



City of Lemoore
Zoning and Development Code Update
Workshop #7
Review of Draft Zoning and Development Code
Part 3
December 12, 2011
OUR WORLD REVOLVES AROUND YOURS
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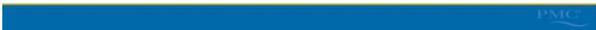
Tonight's Meeting

- Public review of the draft Zoning and Development Code
- Opportunity for Council, Commission, and public to ask questions
- Feedback on draft in advance of Public Hearings
- Opportunity for staff to ask policy questions of Council and Commission





The Zoning and Development Code





Tonight's Review

- Title 7: Public Ways and Property
 - Chapter 12: Encroachments
- Title 8: Building Development Regulations
 - Chapter 7 – Land Division
 - Chapter 8 – Flood Damage Prevention
- Title 9: Zoning
 - Article 9-5D: Landscaping
 - Article 9-5F: Signs

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Chapter 7-12: Encroachments

- Short-term
 - Construction, awnings
 - Encroachment Permit
 - Liability and performance surety
- Long-term
 - Outdoor seating, decks, fencing, other structures in the Downtown
 - Encroachment Agreement
 - Liability and performance (insurance)

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Chapter 8-7: Land Division

- Updated for consistency with State law
- Streamlined approvals for minor projects
- Eliminated requirement for a Tentative Map for smaller projects
- Increased the requirements for Vesting Tentative Maps to protect the City

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Chapter 8-7: Land Division

- Updated subdivision design standards
 - Suggest changing street name responsibility to staff
 - Additional addressing procedures pending
- Process for accepting dedication and reservations
- Improvement plan process
- Park land requirements for new subdivisions

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Chapter 8-8: Flood Damage Prevention

- Procedures and requirements for development to protect from flooding
- Updated consistent with State model ordinance
- Pending Dept of Water Resources review

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Chapter 9-5D: Landscaping

- Two articles – standards and reporting requirements
- General Plan policies

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Landscape Reporting

- State mandate to report on water usage
- Draft follows State model ordinance
- City has these requirements in place today
- Expanded discussion to clarify what is required

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Chapter 9-5F: Signs

- Revisions for clarity, consistency with law, and reframing of City's zoning districts
- Included:
 - Design standards for specific sign types
 - Graphics and tables to help describe the requirements
 - Recent changes to temporary signs and highway signs
- Standards for Downtown in Chapter 9-6

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Chapter 9-5F: Signs

- Noncommercial signs (political signs)
 - 6 sf year round
 - 36 sf 90 days before to 3 weeks after an election
- Prohibited signs
 - Pole signs
 - Off-site signs (billboards)
 - Can signs

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Chapter 9-5F: Signs

- Signage standards by zoning district (not use)
 - Building signs: based on a ratio of sign sf to primary building frontage (e.g., front door)
 - Freestanding signs: 1 per site or frontage, depending on district

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Chapter 9-5F: Signs

- Highway-Oriented Signs
 - All require a permit
 - Special findings for those taller than 60' (80' max) or closer than 800' apart
 - Max area:
 - 100 sf for single tenant
 - 600 sf for single, 100 sf per tenant

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Chapter 9-5F: Signs

- Temporary Signs
 - 30 days per type
 - 4 types: banner, vertical banner, stick, and a-frame
- Signs on City Property
 - Limits private signs
 - Allows street banner program
 - Allows signs at little league field

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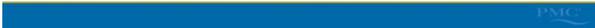
Section 9-12-7: Sign Definitions

- Definitions for different types of signs
- Graphics to help describe



Next Steps

- Planning Commission Hearing
 - Commission Draft Document: January 6
 - Hearing: January 23
- City Council
 - Council Draft Document: January 30 (tentative)
 - Hearing: February 7 (tentative)



Public Notice

- Newsletter and website updates
- Public Hearing Notice in paper (1/8th page)





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