



Title 9: Zoning

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2011

Chapter 3: Zoning Districts and Map

This chapter establishes the zoning districts of the City. It describes the characteristics of each district and identifies the district's relationship to the general plan land use categories. This chapter also establishes the zoning map and identifies rules for interpretation of the map.

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Title 9, Chapter 3

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Chapter 3: Zoning Districts and Map

Sections:

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Draft Zoning Code Changes:

- *The existing zoning districts have been replaced with the districts identified in Table 9-3 of the General Plan.*

9-3-1 Purpose

This chapter establishes the framework of zoning districts within the City of Lemoore and their relationships to the City's general plan land use categories. This chapter also establishes the zoning map as the official designation of zoning district boundaries.

9-3-2 Zoning Districts Established

Zoning districts are established in order to classify, regulate, designate, and distribute the uses of land and buildings; to regulate and restrict the height and bulk of buildings; to regulate the area of yards and other open spaces around buildings; and to regulate the density of population.

The City of Lemoore is divided into zoning districts that are grouped into two categories: (a) base zoning districts, and (b) overlay zoning districts. These districts conform to and implement the City's general plan land use categories as described in table 9-3-2 (zoning districts). Chapter 9-4 (use regulations) identifies the allowed uses and requirements for planning entitlements. Article 9-5B (development standards by zoning district) identifies development standards unique to each zoning district.

A. Base Zoning Districts

The base zoning district is the primary zoning district that applies to a property. Every parcel throughout the City has a base zoning district that establishes the primary land use type, density, intensity, and site development regulations. Base districts are grouped into five categories as follows:

1. Residential zoning districts;
2. Mixed use zoning districts;
3. Office, commercial, and industrial zoning districts;
4. Special purpose zoning districts; and
5. Specific plan zoning districts.

B. Overlay Zoning Districts

The overlay zoning districts function to supplement the base zoning district for one or more of the following purposes:

1. To allow more flexibility from the standard provisions of the underlying base zone;
2. When special provisions are needed to protect unique site features or implement location-specific provisions; and/or
3. To specify a particular standard or guideline for an area.

In the event of a conflict between the regulations of the base zoning district and the overlay zoning district, the provisions of the overlay zoning district shall apply.

TABLE 9-3-2 – ZONING DISTRICTS

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
Residential Zoning Districts		
AR	Agriculture and Rural Residential. This district is designated for single-family detached residential development in areas with rural and semi-rural characteristics. Parcel sizes are greater than forty thousand (40,000) square feet. Residential buildout is assumed at five-hundredths (0.05) units per gross acre.	Agriculture/Rural Residential
RVLD	Very Low Density Residential. This district is designated to provide transition between semi-rural residential and single-family detached residential areas. Lot sizes are between fifteen thousand (15,000) and forty thousand (40,000) square feet. Typical residential density for this designation ranges from two (2) to three (3) units per gross acre.	Very Low Density Residential
RLD	Low Density Residential. This district is designated for traditional single-family residential subdivisions at a range from three (3) to seven (7) units per gross acre. Lot sizes range from seven thousand (7,000) to fifteen thousand (15,000) square feet.	Low Density Residential
RN	Neighborhood Residential. This district is designated for older, historic neighborhoods in central Lemoore and new development that is designed with similar characteristics. Development features single-family residential homes at a density range from three (3) to twelve (12) units per gross acre, with lot sizes between three thousand (3,000) and fifteen thousand (15,000) square feet. The fronts of homes are accessed from the public street, while garages and services (e.g., trash) are accessed from the rear of the lot via a public or private alley.	Low Density Residential Low-Medium Density Residential

