



City of Lemoore

Zoning and Development Code Update Workshop #2

June 28, 2010

OUR WORLD REVOLVES AROUND YOURS



Tonight's Agenda and Meeting Purpose

- Focused discussion on the Downtown and Mixed Use Areas
- Next steps

- Outreach to residents – opportunity to contribute views and input on process
- Discuss key topics



Interactive Discussion

- Use your voice – ask questions and share ideas
- Participate in the instant polling
 - Live results!
 - Anonymous
 - Do you have a response card?



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What we know about Downtown Lemoore

- The center of the City
- City supports the enhancement and continued growth of the Downtown



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What we know about the Mixed Use Areas

- Flexible area for variety of activities and mix of tenants
- Pedestrian friendly



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Traditional Downtowns

- Hub of the community
 - Retail/service and office center
 - Opportunities for residential
- Pedestrian travel is primary
- The car had its place
- Detailing in architecture
- A complete “place”



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“Euclidian” Zoning

- Responded to “ills” of the time
- Segregated uses – homes, retail, jobs, schools
- Produced an auto-dependent landscape



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“Euclidian” Zoning – How it works

- A lot of text
- Permitted and Conditionally Permitted Uses (listing what you can and cannot do)
- Development standards:
 - Site area and frontage width and depth
 - Setbacks from property lines
 - Building height
 - Fences
- Nothing about the design of the building

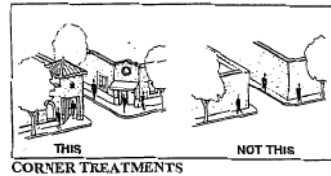
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Design Guidelines

- Standards and guidance for the design of the building
- Outside the Zoning Code
- “Shoulds” and “mays” – not “shalls” and “wills”



ARCHITECTURAL DESIGN GUIDELINES




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Design Guidelines = Design by Committee

- End result is not clear
- Applicant must work with City to “get it right”
- Costs time and \$\$\$





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What is needed in a solution?

- Provide local context and respect the existing built environment
- Build upon the past
- Emphasize the role of the building in contributing to the place



Form-Based Codes

- Only control what is considered important
- Base the Code on what the end result should be
- Shape the public realm – the spaces between the buildings
- Go beyond Design Guidelines – codified flexible solutions



Components of a Form-Based Code

- The Regulation Plan (Zoning Map)
- Building Envelope Standards (Development Standards)
- Architectural Standards (Design)
- Streetscape Standards

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The Regulating Plan

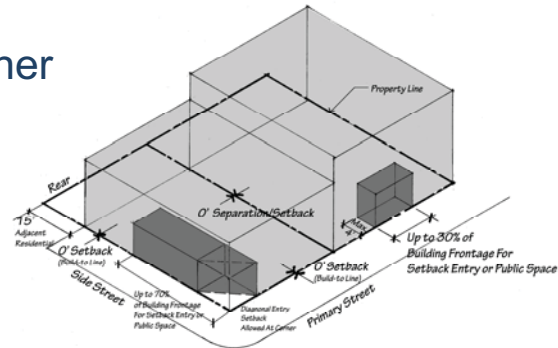
- Classify sites based on street, block, or district characteristics
- Site is part of a larger, unified design



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Building Envelope Standards

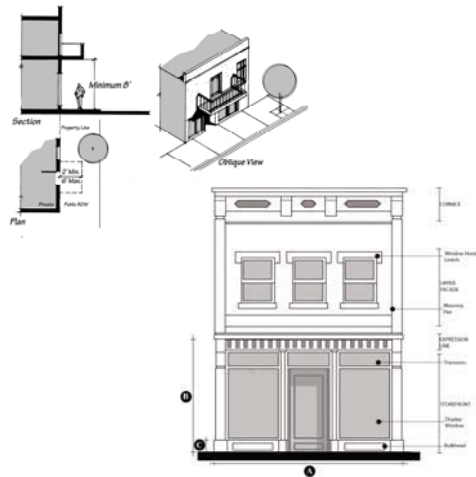
- Regulate building height, placement, and orientation
- Prescriptive, rather than restrictive



