



**City of Lemoore**

**Zoning and Development Code Update**

**Workshop #6**

**Review of Draft Zoning and Development Code  
Part 2**

November 14, 2011

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OUR WORLD REVOLVES AROUND YOURS

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PMC®  

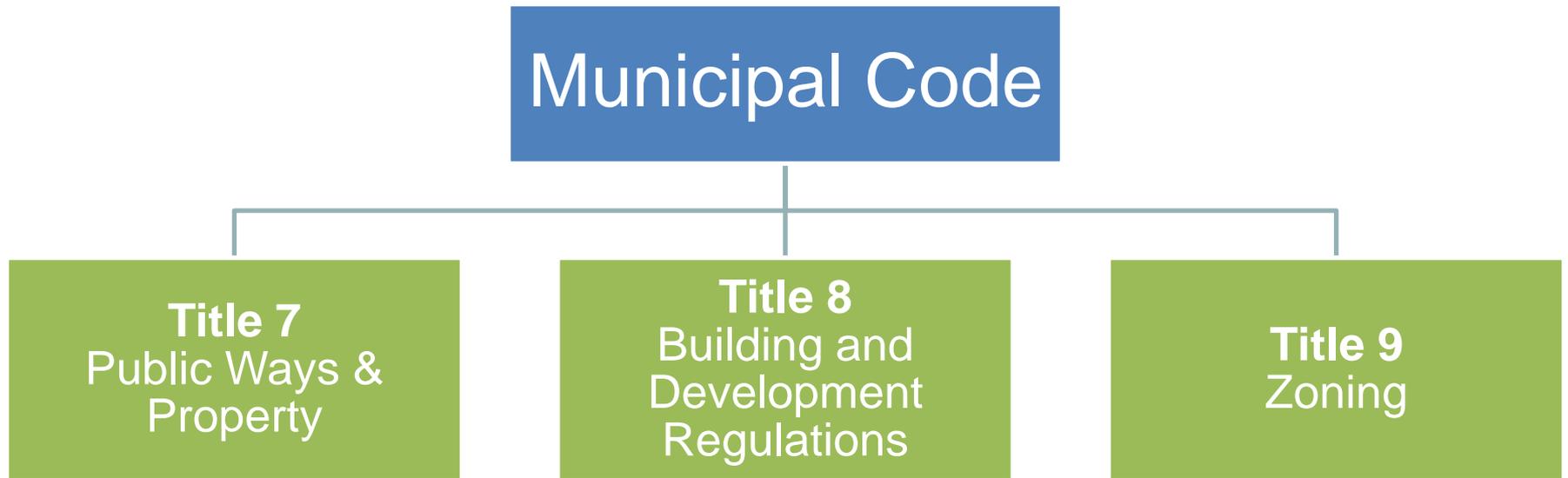



# Tonight's Meeting

- 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





# Title 9: Zoning

- Chapter 1: Zoning Purpose and Administration
- Chapter 2: Procedures and Entitlements
- Chapter 3: Zoning Districts and Map
- Chapter 4: Use Regulations
- **Chapter 5: Site, Development, and Operational Standards**
- **Chapter 6: Downtown Development Standards**
- **Chapter 7: Mixed Use Development Standards**
- **Chapter 8: Specific Plans**
- **Chapter 9: Overlay Zoning Districts**
- **Chapter 10 and 11: *Reserved for future use***
- **Chapter 12: Glossary of Terms**



# Chapter 9-5: Site, Development, and Operational Standards

- **Article A:** General Development Rules for All Development and Land Uses
- **Article B:** Development Standards by Zoning District
- **Article C:** Architecture and Site Design Standards
- **Article D:** Landscaping
- **Article E:** Off-Street Parking and Loading
- **Article F:** Signage
- **Article F:** Density Bonus



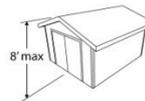
# General Development Rules for All Development and Land Uses

- Building height and yard determination
- Noise, odor, vibration, and maintenance standards
- Lighting standards – *Dark Skies* policy
- Standards for fences and walls

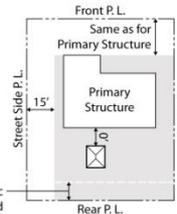
# General Development Rules for All Development and Land Uses

