

5/5/15

## City Council Meeting

Handouts received after  
agenda posted

**RESTAURANT:** A retail business selling food and beverages prepared and/or served on the site, for on or off premises consumption, from a permanent structure. Includes eating establishments where customers are served from a walk-up ordering counter for either on or off premises consumption and establishments where most customers are served food at tables for on premises consumption, but may include providing food for takeout. Also includes coffeehouses and accessory cafeterias as part of office and industrial uses. This use specifically includes on site sales of alcohol.

**RETAIL, ACCESSORY:** The retail sales of various products (including food service) in a store or similar facility that is located within a healthcare, hotel, office, or industrial complex. These uses include pharmacies, gift shops, and food service establishments within hospitals; convenience stores and food service establishments within hotel, office, and industrial complexes. This use category also includes retail associated with industrial uses for the products sold, distributed, or manufactured on site. Such retail area shall not exceed twenty five percent (25%) of the total square footage for each tenant space.

**RETAIL, GENERAL:** The retail sales of merchandise not specifically listed under another use classification. This classification includes department stores; drugstores; furniture, furnishings, and appliance stores; dry goods; clothing stores; fabric and sewing supplies; home improvement supplies; florists (except that nurseries are separately defined); and businesses retailing goods such as the following: toys, hobby materials, handcrafted items, jewelry, cameras and electronic equipment, audio and video sales and rental, sporting goods, kitchen utensils, art supplies, and similar activities.

**RETAIL, WAREHOUSE CLUB:** Retail stores that emphasize the packaging and sale of products in large quantities or volumes, some at discounted prices. Sites and buildings are usually large and industrial in character. Patrons may be required to pay membership fees.

S. "S" Definitions:

**SCHOOL:** A facility that provides for the education and/or training of individuals or groups as further defined as follows:

1. Academic - Private and Charter: Any privately owned and operated elementary school, middle school, secondary school, high school, or other institution providing academic instruction for students from kindergarten through twelfth grade. This listing also includes a private school operating under a charter from the local school district and not managed directly by the governing body of the public school district (e.g., school board).
2. Academic - Public: Public elementary schools, middle schools, secondary schools, high schools, and any other public school providing academic instruction for students from kindergarten through twelfth grade.
3. Colleges and Universities - Private: Any privately owned college or university, including medical schools, law schools, and other instruction of higher education, including dorms, offices, facility maintenance yards, offices, and similar supportive functions.
4. Colleges and Universities - Public: Public community colleges, colleges, and universities, including dorms, offices, facility maintenance yards, offices, and similar supportive functions.
5. Equipment/Machinery/Vehicle Training: Facilities and programs for training students in

*The City requires Right-to-Farm disclosures (regarding usual odor and noise) from new residents in Agricultural/Rural Residential areas to protect adjacent active farms from future land use conflicts.*

See *Chapter 3: Community Design* for additional policies on site and building design for residential development.

## **2.5 DOWNTOWN AND SHOPPING CENTERS**

Lemoore is a city of neighborhoods, connected by several clusters of commercial uses that provide goods, services, and employment opportunities for both local residents and people from surrounding communities. These centers are the basis of organizing policies in the General Plan, and reflect contemporary approaches to retail and commercial areas by ensuring a diverse range of opportunities are easily accessible to all residents. The Plan provides for four categories of retail and commercial areas: neighborhood centers located close to where people live and designed with the pedestrian in mind, mixed-use areas throughout the City that provide vertical integration of uses and local services in close proximity to residents but not necessarily as “center”, regional retail centers that serve both residents and nearby communities, and a downtown mixed use center representing the social, cultural, and historical heart of Lemoore.

### **NEIGHBORHOOD CENTERS**

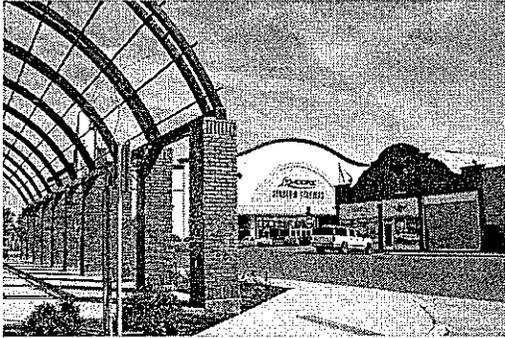
A neighborhood center is typically located on an accessible, main transportation artery and is composed of small-scale commercial land uses that provide goods and services to the local community. Services found at a neighborhood center may include schools, parks, grocery retail, restaurants, drug stores, drycleaners, post office, bank, and other small businesses. It is often surrounded by higher density housing, which helps to support ridership for a transit stop. To assist local small business owners and ensure that a diverse range of neighborhood activities are available and easily accessible to residents, the General Plan provides sites for several neighborhood-oriented centers in both new and existing areas. This Plan would bring a substantially increased population within a convenient distance of a neighborhood center.