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Architectural Standards

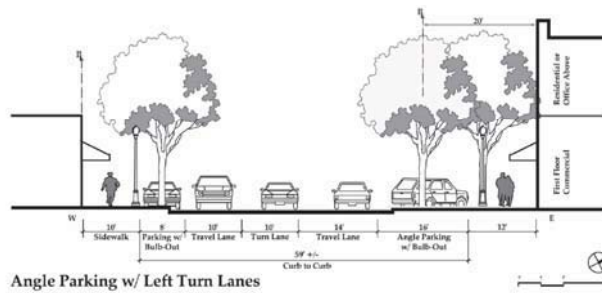
- Architectural standards used to achieve the vision
- Programmed based on community input and existing characteristics



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Streetscape Standards

- Relate the building to the street and provide a context for development – the details between the buildings



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Critical Issues

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A. Allowed Uses

- Ground floor uses – active uses create an active street
- Second floor uses – less intense operations
- Limits?




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A. Allowed Uses



1. What types of uses are appropriate on the ground floor of buildings in the Downtown?
2. What businesses should be excluded from the Downtown?
3. What uses should be promoted in (or prohibited from) mixed use centers?

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B. Nonconforming Uses

- Changes to the allowed uses could create legal nonconforming uses
- Current regulations
 - Allow nonconforming uses to continue as long as owner desires
 - Prohibits expansion of business or replacement if significantly damaged
 - Prohibits re-establishment if suspended for more than 12 months



B. Nonconforming Uses

1. Should the City modify its nonconforming policies for the Downtown or mixed use sites if significant modifications are made to the allowed uses in question set A?



C. Parking

- Parking in Downtown is different than shopping centers
- Parking not in front of business promotes walking and increases “passing” traffic
- Requirement to develop parking for new construction is often financial barrier



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C. Parking

1. Should the City waive parking requirements in the Downtown?
 - If so, should it waive them all together or just for retail uses (no exemption for office or residential)?
 - Are there specific retail uses, like hardware stores, that should always require parking?
2. Should the City continue the in-lieu fee program in exchange for waiving the parking requirements?

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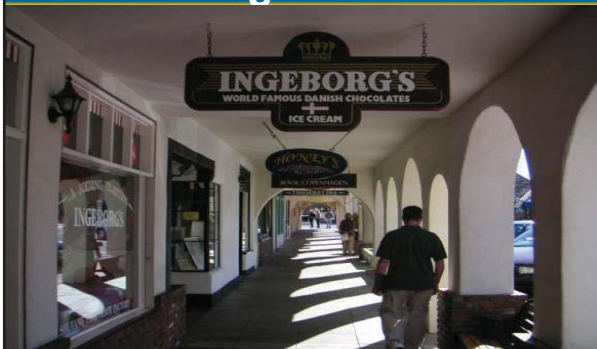
D. Signs

What types of signs are appropriate for the Downtown?

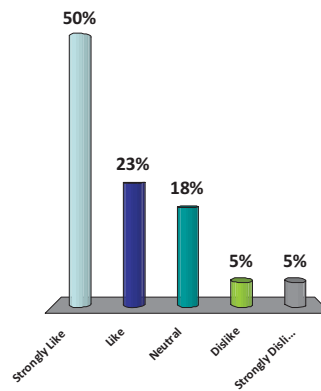
Using your clicker, rate each of the following images/sign examples with your preference. There are no right or wrong answers.

