

DOWNTOWN PLANS & DEVELOPMENT CODE

JURISDICTION

City of Fresno, CA

DATE OF ADOPTION

October 20, 2016

DOCUMENT LINK

<https://tinyurl.com/dtfddc>

MEDIA COVERAGE

Downtown Fresno Changing as Renovations Continue

ABC 30, 8/16/2017

<https://tinyurl.com/dtf-renovations>

These twin plans were developed and adopted in tandem. The Downtown Neighborhoods Community Plan is a vision document and revitalization strategy which was designed to stimulate private development and guide public investments in the predominantly residential neighborhoods surrounding the city's mixed-use urban core, while the Fulton Corridor Specific Plan fulfilled the same role for the core itself. The initial drafts were developed by Moule and Polyzoides in partnership with a staff team. Mr. Zack was hired by the City of Fresno as Assistant Director of Planning and Development after the completion of the first draft and took over management of the project at that point. He conducted a final round of outreach with the steering committee and the community, revised the draft, added high-speed rail elements, redesigned the bicycle circulation map, revised proposed street sections, enhanced the implementation chapter, and presented the final drafts to the Planning Commission and City Council for adoption.

The Downtown Development Code is the primary implementation tool for these two planning documents. The original draft of the Code, also developed by Moule and Polyzoides, had taken a very different direction from the Citywide Development Code which was being developed simultaneously by a different consultant team. Upon his hiring as Assistant Planning Director, Mr. Zack took over the Downtown Development Code project and completely re-wrote it as a chapter of the Citywide Development Code, standardizing language, graphics, and layout between the two documents and re-configuring the development standards to be more easily understood and followed by local entrepreneurs, builders, and planners while maintaining quality. After initial opposition from builders and some City Council members, extensive outreach resulted in adoption by the City Council. Several projects have been developed under the code, with entitlement times being as fast as 100 days.

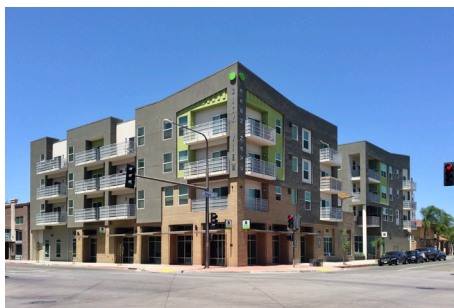
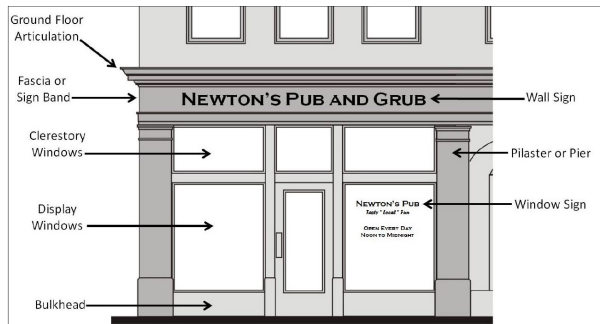


TABLE 15-1565. BUILDING AND PARKING PLACEMENT AND BUILDING MASSING STANDARDS—DOWNTOWN DISTRICTS

| Activity | 20'W | 20'W | 20'W | Additional Regulations | # |
|--|----------|----------|----------|---|-----|
| Office (O) | No Limit | No Limit | No Limit | | |
| Residential Density (A or C) (Res, Med) | No Limit | No Limit | No Limit | | |
| Offices (O) | | | | | |
| Front Activity Class A (Res, Med) | 0/2 | 0/2 | 0/2 | Figure 1504-A, Activity Classifications | (1) |
| Front Activity Class B and C (Res, Med) | 0/10 | 0/10 (1) | 0/10 | | |
| Interior Use (Res) | 0 | 0 | 0 | | (2) |
| Street Side (Res, Med) | 0/10 | 0/10 (2) | 0/10 | \$15-113, Determining Setbacks and Treads, \$15-110A & B, 15-110B, and \$15-110C, Parking/Loading | (3) |
| Wall (Res) | 0 | 0 | 0 | | (4) |
| Alley (Res) | 0 | 0 | 0 | | (5) |
| Parking (Res) (Park back of sidewalk or rear lot) | 30 | 30 | 30 | | (6) |
| Front Street Minimum Frontage Coverage (20') | 60 | 75 | 90 | \$15-312, Determining Frontage Coverage | (7) |
| Side Street Minimum Frontage Coverage (20') | 50 | 50 | 50 | \$15-312, Determining Frontage Coverage | (8) |
| Corner Frontage (20', measured 8' from ground level) | 80 | 60 | 75 | \$15-110A-F, Corner Frontage | (9) |
| Building Use and Massing | | | | | |



This diagram shows how the various components of a storefront can be arranged.



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