## Residential Accessory Structures

**Building,**  
≤120 sf and < 8 ft. tall



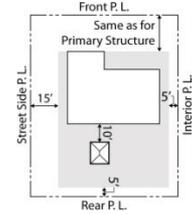
8' max  
10' setback where public street abuts Rear Yard



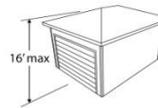
**Building,**  
≤120 sf and ≥ 8 ft. tall



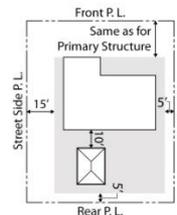
8' max



**Building,**  
>120 sf, Fully Enclosed



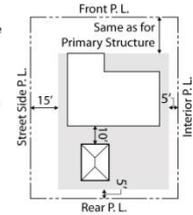
16' max



**Building,**  
>120 sf, Limited/No Enclosure



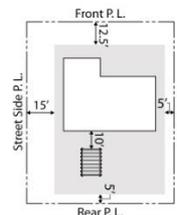
16' max



**Garden Structure,**  
> 8' ft. tall



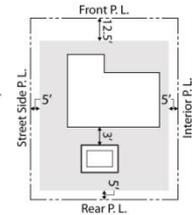
16' max



**Pool/Spa (built-in)**



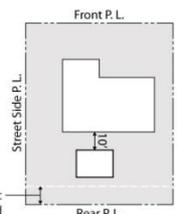
2' max



**Deck (detached)**



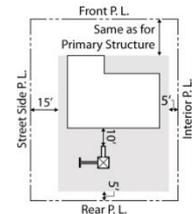
12' max



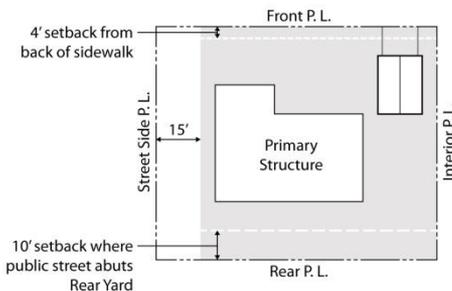
**Play Equipment**



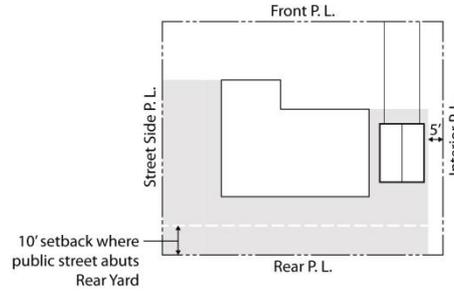
16' max



**Permanent Carports constructed from non combustible materials**



**Permanent Carports constructed from combustible materials and Temporary Carports**





# General Development Rules for All Development and Land Uses

- Screening
- Outdoor Display, Sales, and Storage (other than Downtown)
- Carts

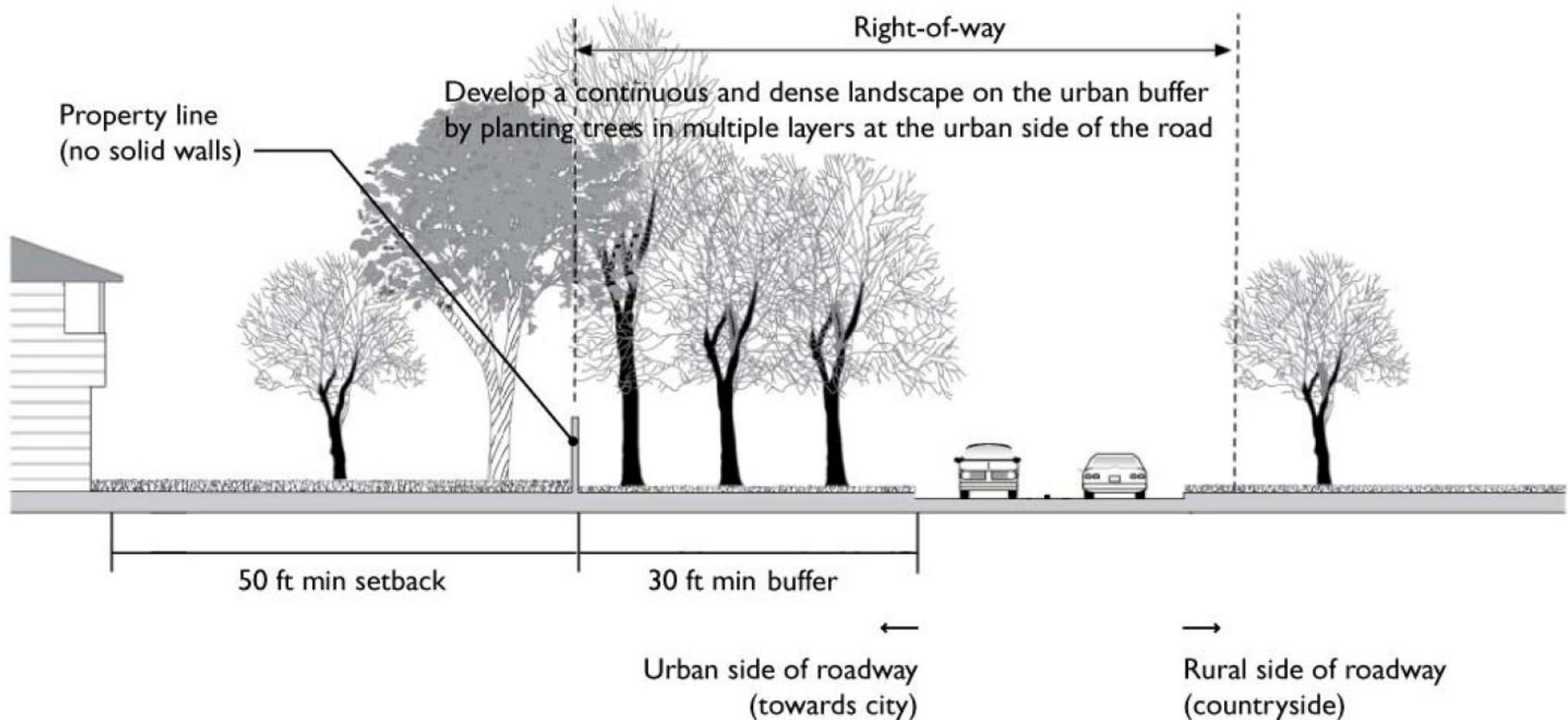
# Development Standards by Zoning District