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What TYPE of signage is most appropriate for the Downtown?
Image 1



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

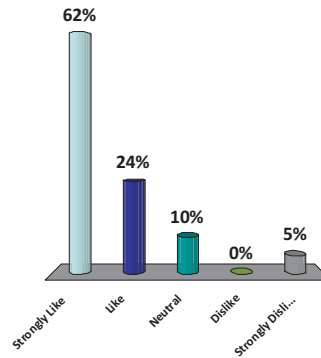


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What TYPE of signage is most appropriate for the Downtown? Image 2



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

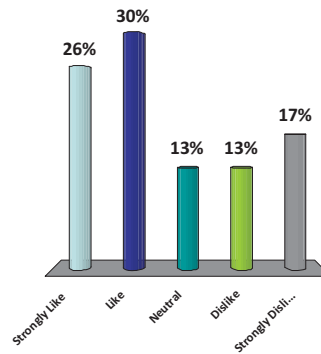


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What TYPE of signage is most appropriate for the Downtown? Image 3



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

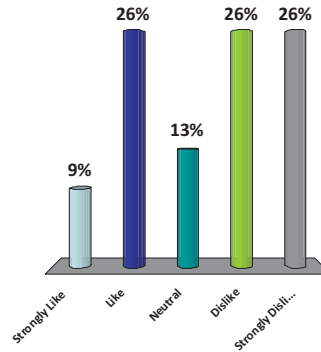


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What TYPE of signage is most appropriate for the Downtown? Image 4



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

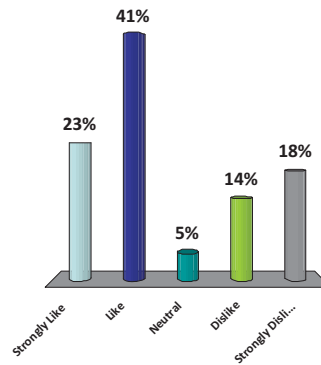


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What TYPE of signage is most appropriate for the Downtown? Image 5



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

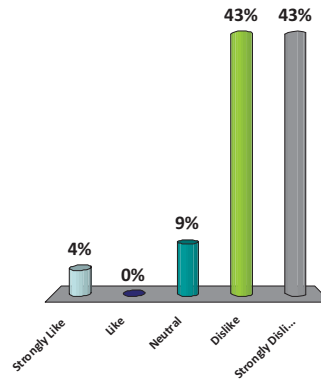


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What TYPE of signage is most appropriate for the Downtown? Image 6



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

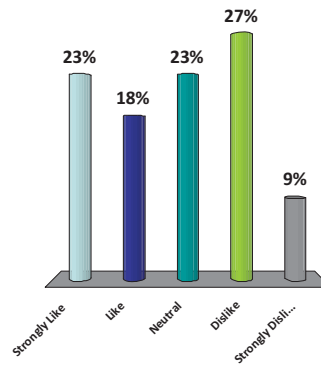


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What TYPE of signage is most appropriate for the Downtown? Image 7



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

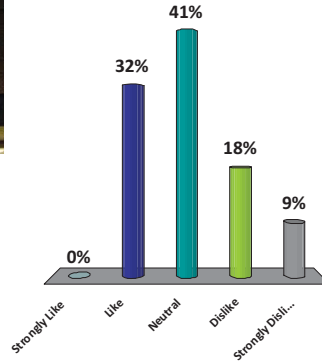


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**What TYPE of signage is most appropriate for the Downtown?
Image 8**



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

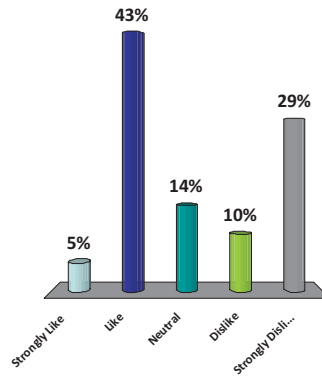


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**What TYPE of signage is most appropriate for the Downtown?
Image 9**



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike

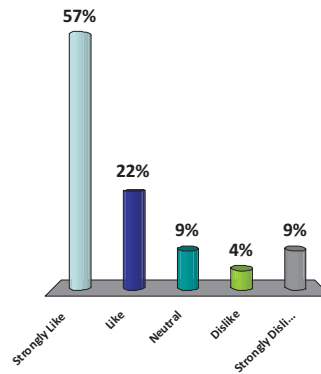


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What TYPE of signage is most appropriate for the Downtown? Image 10



1. Strongly Like
2. Like
3. Neutral
4. Dislike
5. Strongly Dislike




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E. Downtown “Ordinances”

- Focus on special issues unique to Downtown
 - Outdoor dining
 - Outdoor sales
 - Trash collection
 - Others?





