

CLEAN UP #7 - REZONING AND GPLU AMENDMENTS

#	Description	APN	Acres	General Plan Land Use		Zoning	
				Present	Proposed	Present	Proposed
3	Brawley and Herndon	50703048ST	4.48	Residential - Medium Density	Employment - Office	RS-5--Residential Single Family, Medium Density Max. Height: 35 feet Max. Density: 12 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE	O--Office Max. Height: 60 feet Max. Density: N/A Max. FAR: 2.0 Permitted Uses: A variety of offices and related uses are allowed, as well as some other commercial activities such as limited amounts of retail. Limited civic uses are allowed, such as certain types of schools and parks. Full use regulations: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART12CODIC_S15-1202USRE
6	Sierra Sport and Racquet Club Neighborhood	50037020, 21, 26, 28, 35, 42, 43, 45-50, 53, 50038022, 23, 26-35, 37, 38, 40-44, 46, 47, 49-56, 60, 61, 50039006, 07, 09, 10-12, 14, 15, 34, 35, 42, 43, 50040017, 24-27, 32, 33, 35, 37-40, 44-48, 50-52, 57 (Split) 50041013-16, 20-22, 24-34, 36-38, 50-65, 71, 72, 50042001-6, 8, 9, 12-18, 29, 31, 50043003, 13S-21S, 500030X1, 50033001S, 2S, 4S-11S, 13S-26S, 28S, 29S, 31S-34S, 50034002S, 3S, 6S-8S, 10S, 11S, 14S-22S, 24S-33S, 35S-42S, 50035001S-45S, 50036001S-36S, 50037004S, 5S, 8S, 11S, 38S, 40S, 41S, 56S, 58S 50038001S-6S, 9S, 12S, 15S, 18S, 21S, and 50041003S, 6S, 9S, 12S	100.52	Residential - Medium Low Density	Residential - Low Density	RS-4--Residential Single Family, Medium Low Density Max. Height: 35 feet Max. Density: 6 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE	RS-3--Residential Single Family, Low Density Max. Height: 35 feet Max. Density: 3.5 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations here: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE

#	Description	APN	Acres	General Plan Land Use		Zoning	
				Present	Proposed	Present	Proposed
7	San Joaquin Country Club Neighbor- hood	50003004S-6S, 8S	4.77	Residential - Medium Low Density	Residential - Low Density	RS-4--Residential Single Family, Medium Low Density Max. Height: 35 feet Max. Density: 6 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations here: https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE	RS-1--Residential Single Family, Extremely Low Density Max. Height: 35 feet Max. Density: 1 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Limited civic uses are allowed, such as schools and parks. Full use regulations: https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE
10	C St. at Tulare	46710502, 46710601-06, 46715207-08, 46715217, 46715301-04	4.40	Residential - Medium Density	Mixed Use - Neighborhood	RS-5--Residential Single Family, Medium Density Max. Height: 35 feet Max. Density: 12 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations here: https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE	NMX--Neighborhood Mixed Use Max. Height: 40 feet Max. Density: 16 du/ac Max. FAR: 1.5 Permitted Uses: A wide variety of residential, retail, and office are allowed. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations here: https://library.municode.com/ca/fresno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART11MIEDIMX_S15-1102USRE

#	Description	APN	Acres	General Plan Land Use		Zoning	
				Present	Proposed	Present	Proposed
11	Whitesbridge at Fruit	46411103, 04, 11-14	2.18	Residential - Medium Density	Commercial - General	<u>RS-5--Residential Single Family, Medium Density</u> Max. Height: 35 feet Max. Density: 12 du/ac Max. FAR: N/A Permitted Uses: Primarily residential single-family. Some civic uses are also allowed, such as religious assembly, schools, and parks. Full use regulations here: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART9RESIMIDIRS_S15-902USRE	<u>CG--Commercial, General</u> Max. Height: 35 feet Max. Density: N/A Max. FAR: 2\0 Permitted Uses: A wide variety of large and intense retail uses are allowed, as well as other commercial activities such as offices. Limited civic uses are allowed, such as certain types of schools and parks. Full use regulations here: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART12CODIC_S15-1202USRE
13	McKinley at Winery	49429109T	1.49	Public Facilities	Commercial - Community	<u>PI--Public and Institutional</u> Max. Height: 35 feet Max. Density: N/A Max. FAR: No limit Permitted Uses: Primarily civic uses are also allowed, such as cultural institutions, government offices, hospitals, religious assembly, schools, and parks. Full use regulations here: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART14PUSEBLDIP_S_S15-1402USRE	<u>CG--Commercial, Community</u> Max. Height: 35 feet Max. Density: N/A Max. FAR: 1.0 Permitted Uses: A variety of neighborhood-oriented retail uses are allowed, as well as other commercial activities such as offices. Limited civic uses are allowed, such as certain types of schools and parks. Full use regulations here: https://library.municode.com/ca/resno/codes/code_of_ordinances?nodeId=MUCOFR_CH15CIDECOIN_RE_PTIIBAOVDI_ART12CODIC_S15-1202USRE