIAL MULTI-FAMILY (RM) DISTRICTS		
	RM-1	RM-2	RM-3
HEIGHT (feet)			
(Maximum)	40	50	60
DENSITY (du/ac)			
(Minimum)	12	16	30
(Maximum)	16	30	45
FLOOR AREA RATIO Non-Residential Uses (Max.)	N/A	N/A	N/A
SETBACKS			
Front (Minimum)	10	10	10
Front (Maximum)	20	20	20
Rear (Minimum)	20	15	15
Side, Interior (Minimum)	4*	5	5
Parking, from back of sidewalk or curb (Minimum)	30	30	30
LOT COVERAGE			
(Maximum)	50%	50%	60%
LOT SIZE (sq. ft.)			
(Minimum)	No Req.	No Req.	No Req.
(Maximum)	No Req.	No Req.	No Req.
OPEN SPACE (% of lot area)			
(Minimum)	20%	15%	10%
PARKING			
Residential, per unit (Minimum)	1 to 1.5	1 to 1.5	1 to 1.5
Non-Res., per 1,000 sq ft (Minimum)	N/A	N/A	N/A
PEDESTRIAN-ORIENTATION			
Frontage Coverage (Minimum)	50%	50%	50%
Sidewalk Facing Entrance Freq.	1 per 100'	1 per 100'	1 per 100'

*Minimum 10' total

NOTE: This table is simplified for illustrative purposes. See the current edition of the Development Code for all applicable regulations.

RESIDENTIAL SINGLE-FAMILY

The main purpose of the Residential Single-Family (RS) Districts is to provide a variety of single family residences that suit a wide spectrum of individual lifestyles, needs, and range of housing types for all segments of the community. Single family residences should enhance the character of the city's residential neighborhoods, while maintaining appropriate scale, mass, & character to the surrounding areas. Single Family Residential Districts must also provide for appropriate densities within the ranges established in the General Plan and provide sites for neighborhood-serving uses such as parks, family day cares, libraries, and community facilities.



RE, RS-1, RS-2, RS-3



RS-4



RS-5

ZONE DISTRICT

RE, RS-1, RS-2, RS-3: Density range of 1-3.5 dwelling units per acre

RS-4: Density range of 3.5-6 dwelling units per acre

RS-5: Density range of 5-12 dwelling units per acre

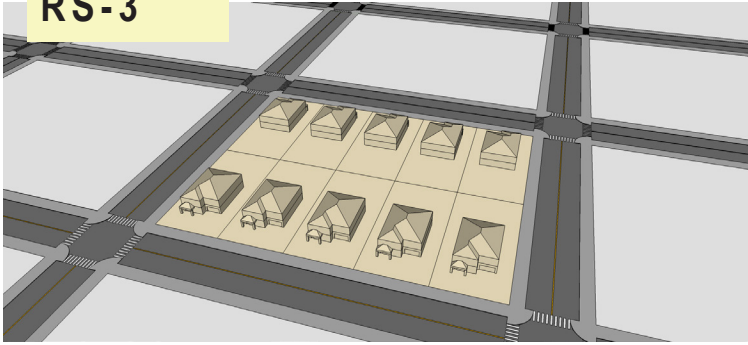
SAMPLE OF PERMITTED USES

Use Classification	RE	RS-1	RS-2	RS-3	RS-4	RS-5
Residential Use Classifications						
Single-Unit Dwelling, Detached	P	P	P	P	P	P
Single-Unit Dwelling, Attached	-	-	-	-	C	P
Duplex	-	-	-	-	-	C
Multi-Unit Residential	-	-	-	-	-	C
Mobile Home Park	-	-	-	-	-	-
Public and Semi-Public Use Classifications						
Hospital	-	-	-	-	-	-
Park and Recreation Facilities, Public	P	P	P	P	P	P
Schools, Public or Private	-	P	P	P	P	P
Social Service Facilities	-	-	-	-	-	-
Commercial Use Classifications						
Automobile Sales and Leasing	-	-	-	-	-	-
Automobile Service and Repair, Minor	-	-	-	-	-	-
Service Station	-	-	-	-	-	-
Bars/Nightclubs/ Lounges	-	-	-	-	-	-
Restaurant with Alcohol Sales	-	-	-	-	-	-
Restaurant without Alcohol Sales	-	-	-	-	-	-
Hotels and Motels	-	-	-	-	-	-
Offices, Business and Professional	-	-	-	-	-	-
General Retail	-	-	-	-	-	-
Industrial Use Classifications						
General Industrial	-	-	-	-	-	-
Intensive Industrial	-	-	-	-	-	-
Wholesaling and Distribution	-	-	-	-	-	-