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E. Downtown “Ordinances”


1. Should the consultant team move forward with this list of specific standards and regulations for the Downtown?
2. Are there other issue areas that could benefit from specific regulations?

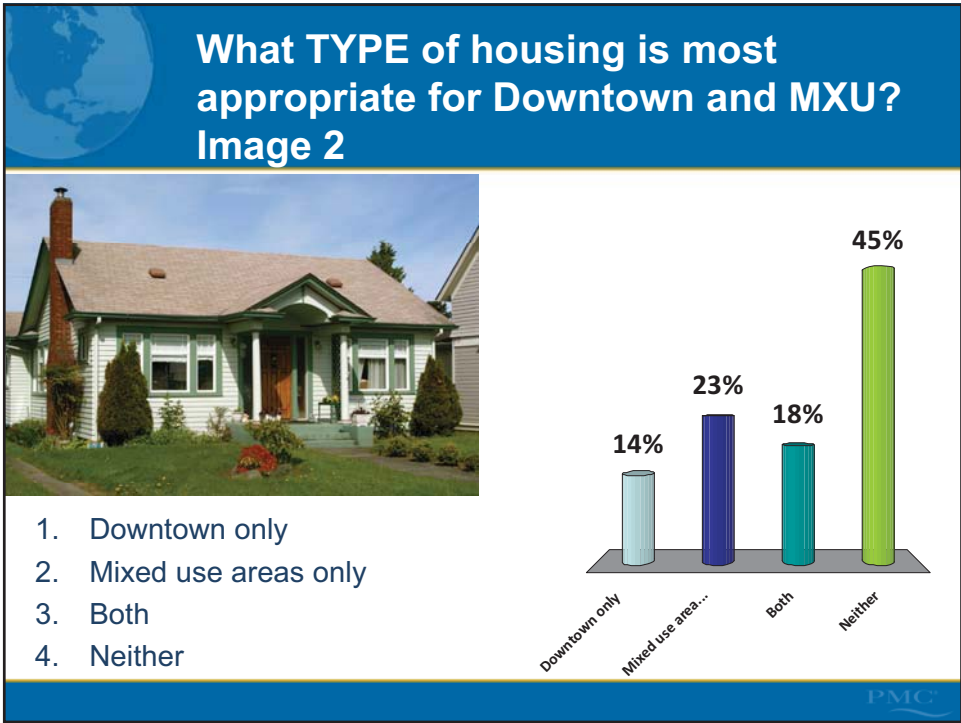
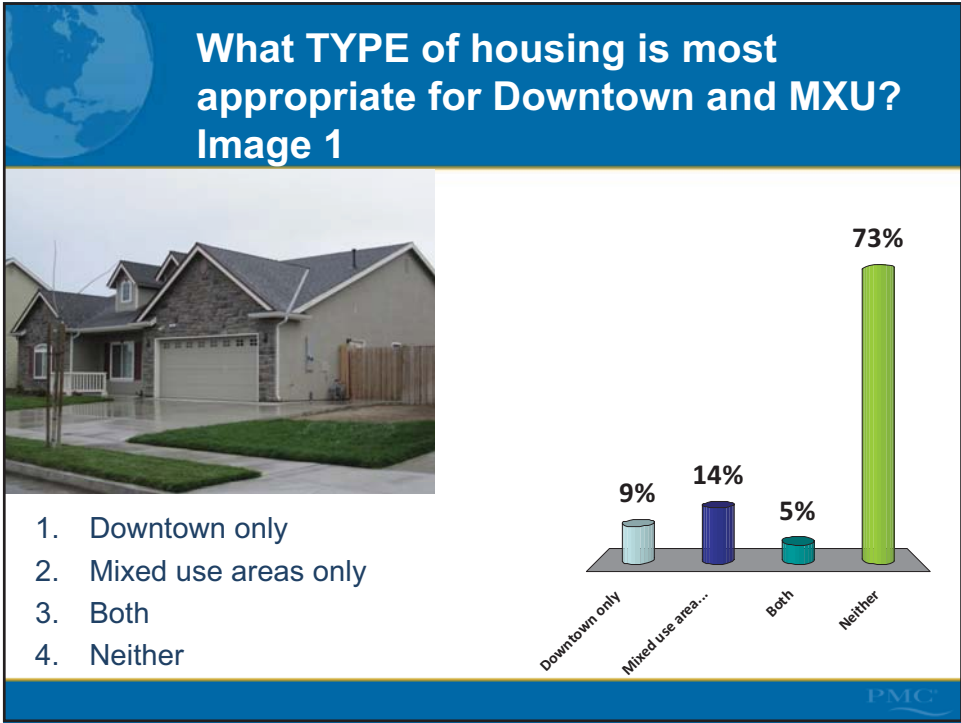