Title 9: Zoning • Chapter 5: Site, Development, and Operational Standards

Table 9-5B-2: DEVELOPMENT STANDARDS FOR BASE ZONING DISTRICTS																					
Measurement/Zoning District	Residential Zoning Districts							Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts					Special Purpose Zoning Districts				
	AR	RVL D	RLD	RN	RLMD	RMD	RHD	DMX-1	DMX-2	DMX-3	MU	NC	RC	PO	ML	MH	W	AG	PR	PS	
<b>Residential Density</b>																					
Density Range (du/acre)	-	2-3	3-7	7-12	7-12	12-17	17-25					-	-	-	-	-	-	-	-	-	
<b>Lot Dimensions</b>																					
Lot Size, minimum (square feet)	40,000	15,000	7,000	3,000	3,000	2,000	2,000					-	-	20,000	20,000	20,000	-	-	-	-	
Lot Size, maximum (square feet)	No max	40,000	15,000	7,000	7,000	5,000 <sup>1</sup>	No max														
Lot Width, minimum <sup>10</sup>	150'	100'	60'	50'	60'	60'	60'					-	-	-	-	-	-	-	-	-	
Lot Depth, minimum	200'	150'	100'	90'	90'	80'	80'					-	-	100'	100'	100'	-	-	-	-	
<b>Setbacks</b>																					
<b>Front Yard</b>																					
Generally <sup>2</sup>	60'	40'	20'	15'	20'	20'	20'					0'	0'	25'	25'	25' <sup>3</sup>	0'	0'	0'	25'	
To garage, front facing	-	-	18'	20'	20'	20'	20'					15'	0'	-	-	-	-	-	-	-	
To garage, swing	-	-	15'	-	-	-	-					-	-	-	-	-	-	-	-	-	
To porch	-	-	12'	12'	12'	12'	-					-	-	-	-	-	-	-	-	-	
<b>Side yard</b>																					
Interior Side	15'	10'	5' <sup>4</sup>	5' <sup>4</sup>	5'	5'	5'					5'	0' <sup>5</sup>	0' <sup>5</sup>	0' <sup>5</sup>	0' <sup>6</sup>	0'	0'	0'	0'	
