

City of Visalia Planning Commission

Subdivision and Zoning Ordinance Update

October 10, 2016

Public Hearing



Subdivision and Zoning Ordinance Update

Public Hearing



History of Comprehensive General Plan and Ordinance Updates since 1990

1991 – General Plan Update

1993 – Zoning Ordinance Update

1996 – Subdivision Ordinance Update

2014 – General Plan Update

2015 – Subdivision & Zoning Ordinance Update Initiated



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Meetings

October 12, 2015 – Kick-off Meeting with Planning Commission

November 9, 2015 – Consultant Interviews with Stakeholder Groups

February 8, 2016 – PC Study Session on Zoning Districts

April 11, 2016 – PC Study Session on Residential Densities and General Plan Policies

June 13, 2016 – PC Study Session to Review City Staff Suggestions

July 25, 2016 – PC Study Session to Review Stakeholder Group Suggestions

October 10, 2016 – Planning Commission Public Hearing

Date TBD – City Council Public Hearing



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Other Outreach Presentations by City Staff

North Visalia Advisory Committee

Downtown Visalians Property Owner Association

Visalia Economic Development Corporation

Tulare County Association of Realtors

Kaweah Delta Health Care District - Property Services & Acquisition Committee

Downtown Visalians

Tulare Kings Hispanic Chamber of Commerce

Visalia Chamber of Commerce



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Purpose of the Ordinances

Subdivision Ordinance

- Regulate subdivision of land
- Ensure adequate street and utility infrastructure is provided
- Enact impact fees to fund infrastructure improvements
- Ensure that cost of new development is borne by subdividers and not the general public

Zoning Ordinance

- Facilitate city growth in precise and orderly manner
- Preserve and promote public health, safety, and welfare
- Prevent excessive population densities
- Avoid concentration of structures adjoining each other
- Promote safe, effective traffic circulation
- Require off-street parking and loading facilities
- Coordinate land use policies and regulations



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Subdivision Ordinance

Title 16



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Subdivision Ordinance Changes

Require pedestrian openings in block walls near transit stops. (16.12.100)

Added findings for denial of a tentative map or parcel map (16.16.115)

Updated list of elements that should be on a final map or final parcel map (16.24.020J and 16.28.140B)

Other changes to bring Ordinance into alignment with current adopted improvement standards.



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Zoning Ordinance

Title 17



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Removal and Addition of Zone Districts

Removing

R-A
R-1-6
R-1-4.5
C-C
C-SO
C-DT
C-H
OG

Adding

OS
R-1-5
C-MU
D-MU

Keeping

A
R-1-20
R-1-12.5
R-M-2
R-M-3
C-N
C-R
C-S
O-PA
O-C
I-L
I

See Section 17.06.010



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Overlay Districts

Revise Downtown Retail Overlay District – shown on Zoning Map

Add Micro-Brewery/Micro-Winery Overlay District – separate map kept at City Hall East



See Chapters 17.58 and 17.63



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Key Changes to R-1 Zones

Parcels previously zoned R-A will now be R-1-20. 20,000 sq.ft. (1/2 acre) lots allowed by right.

R-1-6 becomes R-1-5, lowering the minimum single-family lot size to 5,000 sq.ft.

Small lots (between 3,600 and 4,999 sq.ft.) allowed by right if all identified standards are met. This replaces the Mixed Lot Design standards and the R-1-4.5 zone, which are both removed.

See Chapter 17.12



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Small Lot Design Standards in R-1-5 Zone

Maximum of 50% of tentative map may be small lots.

Public street standards.

3 different floor plans with 4 elevations for each floor plan.

Primary frontage of home faces street, entryway, walkway, path.

At least one window in on primary frontage of home.

Garages only. No carports.

Width of garage no greater than 50% of the total width of home.

Garage cannot extend in front of the living space of the home.

Requires covered porch or courtyard with low wall or fence.

