



# Zoning and Development Codes

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City of Lemoore

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# Overview of the Zoning and Development Codes

## Introduction

This document establishes the development regulations of the city of Lemoore. It was prepared under the direction of the City by PMC as an update to the existing regulations for consistency with the 2008 general plan and to address changes in state and federal law since the code was last comprehensively amended in the 1980s. The zoning and development code are part of the City's larger Municipal Code – the document of laws and regulations adopted at the local level by the city council. The Municipal Code is generally organized into titles, chapters, articles, and sections based upon the topic or issue area. For instance, the City's building code and subdivision regulations are located in title 8 and zoning regulations are located in title 9.

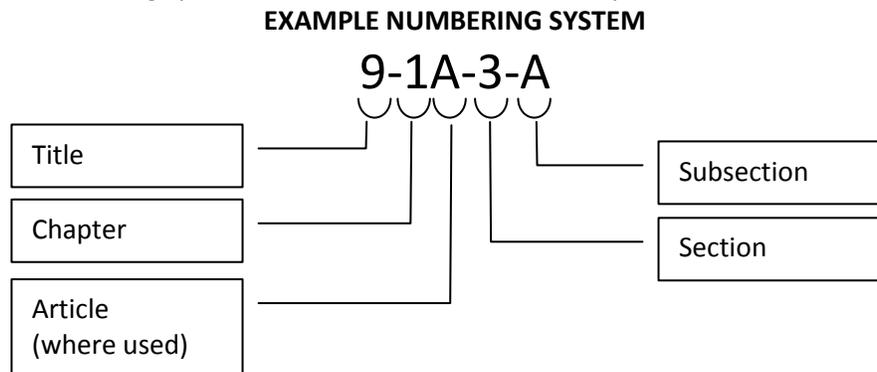
The intent of this update is to focus on those parts of the zoning and development codes that are most in need of updating for general plan and state and federal law consistency. The update concentrates on the following components:

- Subdivision ordinance
- Flood damage prevention
- Housing incentives
- Zoning

## Organization of the New Zoning and Development Codes

As mentioned previously, the City's Municipal Code is organized into titles, chapters, articles (which are optional), and sections. This hierarchy allows for the organization of information based upon common topics and issues. Titles group common chapters together; for example, all of the chapters related to zoning are in Title 9. Each chapter focuses on a specific topic, such as use regulations, which are in chapter 4 of Title 9. Where necessary, chapters are divided into a series of articles to more easily organize the information. From there, all information is organized into sections and subsections as necessary.

The code uses a numbering system to index the various titles, chapters, articles, and sections as follows:



The codes also include tables to organize information and figures to help illustrate concepts and requirements.

In order to achieve the intent of this project, the zoning and development codes have been reorganized and restructured. The table below shows a comparison of the existing and proposed codes.

<b>TABLE A – COMPARISON TABLE OF PROPOSED AND EXISTING REGULATIONS</b>	
<b>Proposed Regulations</b>	<b>Existing Regulations</b>
<b>Title 7 – Public Ways and Property</b>	<b>Title 7 – Public Ways and Property</b>
<b>Chapter 5 – Street Trees</b>	Chapter 5 – Street Trees
<b>Chapter 12 – Encroachments</b>	<i>New chapter</i>
<b>Title 8 – Building and Development Regulations</b>	<b>Title 8 – Building and Development Regulations</b>
<b>Chapter 7 – Subdivisions</b>	Chapter 7 – Subdivisions
Article A – Establishment and Purpose	Article A – General Subdivision Provisions
Article B – Administration	Article A – General Subdivision Provisions; Article K – Enforcement, Penalties, Remedies
Article C – Division of Land – Maps Generally	Article B – Subdivisions of Five or More Parcels; Article C – Parcel Map Four or Fewer Parcels
Article D – Lot Line Adjustments	Article G – Lot Line Adjustments
Article E – Merger of Parcels	<i>New article</i>
Article F – Tentative Maps	Article B – Subdivisions of Five or More Parcels; Article C – Parcel Map Four or Fewer Parcels; Article H – Condominium Conversion
Article G – Final Maps and Parcel Maps	Article B – Subdivisions of Five or More Parcels; Article C – Parcel Map Four or Fewer Parcels; Article F – Parcel Map Waivers; Article H – Condominium Conversions
Article H – Vesting Tentative Maps	Article D – Vesting Tentative Maps
Article I – Reversions	Article J – Reversion to Acreage
Article J – Subdivision Design Standards	Article E – Design Standards
Article K – Survey and Monuments	<i>New article</i>
Article L – Dedications and Reservations	Article I – Dedications and Reservations
Article M – Improvements	Article B – Subdivisions of Five or More Parcels; Article C – Parcel Map Four or Fewer Parcels
Article N – Dedication of Lands for Parks and Recreation Facilities	Article L – Dedication of Lands for Park and Recreation Purposes
Article O – Condominium Conversion	Article H – Condominium Conversion