Street Side	25'	15'	15'	15'	15'	15'	15'					10'	10'	10'	10'	10'	0'	0'	0'	10'	
Combined both sides	-	-	10'	10'	10'	10'	10'					-	-	-	-	-	-	-	-	-	
<b>Rear Yard</b>																					
Generally	10' <sup>4</sup>	10' <sup>4</sup>	10' <sup>4</sup>	10' <sup>4</sup>	10'	10'	10'					5'	0' <sup>5</sup>	0' <sup>5</sup>	25'	25'	0'	0'	0'	25'	
To detached alley-loaded garage	-	-	-	0'	-	-	-					-	-	-	-	-	-	-	-	-	
Abutting a street <sup>11</sup>	20'	20'	20'	20'	20'	-	-					-	-	-	-	-	-	-	-	-	
Separation, minimum <sup>7</sup>	10'	10'	10'	10'	10'	10'	10'					10'	10'	10'	-	-	0'	0'	0'	10'	
Residential Accessory Structures	See section 9-5A-8 (Residential Accessory Structures)																				
<b>Coverage</b>																					
<b>Lot Coverage, maximum percent of lot area<sup>8</sup></b>																					
Generally	75%	75%	75%	75%	75%	-	-					80%	80%	65%	-	-	-	-	-	-	
Front yard	60%	60%	60%	60%	60%	-	-					-	-	-	-	-	-	-	-	-	
<b>Floor Area Ratio (FAR)</b>																					
Minimum	-	-	-	-	-	-	-					0.10	0.10	0.10	0.10	0.10	-	-	-	-	
Typical	-	-	-	-	-	-	-					0.20	0.30	0.25	0.20	0.20	-	-	-	-	
Maximum	-	0.25	0.40	0.40	0.60	0.80	-					0.60	0.60	0.60	0.60	0.60	-	-	-	-	
<b>Height Limits</b>																					
Height, maximum	30'	30'	30'	30'	35'	45'	60'					-	-	35'	60' <sup>9</sup>	60' <sup>9</sup>	30'	65'	30'	45'	

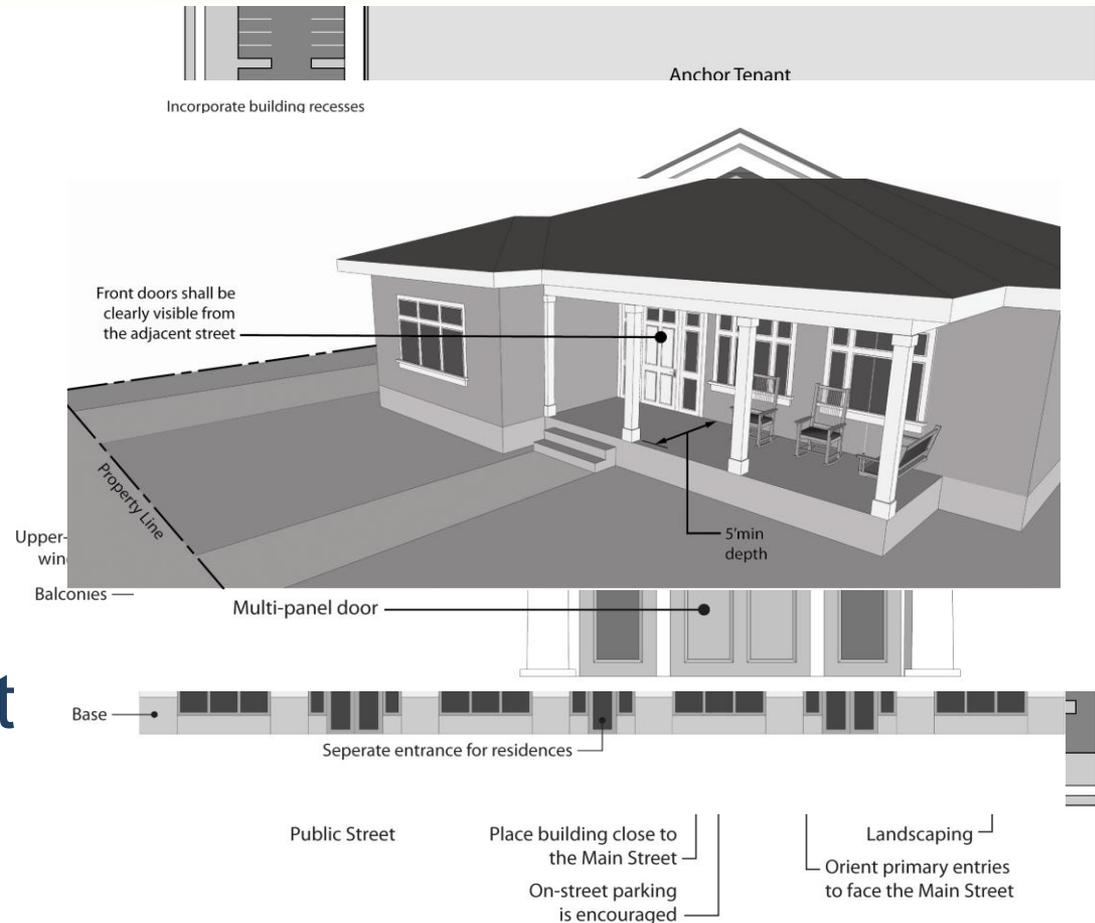
# Development Standards by Zoning District