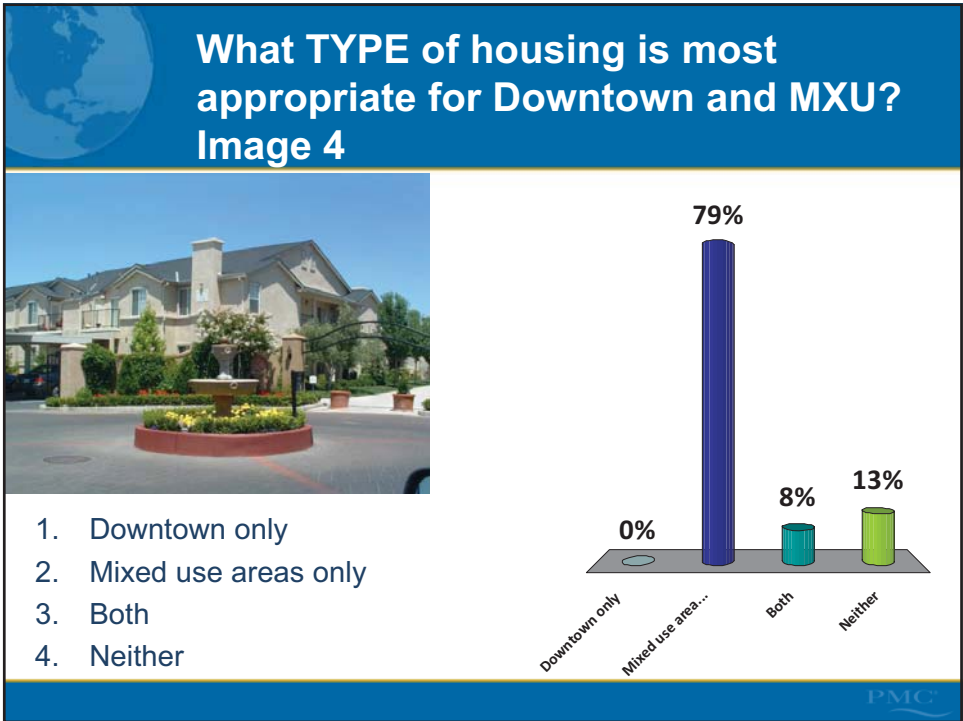
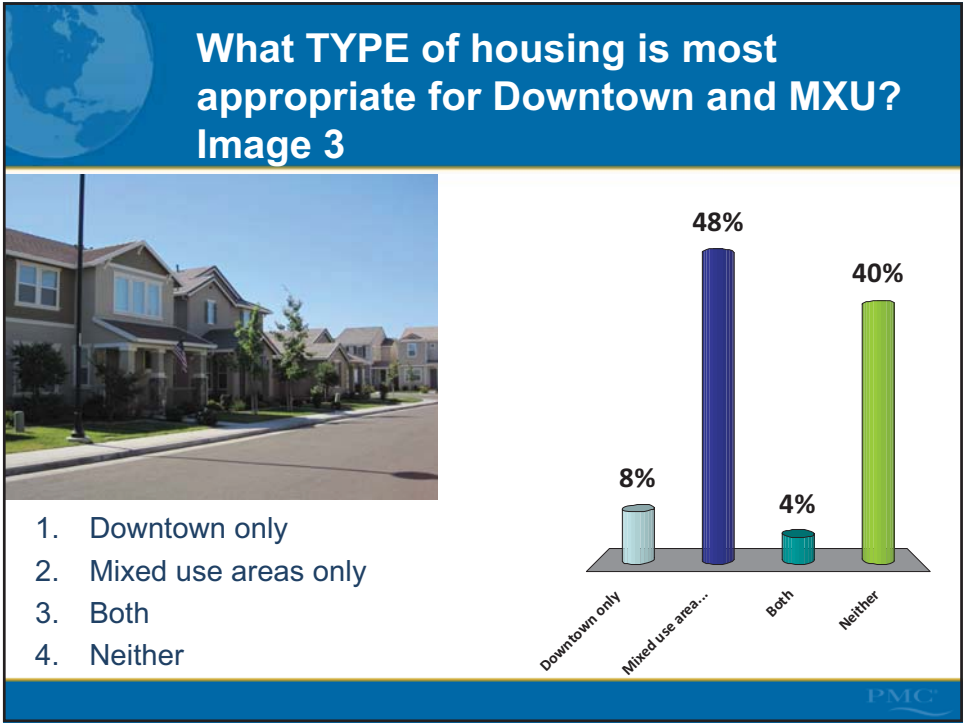
F. Residential Density

