

What is the Update to the Firebaugh Zoning Ordinance?

The update to the Firebaugh Zoning Ordinance serves to replace outdated zoning text with terms, descriptions and narrative that is more consistent with current federal, State and local planning law. Further, the update also adds new chapters to the Zoning Ordinance that bring it into conformance with current State planning law and into consistency with the recently adopted Housing Element. The Amendment also inserts new development standards and design guidelines that will effectively guide the design, development and operation of future land uses so that they are more aesthetically pleasing and have less of an impact on the local neighbourhood and the community as a whole.

What Are the Objectives of the New Zoning Ordinance?

The Zoning Ordinance Update achieves a number of city objectives. They are:

- Ensuring the ordinance is legally sound and consistent with State zoning laws;
- Incorporate smart-growth and form-based zoning standards and mechanisms;
- Clarify complicated planning permit processes;
- Revise, update and clarify permitted use lists in each zone district;
- Updated Definitions sections;
- Eliminate unused zone districts, such as R-2-A and R-3-A, etc.;
- Update standards pertaining to specific issues like fencing, parking, accessory uses and structures, etc.;
- Make the Ordinance more user-friendly through the addition of tables and graphic illustrations of complex zoning standards;
- Establish an up-to-date and legally-sound adult businesses ordinance;
- Eliminate unneeded and repetitious sections of the Zoning Ordinance;
- Correct other problem issues identified by staff, Commission, etc.

Content of the Proposed Firebaugh Zoning Ordinance

Individual Chapters that comprise the updated Zoning Ordinance include:

1. The Zoning Ordinance. This chapter establishes the purpose of the Zoning Ordinance.
2. General Provisions. This chapter establishes basic requirements pertaining to the ordinance including authority, minimum standards, classification of uses, interpretation and fees and charges, among others.
3. Administration. This chapter establishes authority for administering the Zoning Ordinance.
5. Public Hearings. This chapter establishes procedures for the conduct of public hearings.
6. Appeals. This chapter establishes procedures for individuals who wish to appeal a decision of the Planning Commission or City Planner.
9. Zoning Districts. This chapter establishes the complete list of zone districts that will apply to land within the city limits of Firebaugh.
15. R-1 (Conventional Single Family Residential) Zones. This chapter establishes permitted uses and zoning standards for the conventional single family residential zone.
17. R-1 (TN) (Traditional Single Family Residential Zones). This chapter establishes permitted uses and zoning standards for the “Traditional” single family residential zone. Development in this zone will be required to implement various “smart growth” design mechanisms, such as homes with prominent front porches, garages set back behind the front plane of the house, traditional/historic architectural styles and other techniques.
19. R-2 and R-3 Zones (Multiple Family Residential). This chapter establishes permitted uses and zoning standards for multi family residential development. The chapter also includes design guidelines that will guide the character and appearance of new multi family development.
21. C-1 Zone (Neighborhood Commercial). This chapter establishes permitted uses and zoning standards for the neighborhood commercial zone. The neighborhood commercial zone is generally intended to be applied to locations in or nearby residential areas to serve the daily needs of residents.
23. C-2 Zone (Central Commercial). This chapter establishes permitted uses and zoning standards for the central commercial zone. This zone is typically applied to parcels within Firebaugh’s downtown area.
25. C-3 Zone (General Commercial). This chapter establishes permitted uses and zoning standards for the general commercial zone.

- 27 Commercial Development Design Guidelines. This chapter establishes design guidelines that will be applied to all future commercial development that occurs in Firebaugh. The design guidelines supplement basic development standards within each commercial zone.
- 29 Industrial Zones (M-1 and M-2). This chapter establishes permitted uses and zoning standards for Firebaugh's industrial zones (M-1: Light Manufacturing) and M-2: Heavy Manufacturing). The zone also includes design guidelines that will be applied to future industrial development.
- 31 O Zone (Open Space). This chapter establishes permitted uses and zoning standards for the open space zone. This zone is typically applied to parks and other open space areas of the community.
- 33 G Zone (Government). This chapter establishes permitted uses and zoning standards for the government zone. This zone is typically applied to land that includes government facilities such as City Hall, the wastewater treatment plant, schools and similar public uses.
- 35 UR Zone (Urban Reserve). This chapter establishes permitted uses and zoning standards for the urban reserve zone. This zone is typically applied to agricultural and open space lands on the periphery of the community that are not yet needed for urban development.
- 37 MHP (Residential Mobilehome Park) zone. This chapter establishes permitted uses and zoning standards for mobile home developments in Firebaugh.
- 39 PD Zone (Planned Development Overlay). This chapter establishes standards for application of the Planned Development zone to parcels in Firebaugh. The Planned Development zone allows flexibility with respect to zoning standards as long as the resulting project is superior to what could be achieved under conventional zoning standards.
- 41 Special Uses. This chapter establishes additional zoning standards for certain uses that may have unusual characteristics and the potential for pronounced impacts on their surroundings. Special uses listed in this chapter include:
- Home Occupations
 - Mixed Uses
 - Service Stations
 - Temporary Uses
 - Caretaker Facilities
 - Temporary Modular Structures
 - Recycling/Buyback Centers
 - Second Residential Units

- Wireless Telecommunication Equipment
 - Sexually Oriented Businesses
 - Outdoor Storage Yards
- 43 Landscaping, Irrigation and Grading. This chapter establishes standards for landscaping, irrigation and grading and also incorporates standards of the State's water efficient landscape ordinance, which promotes efficient water use with respect to landscape design.
- 45 Parking and Loading. This chapter establishes standards for the design of parking and loading facilities associated with future development.
- 47 Signs. This chapter establishes standards for the design of signs and advertising structures associated with future development.
- 49 Zoning Ordinance Amendments. This chapter establishes procedures for amendments to the Zoning Ordinance, including the text and map.
- 51 Conditional Use Permits. This chapter establishes requirements for the processing of uses that require a Conditional Use Permit. Uses that require a Conditional Use Permit are identified in each zone district.
- 53 Site Plan and Design Review. This chapter establishes requirements for the processing of uses that require Site Plan Review.
- 55 Variances, Minor Deviations and Reasonable Accommodations. This chapter establishes requirements for the processing of Variances, Minor Deviations and Reasonable Accommodations requests. Variances and Minor Deviations are required when an applicant wishes to deviate from the minimum (or maximum) zoning requirements for a particular project, such as setbacks, lot coverage, building height and parking, among others. Reasonable Accommodations is a type of permit available to those developing housing (or remodelling existing housing) for handicapped individuals that would otherwise require a Variance or Minor Deviation. Approval of Variances, Minor Deviations and Reasonable Accommodations is only possible if certain findings can be made about the request.
- 57 Development Agreements. This chapter establishes requirements and procedures for the approval of Development Agreements, which become an ordinance that stipulates requirements that pertain to certain types of development projects.
- 61 Non-Conforming Uses and Structures. This chapter establishes standards and procedures that apply to non-conforming uses and structures, which are uses and structures that do not conform to existing zoning standards. These are most often uses and structures that were established many years ago. Typically such uses and

structures may continue to exist but may not expand or intensify, unless the expansion does not further the degree of non-conformity.

- 63 Enforcement. This chapter establishes procedures and standards for enforcement of the Zoning Ordinance.
- 67 Definitions. This chapter establishes definitions of terminology used in the zoning ordinance.