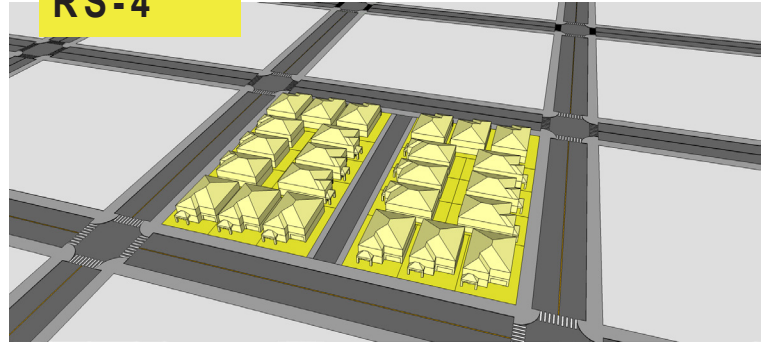
P Permitted **C** Conditional Use Permit required **-** Prohibited ***** Certain restrictions may apply

Note: This table is for illustrative only. See the current edition of the Development Code for all applicable regulations.

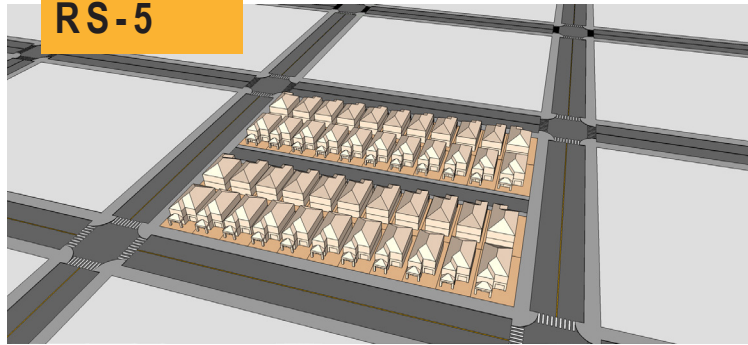
RS-3



RS-4



RS-5



SAMPLE OF DEVELOPMENT STANDARDS

	RESIDENTIAL SINGLE FAMILY (RS) DISTRICTS					
	RE	RS-1	RS-2	RS-3	RS-4	RS-5
RESIDENTIAL DENSITY	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot	1 du/lot
MINIMUM LOT SIZE	5 acres	36,000 sf	20,000 sf	9,000 sf	5,000 sf	4,000 sf
MINIMUM LOT SIZE (with Enhanced Streetscape)	-	-	-	-	-	2,500 sf
MAXIMUM LOT SIZE	-	-	-	32,000 sf	9,000 sf	6,500 sf
MINIMUM LOT WIDTH						
General Standard	110 ft	110 ft	110 ft	70 ft	50 ft	35 ft
Corner	110 ft	110 ft	110 ft	80 ft	55 ft	40 ft
Reversed Corner	110 ft	110 ft	110 ft	90 ft	60 ft	50 ft
Adjacent to Major Street/Freeway/Railroad	160 ft	160 ft	130 ft	90 ft	70 ft	60 ft
Curved/Cul-de-Sac	80 ft	80 ft	80 ft	60 ft	40 ft	30 ft
MINIMUM LOT DEPTH						
General Standard	130 ft	130 ft	130 ft	100 ft	85 ft	70 ft
Adjacent to Major Street	200 ft	200 ft	130 ft	110 ft	100 ft	90 ft
Adjacent to Freeway or Railroad	200 ft	200 ft	150 ft	150 ft	120 ft	120 ft
MAXIMUM HEIGHT	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft
MINIMUM SETBACKS						
Front	35 ft	35 ft	30 ft	25 ft	13 ft	13 ft
Front, with Enhanced Streetscape	-	-	-	-	8 ft	5 ft
Interior Side	10 ft	10 ft	10 ft	5 ft	10 ft total *	8 ft total **
Street Side	35 ft	25 ft	25 ft	20 ft	10 ft	10 ft
Rear	20 ft	20 ft	20 ft	20 ft	10 ft	10 ft
Alley	20 ft	20 ft	20 ft	5 ft	5 ft	-
Freeway/Railroad	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft
Garage, from back of sidewalk or curb	-	-	35 ft	30 ft	18 ft	18 ft
Garage, from primary facade	-	-	4 ft	4 ft	4 ft	4 ft
MAXIMUM LOT COVERAGE	30%	30%	30%	35%	50%	60%

* Minimum 4' per side
 ** Minimum 3' per side

Planning and Development
Department

