

Comparison of Existing and Proposed Zone Districts within the Downtown Planning Area

Zone Districts	Permitted Uses	Min. Lot Size (sq.ft.)	Max. Residential Density (units per acre)	Max. Height (feet)	Min. Front Setback	Max. Lot Coverage
Existing Zone Districts						
AE-20	Primarily Single Family Residential and Agricultural	871,200	20	35	35	No Req.
R-A	Primarily Single Family Residential and Agricultural	36,000	0.8	35	35	30%
R-1	Primarily Single Family Residential	5,000	0.1	35	20	45%
R-2-A	Primarily Multi-Family Residential	6,000	16	20	20	50%
R-2	Primarily Multi-Family Residential	6,000	16	35	20	50%
R-3	Primarily Multi-Family Residential	7,500	29	40	15	50%
R-P	Primarily Residential and Office	7,500	29	30	15	50%
C-P	Primarily Residential and Office	10,000	29	35	10	100%
C-1	Primarily Retail and Office	NA	NA	35	10	33%
C-2	Primarily Retail and Office	NA	NA	35	10	33%
C-4	Primarily Retail and Office	NA	NA	60	0	100%
C-5	Primarily Retail and Office	NA	NA	35	10	100%
C-6	Primarily Retail and Office	NA	NA	35	10	100%
C-M	Primarily Industrial and Retail	NA	NA	75	0	100%
M-1	Primarily Industrial	NA	NA	60	0	100%
M-2	Primarily Industrial	NA	NA	60	0	100%
M-3	Primarily Industrial	NA	NA	60	0	100%
O	Primarily Open Space	NA	NA	35	35	10%
P	Parking	NA	NA	60	0	100%
New Zone Districts						
DTN	Primarily Residential, Retail, and Office	NA	NA	35	10	100%
DTN-AH	Primarily Residential, Retail, and Office	NA	NA	90	0	100%
DTG	Primarily Residential, Retail, and Office	NA	NA	140	0	100%
DTC	Primarily Residential, Retail, and Office	NA	NA	190	0	100%
NMX	Primarily Residential, Retail, and Office	NA	16	40	0	100%
NMX-AH	Primarily Residential, Retail, and Office	NA	16	40	0	100%
CMX	Primarily Residential, Retail, and Office	NA	30	60	0	100%
RMX	Primarily Residential, Retail, and Office	NA	45	75	0	100%
RS-3	Primarily Single Family Residential	9,000	3.5	35	25	35%
RS-5	Primarily Single Family Residential	2,500	12	35	13	60%
RM-MH	Primarily Residential	NA	16	35	10	50%
IL	Primarily Office, Some Retail and Industrial	9,000	NA	60	15	100%
IH	Primarily Industrial	9,000	NA	60	15	100%
PR	Primarily Recreation	NA	NA	35	25	10%
PI	Primarily Public Facilities	NA	45	35	20	35%
PI-UC	Primarily Public Facilities	NA	45	235	0	NA

Note: yellow highlighting indicates the zone districts that are proposed within the AIA of the Fresno Chandler Executive Airport