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Proposed Regulations	Existing Regulations
<b>Chapter 8 – Flood Damage Prevention</b>	Chapter 8 – Flood Damage Prevention
<b>Chapter 9 – REPEALED</b>	Chapter 9 – Housing Incentives
<b>Title 9 – Zoning</b>	<b>Title 9 – Zoning</b>
<b>Chapter 1 – Zoning Purpose and Administration</b>	Chapter 1 – Zoning Purpose and Interpretation; Chapter 2 – Zoning Rules and Definitions;
<b>Chapter 2 – Procedures and Entitlements</b>	
Article A – General Application Processing Procedures	Chapter 15 – Administration and Enforcement
Article B – Entitlements	Article 15A, Use Permitted by Administrative Approval; Article 15B, Conditional Use Permits; Article 15C, Site Plan Review; Article 15D, Architectural Design Review; Article 15E, Planned Unit Developments; Article 15F, Variances; Article 15G, Amendments; Section 9-4-4, Prezoning of Unincorporated Territory; Section 9-4-5, Zoning of Annexed Land
Article C – Nonconforming Uses, Structures, and Land	Chapter 11 – Nonconforming Uses, Structures, and Land
<b>Chapter 3 – Zoning Districts and Map</b>	Chapter 4 – Zoning Districts and Zone Plan
<b>Chapter 4 – Use Regulations</b>	
Article A – Use Classification System	<i>New article</i>
Article B – Allowed Uses and Required Entitlements	Section 9-3-9, Commercial Sales Prohibited; Section 9-3-11, Medical Marijuana Dispensary; Sections 9-5-4 through 9-5-6, RSC Recreation, School, and Conservation District; Chapter 6 – UR Urban Reserve District; Sections 9-7A-3 through 9-7A-5, RA Residential Acreage District; Section 9-7B-3 through 9-7B-5, One-Family Residential District; Sections 9-7C-4 through 9-7C-6, RM Multi-Family Residential District; Sections 9-8-4 through 9-8-6, PO Professional Office District; Sections 9-9A-2 through 9-9A-4, CC Central Commercial District; 9-9B-2 through 9-9B-4, CS Service Commercial District; Sections 9-9C-2 through 9-9C-4, CH Highway Commercial District; Section 9-10-4, M Industrial Districts; Sections 9-10A-2 through 9-10A-4, ML Light Industrial District; Sections 9-10B-2 through 9-10B-4, MH Heavy Industrial District