### **MIXED USE AREAS**

Mixed Use Areas are a new land use designation that will have flexible zoning to allow a variety of activities and mix of tenants within single buildings, including retail, commercial, professional office, and residential uses. Mixed Use Areas will be located close to commercial areas, neighborhood centers, and roadway junctions to attract maximum clientele, but are not necessarily “centers” in and of themselves.

### **REGIONAL SHOPPING CENTERS**

Shopping and consumer activities provide for social contact as well as jobs and tax dollars. Since Lemoore is located at the intersection of two highways, it can attract shoppers from around the region, as well as residents from Lemoore. Shopping opportunities typically found in regional retail consist of large-format national retailers such as Wal-Mart, Target, or Home Depot. They are planned along major transportation corridors to be highly visible and accessible, and tend to provide more parking for users.



The General Plan encourages more entertainment facilities near downtown such as the Lemoore Cinema.

### **DOWNTOWN**

Lemoore's Downtown encompasses the relocated town center along the railroad that grew into present day Lemoore. Its historic legacy is visible in the number and variety of historic buildings in the area, such as City Hall, the old 1<sup>st</sup> National Bank Building, the Civic Auditorium, Doctor Yates House, and others. Downtown is also a focal point for retail, recreational, and entertainment activities in the City. Residents and tourists alike enjoy its stadium, cinemas, shopping and dining opportunities, as well as other civic and cultural activities. In the future, uses such as art galleries and bookstores, more restaurants and shops, and mixed residential uses are envisioned.

The General Plan aims to support the many roles that Downtown plays by promoting mixed-use. A mixed-use land use designation allows for a variety of activities, including residential, commercial and office uses, as well as public and quasi-public uses. The Plan calls for the creation of three new Zoning overlays – Downtown Mixed Use Zone 1, Downtown Mixed Use Zone 2, and Downtown Mixed Use Zone 3 with different land use priorities and intensity standards to guide future development. A wider spectrum of uses will be allowed to turn Downtown into a truly citywide destination.

### **GUIDING POLICIES**

- LU-G-7 *Foster viable, pedestrian-oriented neighborhood centers and strong, visually attractive regional shopping centers with a mix of tenants to serve both local and regional needs.*
- LU-G-8 *Continue to nurture a vibrant, mixed-use Downtown that is the pride of the community.*

### **IMPLEMENTING ACTIONS**

- LU-I-18 Integrate design standards for varying scales of commercial development, including large-format regional shopping centers, neighborhood-serving retail centers, general mixed-use areas, and Downtown Mixed Use, into the Zoning Ordinance.

*These standards will include height and scale requirements, setback provisions and standards for screening, lighting, landscaping and location of parking, loading, refuse collection, and recycling facilities. These standards will be in*



Neighborhood commercial at Lemoore Avenue and Hanford-Armona Road serves residents as well as those just passing through.

*conformity with the Downtown Revitalization Plan and the Architectural Design Guidelines for each zone.*

### ***Neighborhood Retail Centers***

- LU-I-19 Evenly distribute neighborhood retail centers in new development areas and encourage a mix of uses in them to offer both choice and convenience for shoppers and residents.

*The Land Use Diagram shows where these sites are located. The total acreage provided is intended to be sufficient to meet the need for retail space and commercial services that can be supported by local residents.*

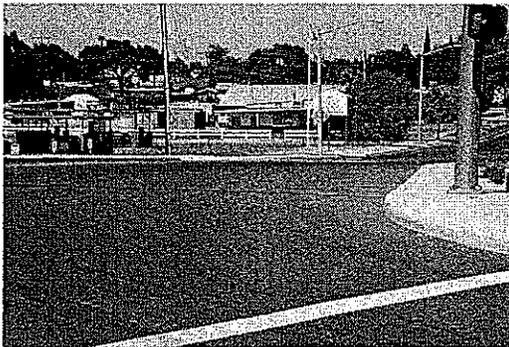
- LU-I-20 Encourage existing neighborhood centers to expand to their maximum potential through reuse, rehabilitation and infill development.