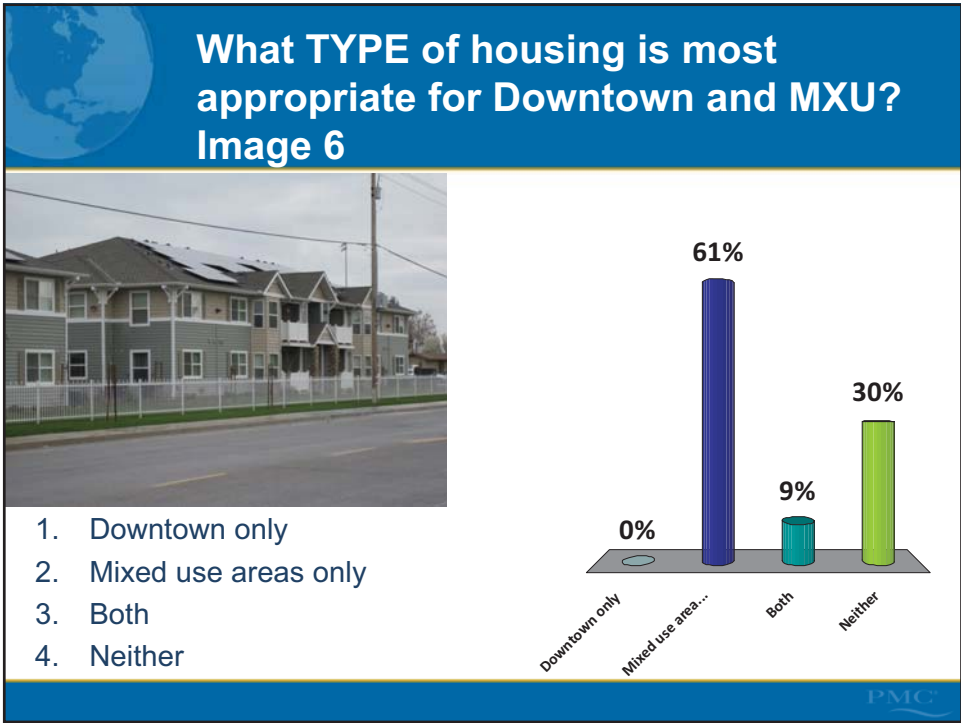
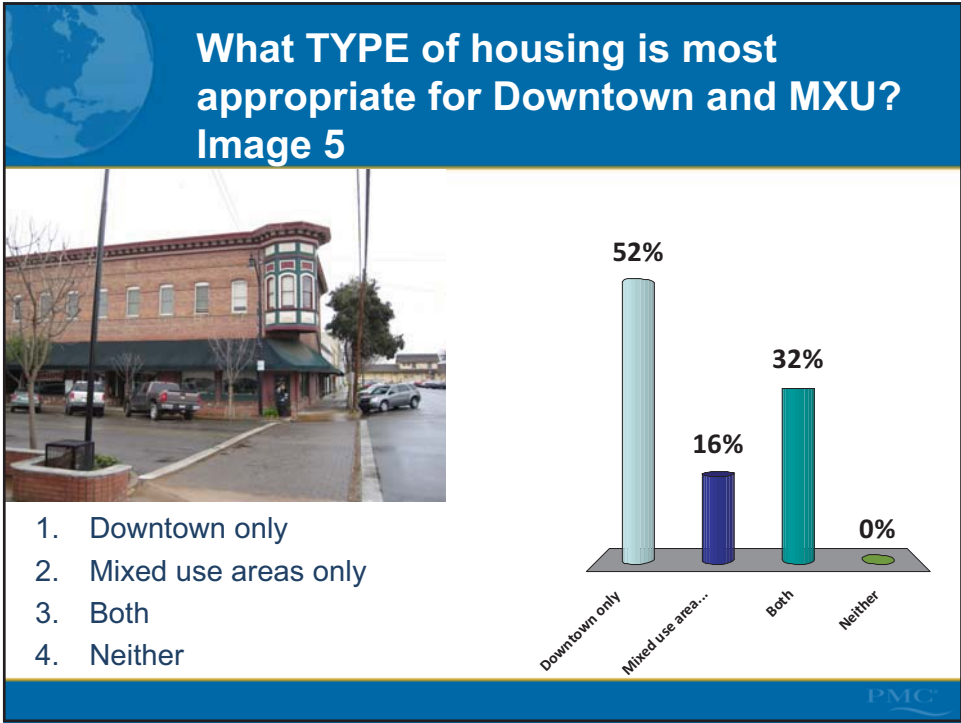
What types of housing are appropriate for the Downtown and in mixed use areas?