Usable space in backyard of at least 300 sq.ft. (15 feet wide min.)

Common open space in the neighborhood (i.e. pocket park.)

See Section 17.12.135



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High Density Residential designation and the R-M-3 Zone

HIGH DENSITY RESIDENTIAL – 15 to 35 units per gross acre in General Plan

Requires that the R-M-3 minimum site area per dwelling units per modified from 1,500 to 1,200 square feet, an increase in the allowed maximum density.

See Section 17.16.060 (*not changed in current version, but will be changed to 1,200 in version going to Council*)



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Elimination of Design Districts

Standards (such as maximum height of buildings and minimum building setbacks) that were previously in Design Districts are now located in the specific Zone District chapters for Commercial, Mixed use, Office, Business Research Park, and Industrial zones.

See Chapters 17.18, 17.19, 17.20, 17.22, and 17.24



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Zone Matrix Changes - Structural

Reformatted table and revised line numbering to make it easier to read.
Added section numbers identifying special land use standards.

	Master List Zone District	COMMERCIAL								OFFICE				INDUSTRIAL	
		C-C	C-N	C-SO	C-CM	C-R	C-DT	C-H	C-S	OG	PA	B-R-P	OC	I-L	I-H
1	A														
2	AGRICULTURAL-FARMING (see also Agricultural and Rural Residential Zones)														
3	Beekeeping														
4	Farmers' Market						T	T							
5	Grain Elevators/Silos														
6	Greenhouses (commercial growers)													P	
7	Horse stables/Ranch (3 or more horses)														

Old

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix												
P = Use is Permitted by Right						C = Use Requires Conditional Use Permit						
T = Use Requires Temporary Use Permit						Blank = Use is Not Allowed						
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)	
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I		
A												
AGRICULTURAL - FARMING												17.08
A1	Beekkeeping											
A2	Farmers' Market		P			P						
A3	Grain Elevators/Silos											
A4	Greenhouses (commercial growers)									P		
A5	Horse stables/Ranch (3 or more horses)											

New

See Table in Section 17.25.030



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Zone Matrix Changes - Content

Separated massage therapy from hairstylists, day spas (B3) (M52)

Added Live Entertainment to the matrix (E11)

Made breweries/wineries with less than 60,000 barrels and a number of manufacturing uses permitted by right in I and I-L zones (M15 to M44)

Added Community Gardens to the matrix (P14)

Disallowed commercial buildings over 40,000 sq.ft. in C-N zone (R37, R38, and Section 17.32.050)

Added Smoke Shops to the matrix (R74)

Allowed Schools in Commercial zones with the CUP (S2 to S8)

Added Auction House to the matrix (S15)

Added Bail Bonds to the matrix (S16)

See Table in Section 17.25.030



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New Special Provisions

Added requirements for Cottage Food Operations (17.32.035)

Limited all retail buildings in C-N zone to 40,000 sq.ft. or less (17.32.050)

Require vehicle wrecking and storage yards to be located on no less than 2 acres 917.32.070D)

Removed outdated large satellite dish antenna requirements (former 17.32.130)

See Chapter 17.32



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Definitions

Added definitions for the following land uses:

Auction House

Bail Bonds

Check Cashing Facility

Dwelling Unit, accessory (changed from Second dwelling unit)

Farmer's Market

Live Entertainment

Massage Therapy Establishment

Raw Materials Manufacture

Smoke Shop/Tobacco Shop



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Other Notable Text Changes

Removed process for approving Exceptions to Zoning Ordinance.
Processes for Variances and Administrative Adjustments remain. (Chapter 17.42)

Reduced minimum parking space requirement for stand-alone restaurants from 1 per 100 sq.ft. to 1 per 150 sq.ft. (17.34.020F10)

Converted the DRD Design District into a Downtown Retail Overlay District (Chapter 17.58)