- LU-I-21 Require pedestrian-oriented design and gathering spaces in neighborhood centers to facilitate a small-town atmosphere.

- LU-I-22 Allow residential above retail and neighborhood serving offices in neighborhood centers so long as they are ancillary in size and do not interfere with primary retail use.

- LU-I-23 Facilitate the revitalization of existing blighted commercial/industrial areas by allowing mixed uses, infill, and/or increase in density on site.

*Middle scale retail formats like those in Pioneer Square, Popolo's, Lincoln Square and Candlewick West have difficulty serving a retail market because they are neither large enough to compete with national stores, nor small enough to compete with national stores, nor small enough to be able to gain a loyal following. The current trend in retail is the development of lifestyle centers that are replacing the old mall experience by attempting to create a sense of community with positive, varied experiences. A mix of uses, including professional offices and residential, may also help to revitalize the area*



Left: Existing corner of Lemoore Avenue and SR-198 is unattractive and mostly vacant. Right: The planned extension of Cedar Lane to Lemoore Avenue presents an opportunity to improve this area with new buildings and uses that blend architecturally with the historic high school.

See *Chapter 3: Community Design* for additional policies on site and building design for neighborhood retail centers.

### ***Regional Shopping Centers***

LU-I-24 Allow office uses with walk-in clientele that are associated with complementary commercial service businesses in regional commercial areas.

*Real estate firms, travel agencies, financial advisors, accountants would be permitted, as would second-story offices. A limit on the total square footage of ground floor office use could be established in the Zoning Ordinance.*

See *Chapter 3: Community Design* for additional policies on site and building design for regional shopping centers, and policies on design review requirements for exterior alterations and additions, as well as new construction.

### ***Mixed Use Centers***

LU-I-25 Establish use regulations and development standards for Mixed Use Centers that allow a range of uses in the Zoning Ordinance.

LU-I-26 Establish an incentive program for mixed-use development including FAR bonuses for uses that contribute to public benefit and shared parking arrangements.

*Uses that contribute to public benefit include workforce or subsidized housing, daycare centers, and small scale commercial uses such as drycleaners, delicatessens and banks.*

LU-I-27 Create guidelines and a Best Practices Manual for mixed-use development to educate local builders and developers about the types of mixed-use areas the City desires.

See *Chapter 3: Community Design* for additional policies on site and building design for mixed-use areas.

### ***Downtown***

LU-I-28 Establish Downtown Mixed Use Zones (DMX1, DMX2 and DMX3) in the Zoning Ordinance with the following land use requirements:

- DMX1 will allow retail, commercial, professional office, second-story residential, public and institutional uses, provided retail and restaurant uses are retained as a primary use at the site. Typical new buildings will require a minimum height of at least 16', with exceptions for uses with special needs (e.g. cinemas). Service Commercial types of uses may be allowed when deemed appropriate through a Conditional Use Permit.
- DMX2 will allow retail, commercial, professional office, high-density residential or live/work studios, public and institutional uses.

- DMX3 will allow professional office and medium-density residential, with small-scale support commercial uses, with bed-and-breakfast use an option.

*The design of all new buildings, including elements such as lot width and setback, must respect the character of Downtown and surrounding neighborhoods by following requirements set out in the Downtown Design Guidelines.*

LU-I-29 Allow a balanced and diverse mix of compatible uses to create a vibrant, 24-hour Downtown, such as:

- *Mixed Use:* Encourage a mix of uses in Downtown.
- *Housing:* Promote the development of a variety of housing options within Downtown and in adjacent areas, including higher density near the Depot.
- *Retail:* Promote the development of street-level, consumer-oriented retail establishments.
- *Community Facilities:* Promote high-quality, public development projects that can serve as demonstrations of appropriate downtown urban design principles.
- *Change of Use:* Allow existing units to remodel or upgrade to accommodate new uses, provided they do not change the primary retail character in Downtown or negatively affect historical buildings.
- *Infill:* Provide incentives for infill and development on underutilized land, mixed-use credit for adjacent on-street parking and exemptions for small ground floor retail and restaurant uses.