Using your clicker, rate each of the following images/housing examples with your preference. There are no right or wrong answers.









G. Existing Downtown Design Guidelines

- Developed in the mid 1990s
- Provided guidance on the look and feel of development
- Identify “landmark building” sites
- Alley development
- Building color

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G. Existing Downtown Design Guidelines

1. Continue to identify “landmark building” sites?
 - What does “landmark” mean?
 - Design
 - Height
 - Design features
 - Other



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G. Existing Downtown Design Guidelines

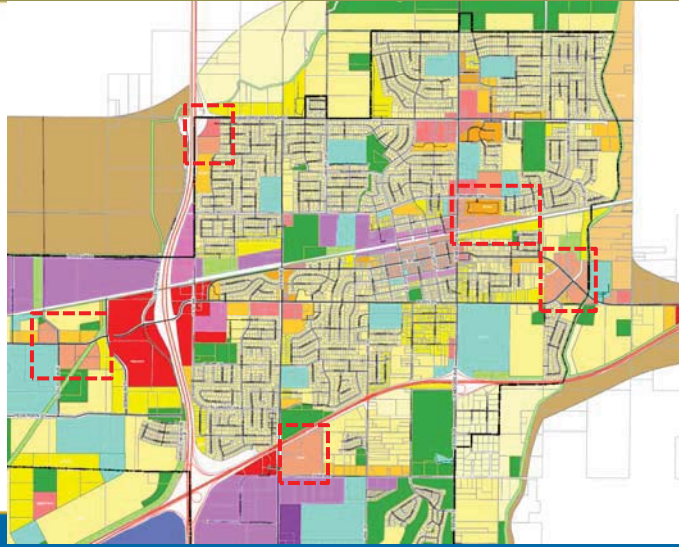
2. Alley treatments – allow as an extension of the main street, or treat only as a utility area?
3. Color regulations
 - Do the existing regulations work?
 - Should the City be regulating color?



