



City of Lemoore

Zoning and Development Code Update

Workshop #5

Review of Draft Zoning and Development Code

Part 1

October 10, 2011

OUR WORLD REVOLVES AROUND YOURS

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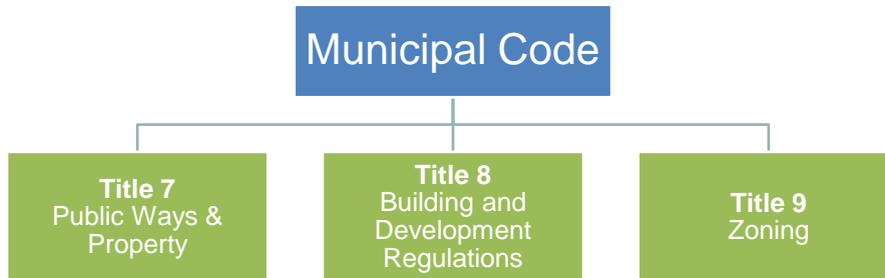
Tonight's Meeting

- 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

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The Zoning and Development Code

- Part of the larger Municipal Code



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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

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Chapter 9-1: Zoning Purpose and Administration

- Administrative elements of the Zoning Code
- Procedures for how to read the Zoning Code (rules of interpretation)
- Enforcement and penalties
 - Inspections
 - Permit revocation



Chapter 9-1: Zoning Purpose and Administration

- Major Changes
 - Elimination of the Design Review Committee
 - More detail added to the enforcement procedures (time frame, notices)



Chapter 9-2: Procedures and Entitlements

- Procedures for processing of applications
- Descriptions of all the planning permits and entitlements in the City
- Procedures and policies for nonconforming uses, structures, and land



Chapter 9-2: Procedures and Entitlements

- Graphic to show review process
- Table summarized review and appeal authority for all permits

TABLE 9-2A-6-1 – PLANNING PERMIT AND ENTITLEMENTS AND REVIEW AND APPEAL

AUTHORITY	Notice/Hearing Requirement	Planning Director	Authority Planning Commission	City Council
Administrative Permits				
Zoning Clearance (e.g., building permit, signs, business licenses)	None	Final	—	Appeal
Temporary Use Permit	None	Final	—	Appeal
Tree Permit for Trees on Private Property	None	Final	—	Appeal
Reasonable Accommodation	None	Final	—	Appeal
Similar Use Determination	None	Final	—	Appeal
Official Zoning Interpretation	None	Final	—	Appeal
Home Occupation Permit	None	Final	—	Appeal
Minor Home Occupation Permit	None	Final	—	Appeal
Major Home Occupation Permit	Public Hearing only if requested	Final	—	Appeal
Administrative Use Permit	None	Final	—	Appeal
Minor Deviation	None	Final	—	Appeal
Minor Site Plan and Architectural Review	None	Final	—	Appeal
Sign Program	None	Final	—	Appeal
Quasi-Judicial Permits and Entitlements				
Conditional Use Permit	Public Hearing	Recommending	Final	Appeal
Major Site Plan and Architectural Review	Public Hearing	Recommending	Final	Appeal
Variance	Public Hearing	Recommending	Final	Appeal
Public Convenience or Necessity	Public Hearing	Recommending	Final	Appeal
Highway-Oriented Sign Permits	Public Hearing	Recommending	Final	Appeal
Legislative Approvals				
Planned Unit Development	Public Hearing	Recommending	Recommending	Final
Specific Plan	Public Hearing	Recommending	Recommending	Final
Development Agreement	Public Hearing	Recommending	Recommending	Final
Zoning Amendment	Public Hearing	Recommending	Recommending	Final
Rezoning	Public Hearing	Recommending	Recommending	Final
General Plan Amendment	Public Hearing	Recommending	Recommending	Final

Notes
1. See chapter 8-7 for subdivision permits.





Chapter 9-2: Procedures and Entitlements

- Major Changes:
 - Consolidation of Site Plan and Architectural Review
 - Conditional Use Permit decided by the Planning Commission (no Council ratification)
 - Created a process for extending the nonconforming period beyond 12 months
 - Created a process for allowing re-occupancy of an existing single-family dwelling on non-residential property

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Chapter 9-2: Procedures and Entitlements

- Policy Question: Appeals
 - Appeals of Planning Commission decisions go to City Council
 - Should appeals of Planning Director decisions go straight to Council or first go to Planning Commission?

