



RESOLUTION NO. 2016-28

A RESOLUTION OF THE COUNCIL OF THE CITY OF  
FRESNO, CALIFORNIA, TO AMEND THE ZONING  
DESIGNATION TRANSLATION TABLE FOR THE  
DOWNTOWN PLANNING AREA

WHEREAS, on December 3, 2015, the City Council adopted Fresno Municipal Code Chapter 15: Citywide Development Code ("Citywide Development Code"); and

WHEREAS, adoption of the Citywide Development Code included the repeal of Section 12-201 of the Fresno Municipal Code which designated zoning districts throughout the City; and

WHEREAS, adoption of the Citywide Development Code also resulted in the creation of new base and overlay zoning districts intended to replace the previous zoning districts; and

WHEREAS, a new Zoning Map was adopted on February 4, 2016, which rezoned all parcels outside of the Downtown Planning Area to apply the new base and overlay districts; and

WHEREAS, the new Zoning Map excluded the Downtown Planning Area to accommodate the creation of additional base and overlay districts which are written specifically for this unique part of the City; and

WHEREAS, until land within the Downtown Planning Area is rezoned to apply new base and overlay zoning districts, all parcels retain the zoning districts that were identified in repealed Section 12-201; and



WHEREAS, the new base and overlay zoning districts in the Citywide Development Code correspond to certain zoning districts identified in repealed Section 12-201 of the Fresno Municipal Code; and

WHEREAS, it is in the best interest of the City of Fresno to allow for continued development prior to any future action to rezone parcels to incorporate new base and overlay zoning districts in the Downtown Planning Area; and

WHEREAS, amending the Zoning Designation Translation Table will allow for such continued development in the Downtown Planning Area.

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Zoning Designation Translation Table, attached as Exhibit "A", is hereby adopted.
2. Parcels within the Downtown Planning Area, attached as Exhibit "B," will be subject to the applicable standards that correspond to that parcel's existing zoning designation, as identified on the Zoning Designation Translation Table.
3. The Zoning Designation Translation Table will remain in effect until parcels are rezoned to apply new base and overlay zoning districts as identified in the Citywide Development Code.
4. If a parcel is individually rezoned to a new base or overlay zoning district as identified in the Citywide Development Code, the Zoning Designation Translation Table will no longer apply to that parcel.
5. This resolution shall become effective upon its adoption.

\* \* \* \* \*



STATE OF CALIFORNIA )  
COUNTY OF FRESNO ) ss.  
CITY OF FRESNO )

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the 25<sup>th</sup> day of February, 2016.

AYES : Baines, Brand, Brandau, Olivier, Quintero, Soria, Caprioglio  
NOES : None  
ABSENT : None  
ABSTAIN : None

YVONNE SPENCE, CMC  
City Clerk

By: *Yvonne Spence*  
Deputy

APPROVED AS TO FORM:  
DOUGLAS T. SLOAN  
City Attorney

By: *[Signature]*  
Talía Kolluri-Barbick [Date] 4/13/16  
Senior Deputy City Attorney

Attachments:  
Exhibit A - The Zoning Designation Translation Table  
Exhibit B - Parcels within the Downtown Planning Area

TKB:jd[69132jd/tkb] Rev. 02-18-16



## EXHIBIT A - Zoning Designation Translation Table

Existing Zoning Designation		Applicable Standards	
AE-20	Exclusive Twenty Acre Agricultural District	B	Buffer
AE-5	Exclusive Five Acre Agricultural District	RE	Residential Estate
R-A	Single Family Residential-Agricultural	RS-1	Residential Single Family, Extremely Low Density
R-1-E	Single Family Residential Estate	RS-1	Residential Single Family, Extremely Low Density
R-1-EH	Single Family Residential Estate (Horses)	RS-1	Residential Single Family, Extremely Low Density
		EQ	Equine Overlay
R-1-A	Single Family Residential	RS-2	Residential Single Family, Very Low Density
R-1-AH	Single Family Residential (Horses)	RS-2	Residential Single Family, Very Low Density
		EQ	Equine Overlay
R-1-B	Single Family Residential	RS-3	Residential Single Family, Low Density
R-1-C	Single Family Residential	RS-3	Residential Single Family, Low Density
R-1	Single Family Residential	RS-4	Residential Single Family, Medium Low Density
R-2-A	Low Density Multiple Family Residential- One Story	RM-1	Residential Multi-Family, Medium High Density
R-2	Low Density Multiple Family Residential District	RM-2	Residential Multi-Family, Urban Neighborhood
R-3	Medium Density Multiple Family Residential	RS-5	Residential Single Family, Medium Density
		or*	
		RM-2	Residential Multi-Family, Urban Neighborhood
R-4	High Density Multiple Family Residential	RM-3	Residential Multi-Family, High Density
MH	Mobile Home Single Family Residential	RM-MH	Mobile Home Park
T-P	Trailer Park Residential	RM-MH	Mobile Home Park
CL	Limited Neighborhood Shopping Center	CC	Commercial - Community
C-1	Neighborhood Shopping Center	CC	Commercial - Community
C-2	Community Shopping Center	CC	Commercial - Community
C-3	Regional Shopping Center	CR	Commercial - Regional
C-4	Central Trading	RMX	Regional Mixed Use
C-5	General Commercial	CMS	Commercial - Main Street
C-6	Heavy Commercial	CG	Commercial - General
		or*	
		CMS	Commercial - Main Street
CR	Commercial Recreation	CRC	Commercial - Recreation
R-P	Residential and Professional Office District	O	Office
RP-L	Residential and Professional Limited Office District	O	Office
CC	Civic Center District	RMX	Regional Mixed Use
C-P	Administrative and Professional Office District	O	Office
C-M	Commercial and Light Manufacturing District	IL	Light Industrial
		or*	
		RMX	Regional Mixed Use
S-L	Storage/Limited, Mini Storage Facility District	O	Office
M-1-P	Industrial Park Manufacturing District	IL	Light Industrial
M-1	Light Manufacturing District	IL	Light Industrial
M-2	General Industrial District	IH	Heavy Industrial
M-3	Heavy Industrial District	IH	Heavy Industrial
O	Open Conservation District	OS	Open Space
P	Off-Street Parking District	PI	Public and Institutional
ANX	Annexed Rural Residential Transitional Overlay District	ANX	Annexed Rural Residential Transitional Overlay District
BA	Boulevard Area Overlay District	None	
BP	Bluff Preservation Overlay District	BP	Bluff Preservation Overlay District
CCO	Civic Center Area Modifying Overlay District	None	
EA	Expressway Area Overlay District	EA	Expressway Area Overlay District
R-M	Residential Modifying Overlay District	RM	Residential Modifying Overlay District

\* Applicable standards shall be determined at the discretion of the DARM Director



- Circulation Legend**
- Freeway
  - Expressway
  - Scenic Expressway
  - Scenic Arterial
  - Scenic Drive
  - Super Arterial
  - Arterial
  - Collector
  - Local Collector

**Legend**

- Downtown Planning Area



### Exhibit B Downtown Planning Area Map