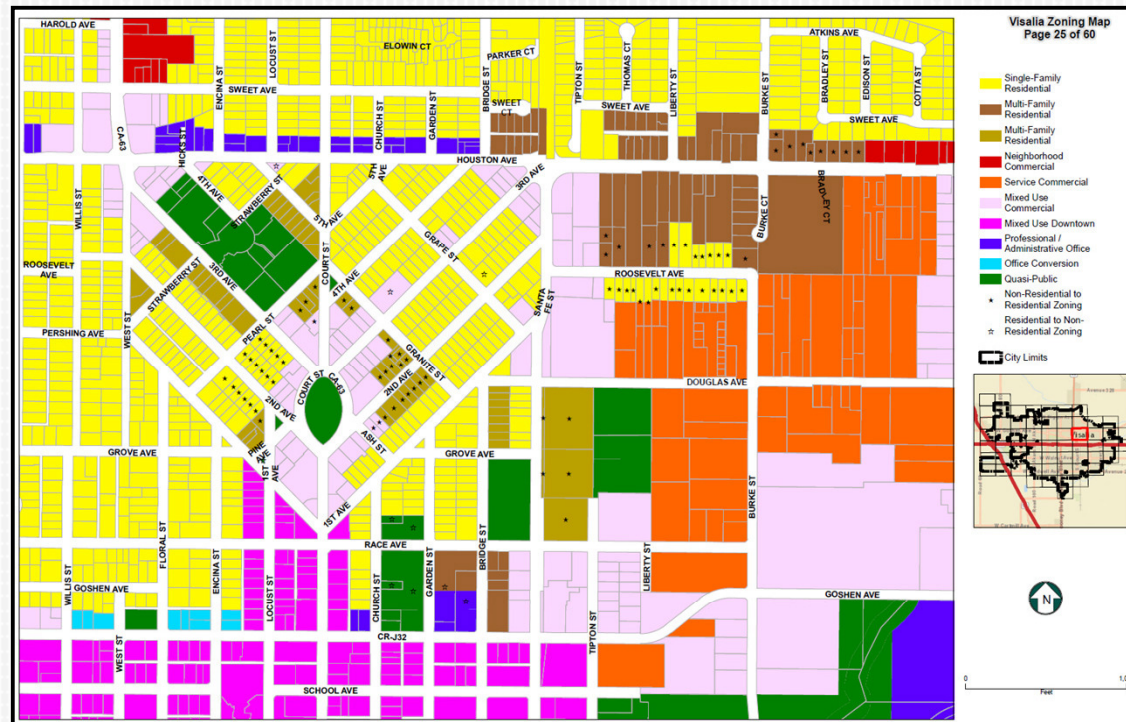


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Notable Zoning Map Changes

Replace Neighborhood Commercial with Mixed Use Commercial in the Urban Core area

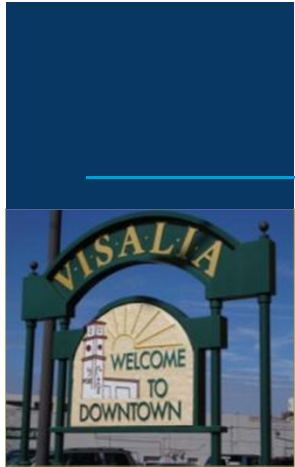


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Notable Zoning Map Changes

Convert South Court/Locust Street Corridor to Office Conversion (O-C) allowing homes to convert to offices.