**TABLE A – COMPARISON TABLE OF PROPOSED AND EXISTING REGULATIONS**

Proposed Regulations	Existing Regulations
Article C – Temporary Uses	<i>New article</i> ; Section 9-3-6, Temporary Subdivision Sales Offices
Article D – Special Use Standards	Section 9-3-5, Home Occupations; Section 9-3-7, Large Family Daycare Homes; Section 9-3-10, Second Dwelling Units; Section 9-3-12, Semipermanent Mobile Food Vending; Chapter 13 – Mobilehomes and Mobilehome Parks, Travel Trailers, and Travel Trailer Parks; Chapter 16 – Sexually Oriented Businesses
<b>Chapter 5 – Site, Development, and Operational Standards</b>	
Article A – General Development Rules for All Development and Land Uses	Chapter 3 – General Zoning Provisions; Section 9-3-8, Decorative Walls and Landscape Easements; Section 9-7A-7, RA Residential Acreage District; Section 9-7C-8, RM Multi-Family Residential District; Section 9-9-6, C Commercial Districts; Section 9-10-6, M Industrial Districts; Chapter 17 – Noise Ordinance
Article B – Development Standards by Zoning District	Section 9-5-7, RSC Recreation, School, and Conservation District; Section 9-7A-6, RA Residential Acreage District; Section 9-7B-6, One-Family Residential District; Section 9-7C-7, RM Multi-Family Residential District; Section 9-8-7, PO Professional Office District; Section 9-9-5, C Commercial Districts; Section 9-10-5, M Industrial Districts
Article C – Architectural Standards	<i>New article</i> ; Section 9-7C-7, RM Multi-Family Residential District
Article D – Landscaping	<i>New article</i> ; Sections 9-3-4 & 9-3-8, General Zoning Provisions
Article E – Off-Street Parking and Loading	Chapter 12 – Off-Street Parking and Loading Facilities
Article F – Signage	Section 9-3-6, Temporary Subdivision Signs and Sales Offices; Chapter 14 – Signs
Article G – Affordable Housing Incentives (Density Bonus)	Title 8, Chapter 9 – Housing Incentives
<b>Chapter 6 – Downtown Development Standards</b>	<i>New chapter</i> ; Article 9A, CC Central Commercial District

**TABLE A – COMPARISON TABLE OF PROPOSED AND EXISTING REGULATIONS**

Proposed Regulations	Existing Regulations
<b>Chapter 7 – Mixed Use Development Standards</b>	<i>New chapter</i>
<b>Chapter 8 – Specific Plan Zoning Districts</b>	<i>New chapter</i>
<b>Chapter 9 – Overlay Zoning Districts</b>	<i>New chapter</i>
<b>Chapter 10 – RESERVED</b>	<i>Reserved</i>
<b>Chapter 11 – RESERVED</b>	<i>Reserved</i>
<b>Chapter 12 – Glossary of Terms</b>	Chapter 2 – Zoning Rules and Definitions; Section 9-14-2, Signs

### Draft Code Changes

This update revises the structure and organization of the regulations such that a literal “track changes” between the existing and proposed text would be a challenge to read. Instead, a “blue box” is featured at the beginning of the chapter or article summarizing the significant changes to the provisions that follow. These boxes and the information they contain are meant to aid the reader during review of the code update and are not part of the actual code text.

### Effect of Codification

This document will be codified and incorporated into the larger Municipal Code document upon adoption by the city council. At that time, the code will lose the “look and feel” that this formatted document has and instead reflect the formatting of the Municipal Code. The text and organization of the code will stay the same.

### How to Use This Code

The following information is intended to help business owners, tenants, and property owners understand the organization of the code and how to use it effectively.

### If you own or lease property and want to know what rules apply to your property:

- Step 1: Find your Zoning District and any overlay districts by looking at the official Zoning Map (available from the Planning Department).
- Step 2: Go to the allowed use table in Article 9-4B (Allowed Uses and Required Entitlements), find your Zoning District, and follow down the column to determine the land uses permitted in your district.
- Step 3: Review the development standards (lot size, height, setbacks, etc.) that apply. These standards are found in Article 9-5B (Development Standards by Zoning District).

- Step 4: Review the general standards for off-street parking, outdoor lighting, landscaping, sign regulations, etc., found throughout Chapter 5 (Site, Development, and Operational Standards).

**If you want to build or establish a particular use in the City and want to know where you can:**

- Step 1: Go to the use table in Article 9-4B (Allowed Uses and Required Entitlements), browse down the rows to find your land use, and determine which district(s) it is permitted in.
- Step 2: Review the development standards (lot size, height, setbacks, etc.) that apply. These standards are found in Article 9-5B (Development Standards by Zoning District).
- Step 3: Review the general standards for off-street parking, outdoor lighting, landscaping, sign regulations, etc., found throughout Chapter 5 (Site, Development, and Operational Standards).
- Step 4: Apply for the required planning permits as may be required. Examples include, but are not limited to, Conditional Use Permit, Site Plan and Design Review, and Variance. Each permit is described, along with the application process, in Chapter 2 (Procedures and Entitlements).

**If you want to subdivide your property:**

The Planning Commission has the authority to approve most subdivisions. See Chapter 8-7 (Subdivisions) for more information.