*Incentives may include, but are not limited to: use of Redevelopment Agency façade improvement program, rebate or reduction in development fees, adjustments in parking requirements, reductions to building height restrictions, expedited applications, and assistance with infrastructure or site improvements.*

LU-I-30 Establish incentives for new retail uses to be located at specific parts of downtown to maximize foot traffic and interest.

*New retail uses can act as circulation nodes and attract people to move from one point to another. The Zoning Ordinance will allow height bonuses, floor area or streamlined review to facilitate such developments.*

LU-I-31 Promote pedestrian-oriented amenities near Downtown such as outdoor seating, plazas, public art, weather protection, and waiting areas to reinforce Lemoore's small-town character and provide areas for people to congregate.

LU-I-32 Promote the rehabilitation of historic structures in Downtown in order to preserve the historic identity of the City for future generations.

LU-I-33 In partnership with the Chamber of Commerce, cinema, downtown store owners, local hotels and the municipal golf course, support parades, festivals, farmers

markets, celebrations, promotional sales, and sport events that will draw visitors to Downtown.

See *Chapter 3: Community Design* for additional policies on site and building design for Downtown and other mixed-use areas, and *Chapter 7: Conservation and Open Space* for additional policies related to the preservation and restoration of historic buildings.

## **2.6 EMPLOYMENT AREAS**

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Policies in this section relate to the following land uses:

- Professional Office;
- Industrial areas; and
- Business, Technology, and Industrial Reserve Area.

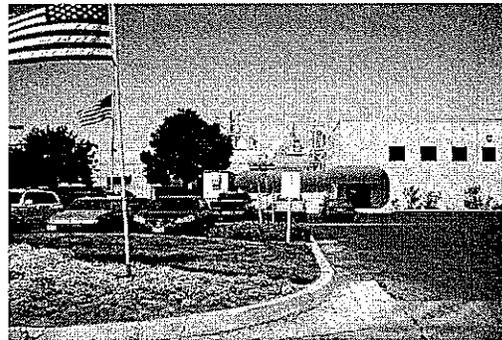
### **PROFESSIONAL OFFICE**

The Professional Office land use designation is intended to accommodate offices for professional persons and other related uses, encourage and sustain Lemoore's economic growth, and provide professional services to the community and the region. The General Plan Diagram provides sites for both large and small office uses. Larger sites are envisioned as office complexes that draw employees from a wider area. Smaller sites are typically expected to be local-serving professional and administrative offices providing medical, real estate, or financial services.

Offices are also permitted in Downtown or Neighborhood Commercial areas. This can be a very effective use of land where new office uses are located above the first floor or as a secondary use in multi-tenant buildings in order to promote retail continuity at the street level.

### **INDUSTRIAL USES**

This designation provides for automobile-related sales and service, commercial service uses, manufacturing, agriculture-related production, truck terminals, utility operations, warehousing, food-processing, and other industrial uses. Large retailers of appliances, heavy equipment rental, and sale of mobile homes or fabricated housing will also go into this area. Heavy industrial uses are only allowed along a small portion of 19<sup>th</sup> Avenue, south of Iona Avenue. Due to potential land conflicts with residential areas, industrial land is planned only at the edges of the urban area. Buffers and other mitigation devices will be required if development occurs next to agricultural land or residential areas. City policy requires that residential uses located within one mile of industry must sign a noise-odor easement.



Industries will be located in the northwest and southern portion of City, away from residential areas.

sales") or automobile dismantling yards, which are included under "recycling facility - scrap and dismantling".

**VETERINARY FACILITY:** Veterinary facility that is primarily enclosed, containing only enough cage arrangements as necessary to provide services for domestic and exotic animals requiring acute medical or surgical care with accessory outdoor use that provides long term medical care. Grooming and boarding of animals is allowed only if accessory to the facility use.

W. "W" Definitions:

**WHOLESALE AND DISTRIBUTION:** Establishments engaged in selling merchandise to retailers; to industrial, commercial, institutional, farm, or professional business users; or to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies. Includes such establishments as agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers, and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and stores primarily selling electrical, plumbing, heating and air conditioning supplies and equipment.