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Chapter 9-3: Zoning Districts and Map

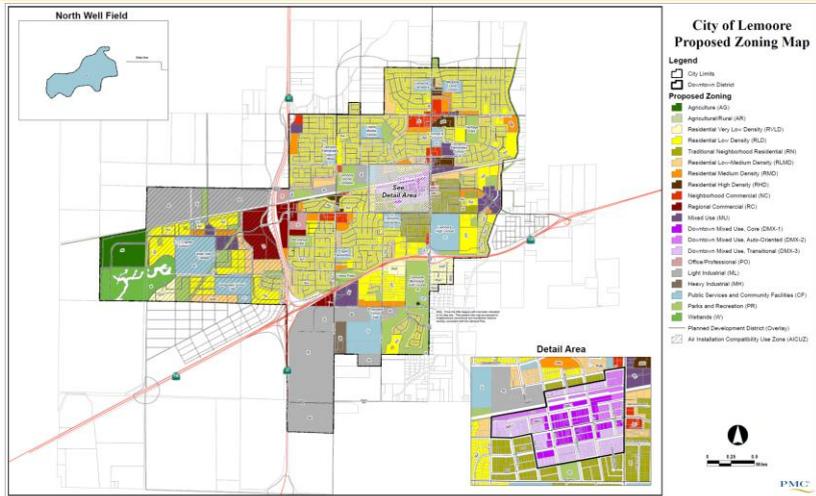
- Establishes all the Zoning Districts in the City
- Establishes the Zoning Map



Chapter 9-3: Zoning Districts and Map

- Major Changes:
 - Existing districts have been reviewed, modified, and/or replaced for consistency with the General Plan
 - A new Zoning Map has been prepared

Draft Zoning Map



Chapter 9-4: Use Regulations

- Allowed use provisions for each Zoning district
- Land use classification system
- Temporary Uses
- Special development standards for certain uses

Allowed Use Table

Table 9-4B-2: ALLOWED USES AND REQUIRED ENTITLEMENTS FOR BASE ZONING DISTRICTS

Land Use/ Zoning District	Residential Zoning Districts							Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts					Special Purpose Zoning Districts			
	AR	RVL	RLD	RN	RLMD	RMD	RHD	DMX-1	DMX-2	DMX-3	IMU	NC	RC	PO	ML	MH	W	AG	PR	CF
Alcoholic Beverage Sales, On-Site ¹⁴								See "bar/nightclub" and "restaurant"												
Art, Antique, Collectable	N	N	N	N	N	N	N	p ¹⁵	p ¹⁵	p ¹⁵	P	P	P	N	N	N	N	N	N	N
Artisan Shop	N	N	N	N	N	N	N	p ¹⁵	p ¹⁵	p ¹⁵	P	P	P	N	N	N	N	N	N	N
Banks and Financial Services	N	N	N	N	N	N	N	p ¹⁵	p ¹⁵	p ¹⁵	P	P	P	P	N	N	N	N	N	N
Bar/Nightclub ¹⁴	N	N	N	N	N	N	N	C	C	N	C	C	C	N	N	N	N	N	N	N
Bed and Breakfast Inn	N	N	N	N	N	N	N	N	P	P	P	C	N	N	N	N	N	N	N	N
Building Materials Store/ Yard	N	N	N	N	N	N	N	p ^{11, 15}	P	N	C	P	P	N	N	N	N	N	N	N
Business Support Services	N	N	N	N	N	N	N	p ¹⁵	p ¹⁵	C	P	P	P	P	N	N	N	N	N	N
Call Center	N	N	N	N	N	N	N	N	N	N	N	P	N	P	C	N	N	N	N	N
Card Room	N	N	N	N	N	N	N	C ¹⁵	C ¹⁵	N	N	N	C	N	N	N	N	N	N	N
Crematory	N	N	N	N	N	N	N	N	N	N	N	N	C	N	C	P	N	N	N	N
Check Cashing Business	N	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N	N	N
Child Day Care Facility – Child Day Care Center	N	N	N	C	C	A	A	C	N	P	P	P	P	P	N	N	N	N	N	N
Consignment Store	N	N	N	N	N	N	N	p ¹⁵	C ¹⁵	N	C	P	P	P	N	N	N	N	N	N
Convenience Store	N	N	N	N	N	N	N	p ¹⁵	P ¹⁵	C ¹⁵	P	P	P	P	N	N	N	N	N	N

P = Permitted by right | A = Administrative Use Permit required | H = Home Occupation Permit required | C = Conditional Use Permit required | N = Not Permitted



Temporary Uses

- Temporary uses require a permit
- Exceptions provided for certain types of uses
- Special development standards for uses





Special Use Standards

- Special development and operational standards for specific uses
- New regulations:
 - Community gardens
 - Drive-in and drive-through
 - Fueling stations
 - Telecommunication facilities
 - Thrift stores



Next Steps (tentative)

- Release Drafts
 - Chapters 9-5 through 9-12 (Oct 28)
 - Titles 7 and 8 (Dec 2)
- Public Workshops
 - District Development Standards, Architectural Standards, and Mixed Use (Nov 14)
 - Landscaping, Parking, and Signs (Dec 12)
- Public Hearings (Jan and Feb)





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