## Urban-Rural Edge



# Architectural and Site Design Standards

- By development type
- Based upon General Plan policies
- Removes the PUD requirement for new subdivisions





# Off-Street Parking and Loading

- Off-street parking requirements listed by use type
- Opportunities for parking reduction
- Design and development standards
- Loading area requirements
- Bicycle parking



# Off-Street Parking and Loading

- Living/sleeping in vehicles and trailers (RVs) currently prohibited
  - Desire to change?
- Consistency issue with car sales/equipment storage – being addressed



# Affordable Housing Incentives (Density Bonus)

- Required under State law
- Provides developers with ability to go above General Plan and Zoning density limits if dwellings are affordable or restricted to seniors
- Limits on amount of bonus available

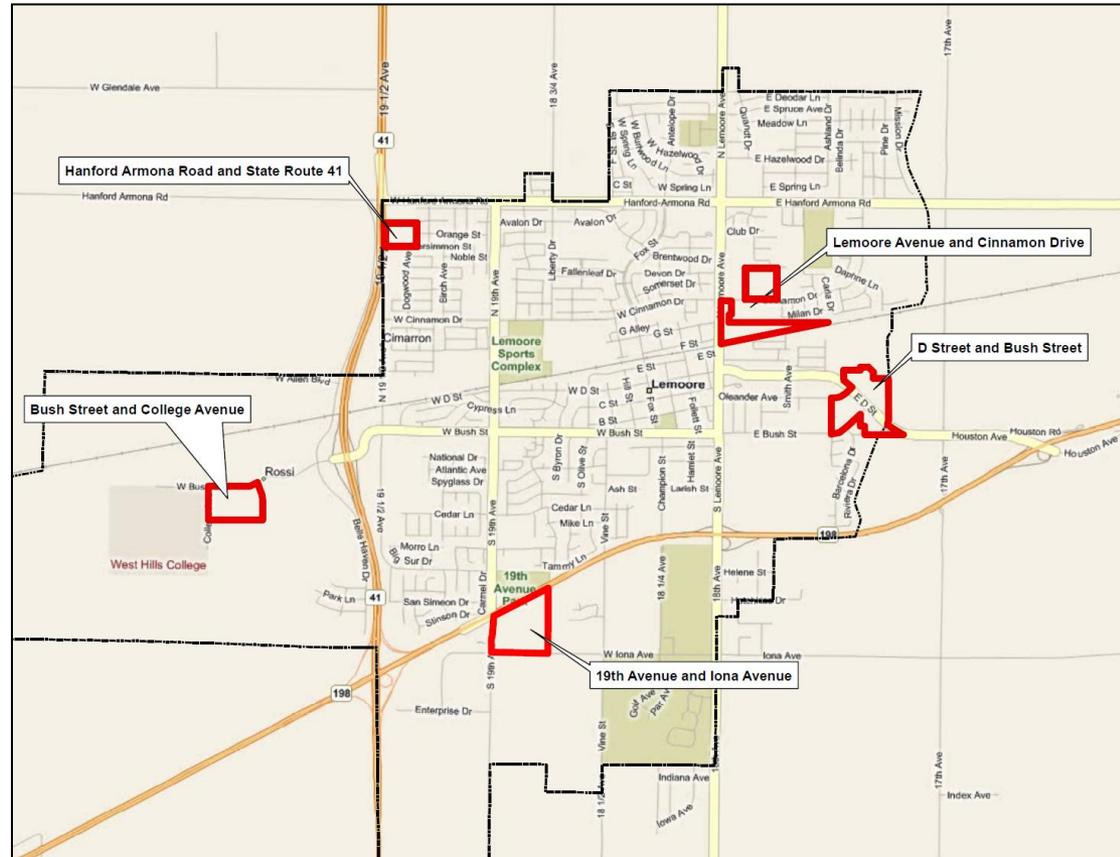


## 9-6: Downtown Development Standards

- Development standards for the Downtown area
- One-stop shop for standards
- Unique standards
  - Building and frontage types
  - Street types