X. "X" Definitions: Reserved for future use.

Y. "Y" Definitions: Reserved for future use.

Z. "Z" Definitions: Reserved for future use. (Ord. 2013-\_\_\_\_, \_\_\_\_-\_\_\_\_-2013)

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
<b>Residential uses:</b>									
Caretaker housing	P	P	P	P	C	C	P	P	P
Child daycare facility-family daycare home, large <sup>1</sup>	A	A	A	A	N	N	N	N	N
Child daycare facility-family daycare home, small	P	P	P	P	N	N	N	N	N
Dwelling, multi-family	P <sup>2</sup>	P	P	P	P <sup>27</sup>	N	C	N	N
Dwelling, second unit <sup>3</sup>	N	A	A	N	N	N	N	N	N
Dwelling, single-family	N	A	P	N	N	N	N	N	N
Dwelling, two-family	N	P	P	N	N	N	N	N	N
Emergency shelter	N	N	N	N	N	N	N	C	N
Employee housing, large	N	N	N	N	N	N	N	N	N
Employee housing, small	N	P	P	N	N	N	N	N	N
Gated residential community	N	N	N	N	N	N	N	N	N
Group residential	P	P	P	P	N	N	N	N	N
Guesthouse	N	P	P	N	N	N	N	N	N
Live-work facility <sup>5</sup>	A	A	A	A	A	N	N	N	N
Medical marijuana cultivation - personal use	N	N	N	N	N	N	N	N	N
Mobilehome park <sup>6</sup>	N	N	N	N	N	N	N	N	N

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Recreational vehicle park <sup>24</sup>	N	N	N	N	N	C	N	C	N
Residential care facility <sup>25</sup>	N	N	N	C	C	N	N	N	N
Residential care home	C	P	P	P	N	N	N	N	N
Single room occupancy (SRO) facility	C	C	C	N	N	N	N	N	N
Supportive housing	P	P	P	P	N	N	N	N	N
Transitional housing	P	P	P	P	N	N	N	N	N
<b>Agricultural and animal related uses:</b>									
Agricultural tourism	N	C	C	N	N	N	N	P	P
Animal husbandry	N	N	N	N	N	N	N	C	C
Animal keeping	N	N	N	N	N	N	N	N	N
Animal sales and grooming	P	P	P	P	P	P	N	N	N
Crop production	N	N	N	N	N	N	N	A	A
Equestrian facility, commercial	N	N	N	N	N	N	N	N	N
Equestrian facility, hobby	N	N	N	N	N	N	N	N	N
Household pets – 4 or less	P	P	P	P	N	N	N	N	N
Household pets – More than 4	C	C	C	C	N	N	N	N	N
Kennel	N	N	N	N	N	C <sup>8</sup>	C <sup>8</sup>	P	N

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Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Veterinary facility	P	P	P	P	P	P	P	P	N
Recreation, resource preservation, open space, education, and public assembly uses:									
Assembly uses	A	A	A	A	A	A	P	C	N
Cemetery/mausoleum	N	N	N	N	N	N	N	N	N
Community food bank	C	A	N	C	N	N	N	N	N
Community garden <sup>9</sup>	A	A	A	N	N	N	A	N	N
Indoor amusement/ entertainment facility <sup>10</sup>	P	P	C	P	P	P	N	C	N
Indoor fitness and sports facility	P	P	C	P	P	P	C	C	N
Library/museum	P	P	P	C	N	C	P	N	N
Outdoor commercial recreation	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	N	N	N	N	C	N
Park/public plaza	P	P	P	P	P	P	P	P	P
Resource protection and restoration	N	N	N	N	N	N	N	N	N
Resource related recreation	N	N	N	N	N	N	N	N	N
School, academic - private and charter	N	N	N	C	N	N	N	N	N
School, academic - public	P	P	P	P	P	P	P	P	P

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
School, colleges and universities - private	N	N	N	C	N	N	P	C	N
School, colleges and universities - public	P	P	P	P	P	P	P	P	P
School, equipment/ machinery/vehicle training	N	N	N	N	N	N	N	P	C
School, specialized education and training/studio	P	P	C	P	P	P	P	C	N
Theater/auditorium	P	C	C	P	P	P	N	N	N
<b>Utility, transportation, public facility, and communication uses:</b>									
Airport	N	N	N	N	N	N	N	N	N
Ambulance service	N	N	N	N	N	P	P	P	N
Broadcasting and recording studio	P <sup>11</sup>	P <sup>11</sup>	C <sup>11</sup>	C	C	P	P	P	N
Bus and transit shelter	P	P	P	P	P	P	P	P	P
Fuel storage and distribution	N	N	N	N	N	N	N	C	C
Heliport	N	N	N	N	N	C	C	C	C
Park and ride facility	P	P	N	P	P	P	P	P	P
Parking facility	P	P	C	P	P	P	P	P	P
Public safety facility	P	P	P	P	P	P	P	P	P