TABLE 9-3-2 – ZONING DISTRICTS

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
RLMD	Low-Medium Density Residential. This district is designated for higher-density single-family residential development including small-lot single-family, attached single-family and duplexes, triplexes, fourplexes, and townhomes. Typical residential density for this designation ranges from seven (7) to twelve (12) units per gross acre. The lot sizes range from three thousand (3,000) to seven thousand (7,000) square feet.	Low-Medium Density Residential
RMD	Medium Density Residential. This district is designated for multi-family residential development, including apartments and townhomes. Development is typically two and sometimes three stories, with balconies, common area open space, and shared amenities. Residential densities range between twelve (12) and seventeen (17) units per gross acre.	Medium Density Residential
RHD	High Density Residential. This zoning district is designated for multi-family apartments and condominium development. Residential densities range from seventeen (17) to twenty-five (25) units per gross acre.	High Density Residential
Mixed Use Zoning Districts		
DMX-1	Downtown Mixed Use, Core. This district comprises the historical center of the downtown. The district is designated for retail, commercial, professional office, second-story residential, public, and institutional uses. Retail and restaurant uses are generally the primary use at the site. Where there is residential development, densities range between twelve (12) and twenty (20) units per gross acre.	
DMX-2	Downtown Mixed Use, Intermediate. This district comprises the area of the downtown more oriented around the use of the automobile. The district is designated to facilitate the natural transition of the existing structures and uses to more intensive uses at the desire of the property owner. This district allows for retail, commercial, professional office, high-density residential or live/work studios, public, and institutional uses. Where there is residential development, densities range between twelve (12) and seventeen (17) units per gross acre.	Mixed Use

TABLE 9-3-2 – ZONING DISTRICTS

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
DMX-3	<p>Downtown Mixed Use, Edge. This district comprises a combination of light office and low- to medium-density residential uses. The district is designated for a continuation of the current design pattern with enhancements in the level of architectural design and detailing. The DMX-3 zone completes the transition from the downtown to the surrounding residential properties by utilizing some of the building siting qualities of the adjacent residential development while reflecting the architectural pallet of the more commercial core that is the DMX-1. This district allows for professional office and medium-density residential, with small-scale support commercial uses, as well as bed and breakfast. Where there is residential development, densities range between three (3) and seventeen (17) units per gross acre.</p>	
MU	<p>Mixed Use. This district is designated to provide for retail, residential, office, business and personal services, public, and institutional uses in neighborhood-oriented centers in a variety of mixed-use configurations, such as ground-floor commercial with residential or office uses above, or co-location of buildings with different single uses on a contiguous mixed-use area. Development is pedestrian-oriented to enhance street life and the vibrancy of neighborhoods. Residential density ranges from eight (8) to twenty (20) units per gross acre.</p>	
Office, Commercial, and Industrial Zoning Districts		
NC	<p>Neighborhood Commercial. This district is designated for small-scale commercial uses that primarily provide convenience, personal services, and social services such as small-scale retail, eating and drinking establishments, commercial recreation, and professional office as a secondary use. It is designed to foster a pedestrian setting along public streets.</p>	Neighborhood Commercial
RC	<p>Regional Commercial. This district is designated for large-scale commercial development that serves local and regional needs. Sites are easily accessible from freeways and may contain a variety of goods and services, such as large-format retail, department stores, eating and drinking establishments, hotels, and motels.</p>	Regional Commercial

TABLE 9-3-2 – ZONING DISTRICTS

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
PO	Professional Office. This district is designated for professional offices, which typically include administrative, financial, business, professional, medical, dental, and public uses. Churches and places for religious assembly and compatible multi-family housing also are allowed. Complementary support services, such as business support services and restaurants, also are permitted.	Professional Office
ML	Light Industrial. This district is designated for manufacturing, warehousing, storage, distribution, sales, and services with ancillary commercial and office space. Freestanding retail stores are not permitted.	Light Industrial
MH	Heavy Industrial. This district is designated for manufacturing, refining, packaging, processing, and similar activities including those with outdoor facilities. It also accommodates warehousing and distribution uses, with support commercial services and ancillary office space. No retail uses are allowed.	Heavy Industrial
Special Purpose Zoning Districts		
W	Wetlands. This district is designated for the preservation and protection of existing and recreated wetland areas; for the protection of wildlife, hydrological, and biological resources; and for the preservation of open space lands and natural protection areas	Wetlands
AG	Agricultural. This district is designated solely for agricultural activities (e.g., crop production, animal keeping) on parcels larger than forty thousand (40,000) square feet.	Agricultural
PR	Parks and Recreation. This district is designated for improved and unimproved park facilities, including neighborhood, community, and regional parks; public golf courses; and recreational facilities that provide visual open space and serve the outdoor recreational needs of the community.	Parks/Recreation Greenway/Detention Basin
CF	Public Services and Community Facilities. This district is designated for lands owned by public entities, including schools, administrative offices, corporation yards, and public facilities, including recycling centers, sewage treatment ponds, and fire stations.	Community Facilities