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Notable Zoning Map Changes

East Downtown rezoned from Service Commercial (C-S) to Mixed Use Commercial (C-MU)



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General Plan Amendments

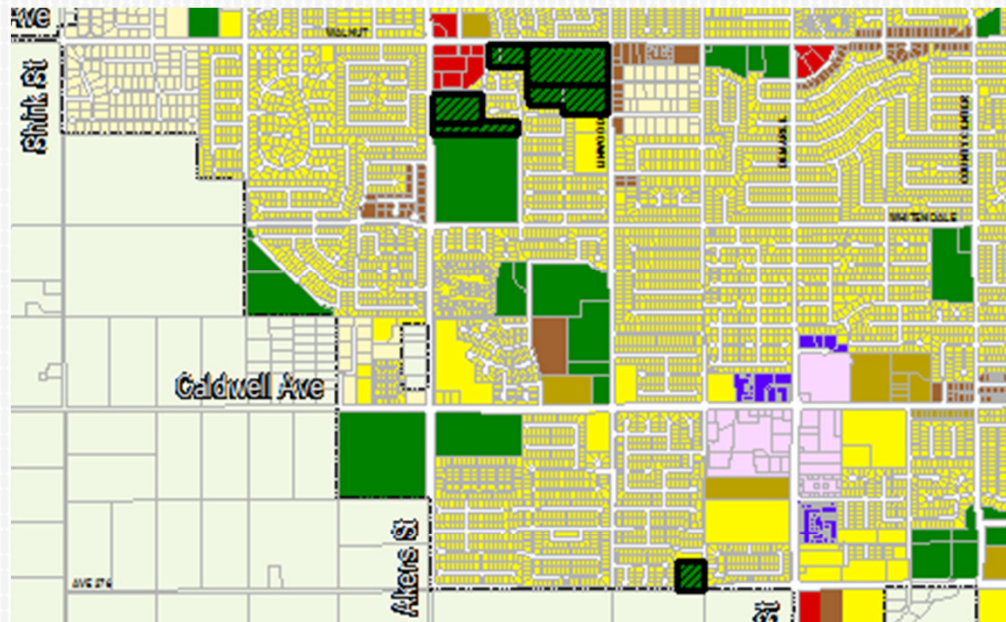


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General Plan Amendments Needed in the Southwest

Change certain City and School properties to Public Institutional

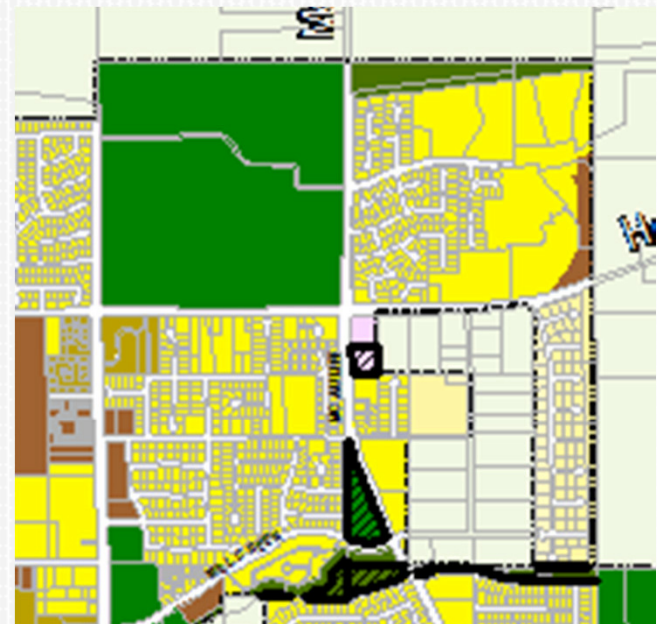
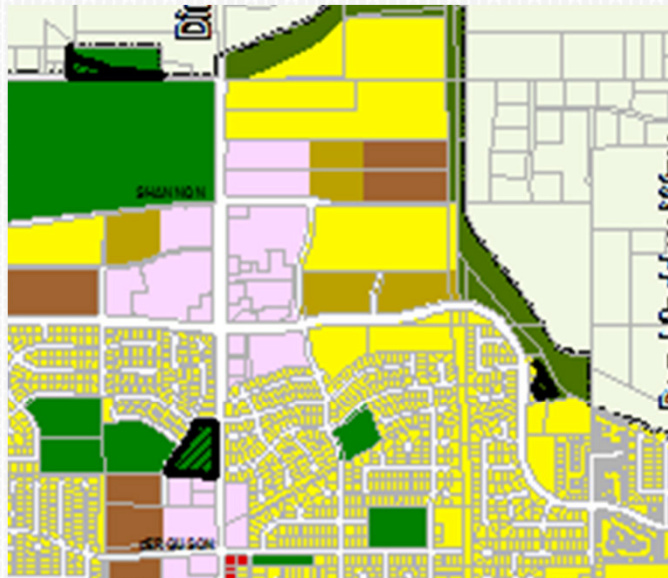