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Solar power station	N	N	N	N	N	N	N	C	C
Telecommunication facility - major <sup>12</sup>	C <sup>13</sup>	C <sup>13</sup>	N	C <sup>13</sup>	C <sup>13</sup>	C <sup>13</sup>	N	C <sup>13</sup>	C <sup>13</sup>
Telecommunication facility - minor <sup>12</sup>	P	P	P	P	P	P	P	P	P
Transit facility	N	N	N	N	N	N	N	P	P
Transit station/terminal	P	N	N	P	P	P	C	P	P
Utility facility and infrastructure	N	N	N	P	P	P	P	P	P
<b>Retail, service, and office uses:</b>									
Adult day healthcare facility	N	C	C	C	C	C	P	N	N
Alcoholic beverage sales, off site <sup>14</sup>	C	C	C	C	C	C	C	C	N
Alcoholic beverage sales, on site <sup>14</sup>	See "bar/nightclub" and "restaurant"								
Art, antique, collectible	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P	P	P	N	N	N
Artisan shop	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P	P	P	N	N	N
Banks and financial services	P <sup>15</sup>	P <sup>15</sup>	P <sup>15</sup>	P	P	P	P	N	N
Bar/nightclub <sup>14</sup>	C	C	N	C	C	C	N	N	N
Bed and breakfast inn	N	P	P	P	C	N	N	N	N

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Building materials store/yard	P <sup>11,15</sup>	P	N	C	P	P	N	N	N
Business support services	P <sup>15</sup>	P <sup>15</sup>	C	P	P	P	P	N	N
Call center	N	N	N	N	P	N	P	C	N
Card room	C <sup>15</sup>	C <sup>15</sup>	N	N	N	C	N	N	N
Check cashing business	N	N	N	N	C	C	N	N	N
Child daycare facility - child daycare center <sup>25</sup>	C	N	P	P	P	P	P	N	N
Consignment store	P <sup>15</sup>	C <sup>15</sup>	N	C	P	P	P	N	N
Convenience store	P <sup>15</sup>	P <sup>15</sup>	C <sup>15</sup>	P	P	P	P	N	N
Crematory	N	N	N	N	N	C	N	C	P
Drive-in and drive-through sales and service <sup>16</sup>	N	N	N	N	C	A	N	N	N
Equipment sales and rental	N	N	N	N	N	C	N	P	P
Garden center/plant nursery	P <sup>15</sup>	P <sup>15</sup>	N	N	P	P	N	N	N
Grocery store/supermarket	N	N	N	N	P	P	N	N	N
Hookah parlor	N	N	N	N	N	N	N	N	N
Hotel and motel	P	N	N	P	P	P	P	N	N
Maintenance and repair of small equipment	P <sup>15</sup>	P <sup>15</sup>	C <sup>15</sup>	C	P	P	P	P	P
Massage therapy <sup>17</sup>	A	N	N	A	A	A	N	N	N

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Medical marijuana dispensary	N	N	N	N	N	N	N	N	N
Medical services, extended care	C	C	C	P	P	P	P	N	N
Medical services, general	P	P	P	P	P	P	P	N	N
Medical services, hospital <sup>25</sup>	N	N	N	C	C	P	P	C	N
Mortuary/funeral home	C	C	C	C	P	P	P	N	N
Neighborhood market	A	A	N	P	P	P	N	N	N
Office, accessory	P	P	P	P	P	P	P	P	P
Office, business and professional	P	P	P	P	A	A	P	N	N
Pawnshop	C	C	N	N	P	P	N	N	N
Personal services	P	P	P	P	P	P	P	N	N
Restaurant	P	P	P	P	P	P	P	P	N
Retail, accessory	P	P	P	P	P	P	P	P	P
Retail, general	P <sub>11,15</sub>	P <sub>11,15</sub>	P <sup>11,15</sup>	P <sup>18</sup>	P <sup>18</sup>	P	N	N	N
Retail, warehouse club	N	N	N	N	N	P	N	N	N
Semipermanent mobile food vehicle <sup>19</sup>	N	N	N	A	A	A	N	A	N
Sexually oriented business <sup>20</sup>	N	N	N	N	N	N	N	C	C