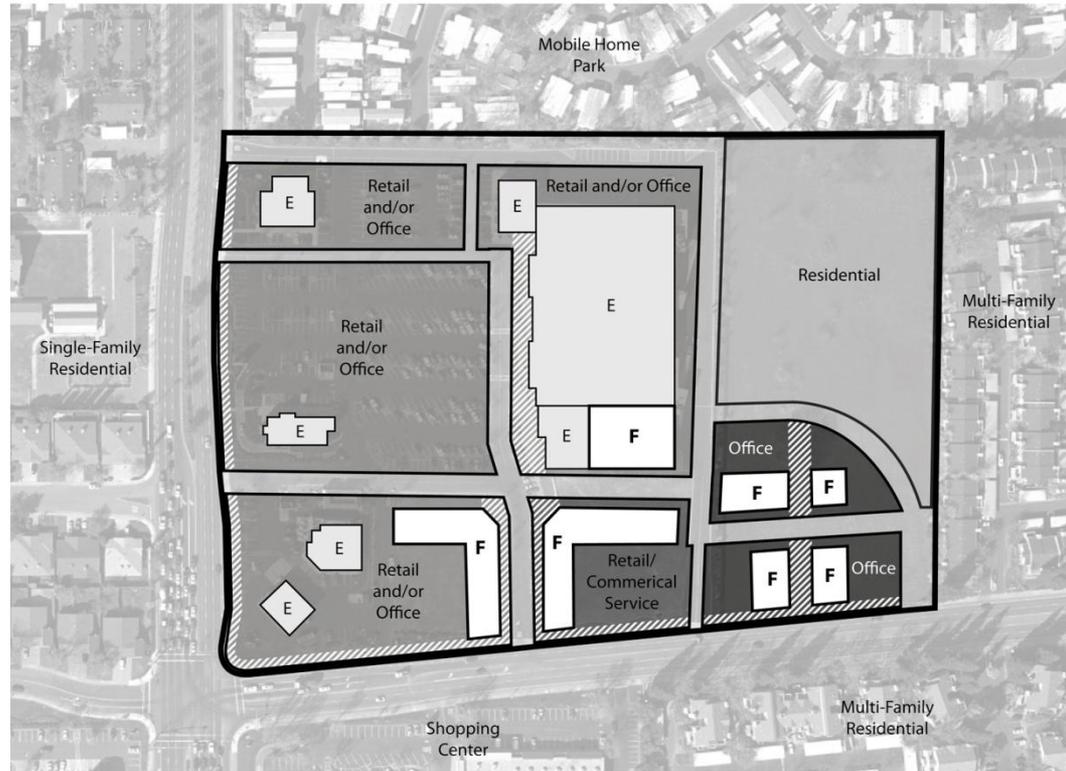
# 9-7: Mixed Use Development Standards

- Describes how General Plan's mixed use districts are implemented



# 9-7: Mixed Use Development Standards

- Conceptual Plan



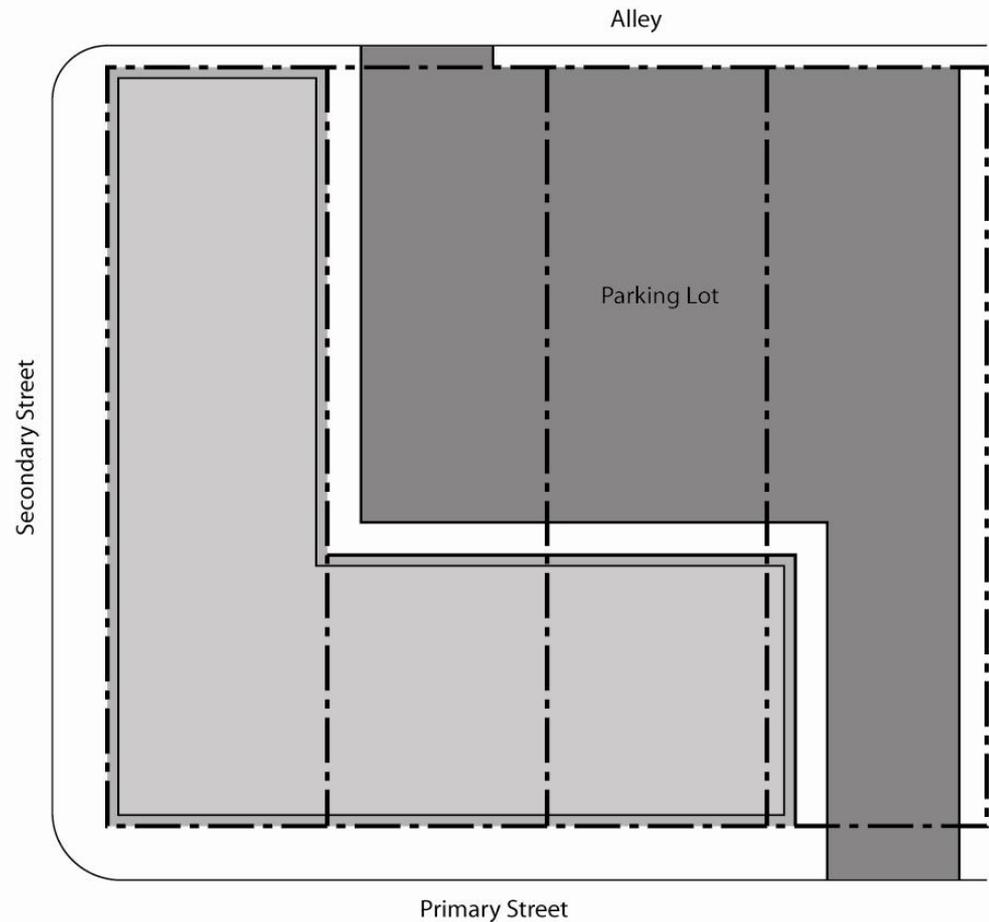


## 9-7: Mixed Use Development Standards

- Residential development opportunities
  - General Plan policy
  - Density range: 8 du/ac to 20 du/ac
  - Transfer across parcels within same mixed use center

# 9-7: Mixed Use Development Standards

- Internal street network
- Shared parking





## 9-8: Specific Plans

- Process under State law for master planning areas of the city
- Draft would require they be established as unique zoning districts (by Ordinance)



## 9-9: Overlay Zoning Districts

- Planned Unit Development (PUD)
- Naval Air Station Lemoore (NASL)
  - Based upon noise levels
  - Height limit (150')
  - Construction requirements
  - Development review and notification
  - Disclosure requirement



## 9-10 & 9-11: Reserved

- Reserved for future use, should the City need them



## 9-12: Glossary

- Definition of special “zoning” terms used in the code
- Organization
- Figures



## 5-6: Noise

- Relocates enforcement procedures from Title 9 to Title 5
- Updated measurement and enforcement procedures
- Sound amplifier permit requirement (existing)



# Next Steps (tentative)

- Release Public Draft (Dec 2)
  - Chapter 7-12, Encroachments
  - Title 8, Subdivisions and Flood Damage Prevention
  - Article 9-5D, Landscaping
  - Article 9-5F, Signs
- Public Workshop (Dec 12)
- Public Hearings (Jan and Feb)



# City of Lemoore

## Zoning and Development Code Update

### Workshop #6

# Review of Draft Zoning and Development Code Part 2

November 14, 2011

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