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General Plan Amendments Needed in the Northeast

Change certain City properties to Public Institutional



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General Plan Amendments Needed Downtown

Change Commercial Neighborhood to Commercial Mixed Use



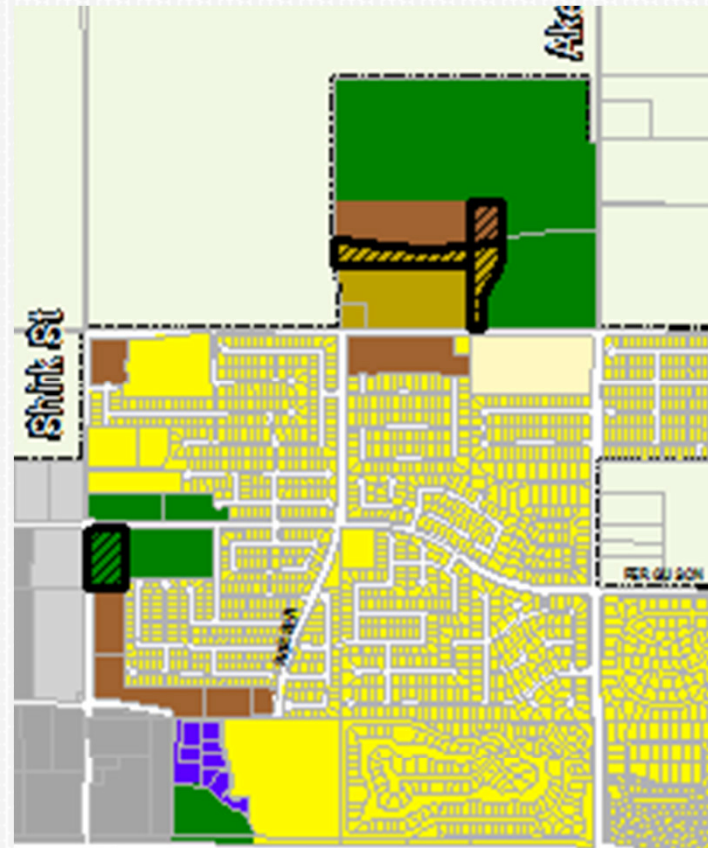
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General Plan Amendments Needed in the Northwest

Adjust zone boundaries to match to new street alignments

Change Fire Station to Public Institutional.



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General Plan Amendment needed for Table 9-1 on page 9-6 of the General Plan.

(Consistency between the General Plan and Zone Districts)

Consistency Between the Plan and Zoning	Residential Zones					Commercial Zones					Office Zones		Industrial Zones			Other Zones			
General Plan Land Use Designation ● = consistent blank = inconsistent	R-1-20	R-1-12.5	R-1-5	R-M-2	R-M-3	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	A	AP	QP	OS
Agriculture																●			
Residential Very Low Density	●																		
Residential Low Density	●	●	●																
Residential Medium Density				●															
Residential High Density					●														
Commercial Neighborhood						●													
Commercial Regional							●												
Commercial Service								●											
Commercial Mixed Use									●										
Downtown Mixed Use										●									
Office											●	●							
Business Research Park													●						
Light Industrial														●					
Industrial															●				
Public / Institutional																	●	●	
Parks / Recreation																		●	
Conservation																			●
Reserve																●			

