

**Follow-Up Questions and Answers Regarding  
Lemoore Zoning Code Update RFP -February 11, 2010**

- Q42. A comprehensive form-based code approach for Downtown would involve conducting Downtown charettes and the preparation of a detailed regulating plan and highly prescriptive regulations (aka development standards) that would remove decision-makers' discretionary review for many projects. Is the Lemoore Planning Commission and City Council willing to give up a high degree of discretion? If not, would the City consider a "form-based light" approach for the Downtown, along with appropriate development standards and design guidelines in order to maintain and enhance the Downtown experience?
- A42. Would be a form-based light approach.
- Q43. Do City staff or decision-makers have any experience using and applying form-based regulations, contained in ordinances or specific plans, which tend to focus on prescriptive standards relating to building placement and bulk/height, and far less on the uses allowed in the Downtown?
- A43. No.
- Q44. In item #4 on page 4 of the RFP, the City asks for citywide design guidelines/standards, but then seems to indicate that this should apply only to the Downtown. Please clarify. Does the proposal need to include the creation of citywide design guidelines/standards, or simply the codification of the Downtown design guidelines originally prepared by RRM in the mid-1990s?
- A44. Citywide design guidelines need to be codified and needs more guidance than provided in the General Plan.
- Q45. Current zoning code has adult business and noise ordinance, what is their status??
- A45. They are ok as is and will be dropped into the ordinance.
- Q46. Is the sign ordinance in good shape?
- A46. Have had two over halls on the sign ordinance in last few years and have added kiosk signage and gateway signage per the new General Plan. Expect a few more minor adjustments with the update.
- Q47. How much change is needed in the residential ordinance?
- A47. Most of the district just involve renaming and then adding full section on small lot residential and mixed use. Additional, Council has wanted ordinance to allow for different types of housing within say single family neighborhoods, so long as it looks like it fits.
- Q48. Landscaping changes?
- A48. Landscape ordinance needs lots of work and also needs to address percentage landscape and the new water efficient landscape of choice provisions.
- Q49. How do gated communities impact the small town character?
- A49. They would only be allowed if they do not block connectivity between neighborhoods.
- Q50. What types of changes are anticipated to the Downtown Design from 1992 book?
- A50. Most are happy with existing standards. A little concerned with limiting some and encourage other uses.
- Q51. Will the City's contract city engineering help give input?
- A51. Yes, as needed.
- Q52. What is the City philosophy?
- A52. Want to keep a small town character and have an ordinance that is simple enough for non-trained staff and developers to implement.
- Q53. What is the City's Planning staff consist of now?
- A53. Planning Director, full-time Assistant Planner, and part-time Planning Technician
- Q54. Can the Document examples be provided on a cd?
- A54. No as the Review Committee will make all the example documents available for viewing in the Planning Department Conference room to look at the actual documents and compare side by side. Many of the Review Committee's computers may be limited in their technology.