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Smoke shop	C	N	N	C	C	P	N	N	N
Tattoo parlor	C	C	N	N	C	C	N	N	N
Thrift store <sup>21</sup>	C	C	N	N	A	A	N	N	N
<b>Automobile and vehicle uses:</b>									
Auto and vehicle rental	N	N	N	P	N	P	P	P	P
Auto and vehicle sales	N	N	N	N	N	P	N	C	N
Auto and vehicle sales, wholesale	N	N	N	N	N	N	N	P	P
Auto and vehicle storage	N	N	N	N	N	N	N	P	P
Auto parts sales	N	P <sup>11,15</sup>	N	N	P	P	P	P	P
Auto vehicle dismantling	N	N	N	N	N	N	N	C	P
Car washing and detailing	N	P	N	N	C	P	N	P	P
Fueling station <sup>22</sup>	N	C	N	N	C	A	A	A	A
Vehicle services - major	N	C	N	C	N	N	N	P	P
Vehicle services - minor	N	C <sup>23</sup>	N	C	C <sup>23</sup>	C <sup>23</sup>	N	C <sup>23</sup>	C <sup>23</sup>
<b>Industrial, manufacturing, and processing uses:</b>									
Agricultural products processing	N	N	N	N	N	N	N	P	P

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Freight yard/truck terminal	N	N	N	N	N	N	N	P	P
Manufacturing, major	N	N	N	N	N	N	N	C	P
Manufacturing, minor	N	N	N	N	N	N	C	P	P
Manufacturing, small scale	N	N	N	N	N	N	P <sup>23</sup>	P	P
Medical marijuana cultivation - collective or cooperative cultivation; dispensary	N	N	N	N	N	N	N	P <sup>28</sup>	N
Printing and publishing	N	C <sup>11</sup>	N	N	P	P	P	P	P
Recycling facility - collection	N	C	N	P	P	P	N	P	P
Recycling facility - processing	N	N	N	N	N	N	N	C	P
Recycling facility - scrap and dismantling	N	N	N	N	N	N	N	C	P
Research and development	N	N	N	N	N	N	P <sup>23</sup>	P	P
Storage, personal storage facility	N	N	N	C	N	N	N	P	P
Storage, warehouse	N	N	N	N	N	N	N	P	P
Storage, yard	N	N	N	N	N	N	N	P	P
Wholesaling and distribution	N	N	N	N	N	N	N	P	P
Temporary uses:	See <u>article C</u> , "Temporary Uses", of this chapter								

Land Use/ Zoning District	Mixed Use Zoning Districts				Office, Commercial, and Industrial Zoning Districts				
	D MX- 1	D MX- 2	D MX- 3	MU	NC	RC	PO	ML	MH
Nonconforming uses:	See chapter 2, article C, "Nonconforming Uses, Structures, and Properties", of this title								

**Zoning Table Notes:**

1. See additional regulations for large family daycare homes in section 9-4D-7 of this chapter.
2. Only permitted on the first floor when located along an alley or side street; otherwise must be on an upper floor.
3. See additional regulations for second dwelling units in section 9-4D-12 of this chapter.
4. Reserved.
5. See additional regulations for live-work facilities in section 9-4D-8 of this chapter.
6. See additional regulations for mobilehome parks in section 9-4D-10 of this chapter.
7. Minimum lot size shall be 20,000 square feet.
8. All activities and storage shall be located within an enclosed structure(s).
9. See additional regulations for community gardens in section 9-4D-3 of this chapter.
10. See special permit requirements in title 3, chapter 4, article C of the municipal code.
11. Maximum tenant space shall be 10,000 square feet.
12. See additional regulations for telecommunication facilities in section 9-4D-15 of this chapter.
13. Facilities less than 75 feet tall are permitted by right, except that major site plan and architectural review is still required. Otherwise, a conditional use permit is required in addition to major site plan and architectural review.
14. See additional regulations for alcoholic beverage sales in section 9-4D-2 of this chapter.
15. Use is permitted by right when located on the ground floor. Otherwise, a conditional use permit is required.
16. See additional regulations for drive-in and drive-through facilities in section 9-4D-4 of this chapter.