TABLE 9-3-2 – ZONING DISTRICTS

Zoning District Symbol	Zoning District Name/Description	General Plan Land Use Designation Implemented by Zoning District
Specific Plan Zoning Districts		
SP	Specific Plan Zoning District. This zoning district designates areas for master planning with unique zoning and design standards through adoption of a specific plan to govern development of land within the plan area. While the City does not currently have an adopted specific plan, the framework is provided for future use consistent with state law.	All
Overlay Zoning Districts		
PUD	Planned Unit Development Zoning District. This district is applied to developments that are approved through the planned unit development (PUD) permit process. Through approval of a PUD, the designated approving authority may authorize modifications in development regulations such as setbacks, height, or density, consistent with the general plan, or may establish special design requirements, such as architectural detailing for structures.	All
AICUZ	Air Installation Compatibility Use Zone. This district is applied to lands within the United States Navy’s designated air installation compatible use zone and is established to promote compatibility between the development within the zone and the proximity of air operations of Naval Air Station Lemoore.	All

9-3-3 Map Established

The city council hereby adopts the City of Lemoore zoning map (hereafter referred to as the zoning map) as the official designation of zoning district boundaries on real property within the City. The zoning map shall be regulated as set forth below.

A. Incorporated by Reference

The zoning map is hereby incorporated into this zoning code by reference as though it were fully included.

B. Map Amendments.

Amendments to the zoning map shall follow the zoning amendment process established in article 9-2B (planning permits and entitlements).

C. Relationship to General Plan and Other Plans

The zoning map shall implement and shall be consistent with the City’s adopted general plan. The zoning map shall be specifically consistent with the general plan land use plan and the roadway sizing diagram, and any adopted specific plans, special planning areas, or master plans.

D. Zoning District Symbol

Zoning districts shall be illustrated on the zoning map as follows:

1. Each base zoning district shall be described on the zoning map by use of its identified zoning district symbol, as listed in table 9-3-2 (zoning districts).
2. Each specific plan zoning district shall be delineated with a name, number, symbol, or other delineation, as determined by the planning director, which distinguishes it from other special purpose zones, base zoning districts, or overlay zones. The assignment of the special purpose designation serves to provide a reference to the corresponding special purpose zoning document (e.g., specific plan) adopted by ordinance of the city council.
3. Overlay zoning districts shall be designated by their representative symbol in conjunction with the base zoning district in a format determined by the planning director (e.g., RLD-PUD).

E. Zoning Map Interpretation

If there is uncertainty about the location of any zoning district boundary shown on the zoning map, the precise location of the boundary shall be determined by the planning director as follows:

1. The boundaries of a zoning district shall be the centerlines of streets, alleys, railroad right of way, drainage channel, or other watercourse, or the parcel lines of real property, unless otherwise shown. Where a district's boundaries approximately follow centerlines or plot lines, those lines shall be interpreted as the district boundaries.
2. If a district boundary divides a parcel and the boundary line location is not specified by distances printed on the zoning map, the location of the boundary shall be determined by using the scale appearing on the zoning map. Except as otherwise provided by this code through integrated development, each portion of the property shall be developed to the standards and allowed use provisions of the applied zoning district and any applied overlay zone(s).
3. Where the street layout on the ground or the parcel lines differ from such layout or lines shown on the zoning map, the planning director shall determine the exact boundary and the map shall be amended to conform to the layout on the ground.
4. Where a public street or alley is officially vacated or abandoned, the property that was formerly in the street or alley shall be included within the zoning district of the adjoining property on either side of the centerline of the vacated or abandoned street or alley, unless the abandonment shifts from the centerline, which it will then follow.

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