17. See additional regulations for massage therapy in section 9-4D-9 of this chapter.  
Additionally, see additional permit requirements in title 4, chapter 7 of the municipal code.
18. Maximum tenant space shall be 30,000 square feet; however, store size may be larger upon approval of an administrative use permit.
19. See additional regulations for semipermanent mobile food vendors in section 9-4D-13 of this chapter.
20. See additional regulations for sexually oriented businesses in section 9-4D-14 of this chapter.
21. See additional regulations for thrift stores in section 9-4D-16 of this chapter.
22. See additional regulations for fueling stations in section 9-4D-6 of this chapter.
23. Use is permitted by right when located more than 500 feet from a residential use or district.
24. See additional regulations for recreational vehicle parks in section 9-4D-11 of this chapter.
25. This "sensitive receptor" use shall not be located within:
  - a. 500 feet of a freeway, urban roads carrying 100,000 vehicles per day, or rural roads carrying 50,000 vehicles per day.
  - b. 1,000 feet of a distribution center (that accommodates more than 100 trucks a day, more than 40 trucks with operating transport refrigeration units [TRUs] a day, or where TRU operation exceeds 300 hours per week).
  - c. 300 feet of any dry cleaning operation that uses toxic chemicals. For operations with 2 or more machines, a minimum 500 feet shall be provided. For operations with 3 or more machines, a larger distance may be required based upon consultation with the Kings County air district.
  - d. 300 feet of a "large gas station", defined as a facility with a throughput of 3.6 million gallons or more per year.
26. If developed incidental to an existing charitable operation, this use is allowed subject to approval of an administrative use permit.
27. Permitted on second floors above retail and neighborhood serving office when ancillary in size and does not interfere with primary retail use.
28. Must be in conformity with the land use definitions in this chapter and title 4, chapter 8 of the municipal code as well as the Health and Safety Code section 11362.768 (which imposes additional requirements).

(Ord. 2013-\_\_\_, \_\_\_-\_\_\_-2013)

**Mayor**  
Lois Wynne  
**Mayor Pro Tem**  
Jeff Chedester  
**Council Members**  
Ray Madrigal  
Eddie Neal  
William Siegel



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May 1, 2015

Jeanine Townsend, Clerk to the Board  
State Water Resources Control Board  
1001 I Street, 24<sup>th</sup> Floor  
Sacramento, CA 95814  
[commentletters@waterboards.ca.gov](mailto:commentletters@waterboards.ca.gov)

**Subject: Comment Letter – Emergency Conservation Regulation; “process water” exemption for municipal water systems**

We are in full support of the need for water conservation regulation. However, we wish to express concern regarding the apparent lack of regulation reference to or specificity regarding exemption to our tier-defined potable water production requirements for the process water which we supply to three major agricultural food processing facilities in our community. Such water constitutes more than 32% of our system’s water production.

In approving our 2010 Urban Water Management Plan, the State Department of Water Resources recognized this usage in approving our calculation of per capita gallons per day. That recognition was based upon their March, 2011 Guidebook to Assist Urban Water Suppliers to Prepare a 2010 Urban Water Management Plan. That Guidebook, in turn, referred to Section L: California Water Code, Division 6, Part 2.55: Water Conservation, Chapter 2, 10608.12(1) and 10608.24(e) and California Code of Regulation Title 23, Waters. Division 2, Department of Water Resources, Chapter 5.1 Water Conservation Act of 2009, Article 1. Industrial Process Water Exclusion in the Calculation of Gross Water Use.

The usage of each process water is minimized by the food processing industries because of the cost of the municipal water and of the treatment of waste streams therefrom. Such waste streams, in Lemoore, are utilized for direct irrigation of agriculture.

To restrict process water usage would be economically disastrous to the served industries, to the community, and to the agricultural community. The proposed Regulations recognize the validity of an economic infeasibility exception by allowing a regulation exemption for commercial

agriculture usage of water from an urban supplier. A similar regulatory exemption for process water is requested to avoid the imposition of unreasonable water use reduction requirements for residential users in accord with the examples provided on page 2 of the Water Board's April 28 Fact Sheet.

Your affirmative response to our requested regulatory exemption is requested.

Sincerely,

Ron Hoggard  
City Manager

cc: Assemblyman, Rudy Salas, 32<sup>nd</sup> District  
monica.cortezhernandez@asm.ca.gov  
Senator, Andy Vidak, 14<sup>th</sup> District  
Senator.vidak@sen.ca.gov  
Jason Rhine, Legislative Representative, League of California Cities  
jrhine@cacities.org

HAT/vlw

L150002