H. Mixed Use Sites

- General Plan direction limited
 - Allow a range of uses
 - Consideration to mass and scale
 - Establish a defined “center”
- Does not identify if these should be vertically or horizontally mixed
- Does not require a certain level of mixing of uses

H. Mixed Use Sites



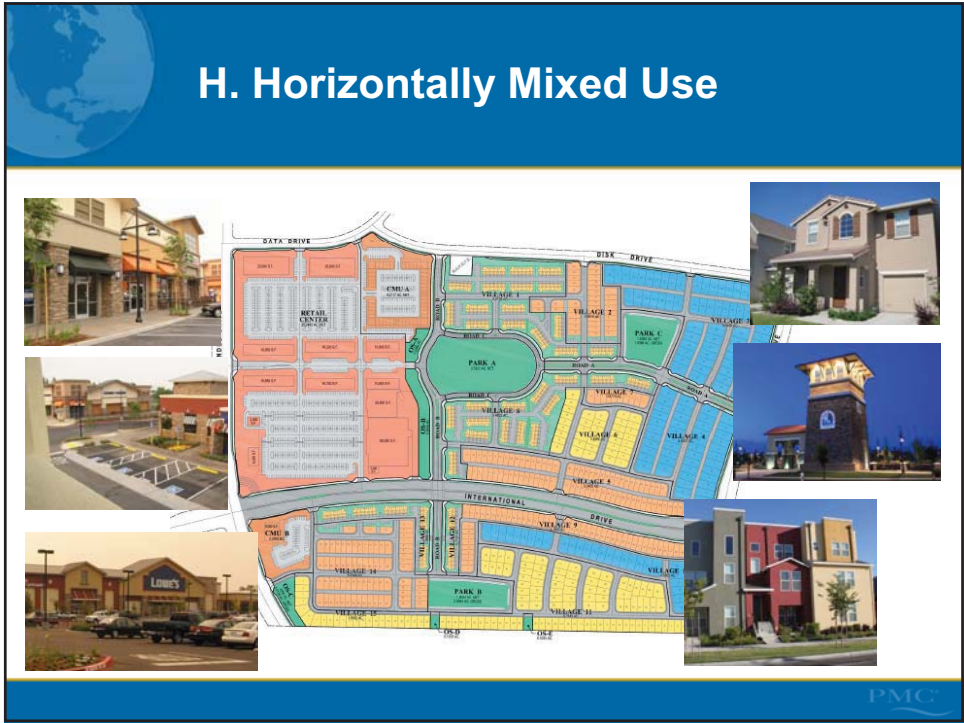
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H. Vertically Mixed Sites

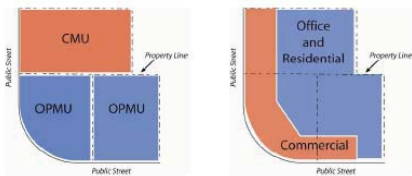


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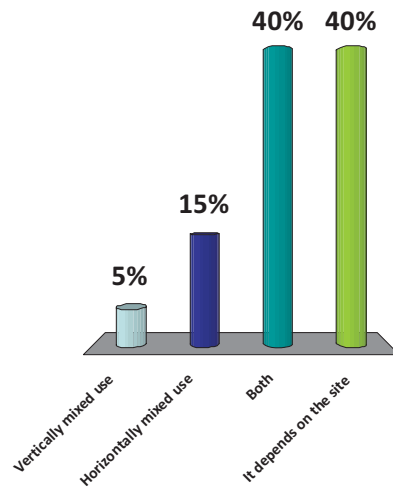
H. Horizontally Mixed Use



What type of mixed use developments should the City allow?



1. Vertically mixed use
2. Horizontally mixed use
3. Both
4. It depends on the site





Next Steps

- August 23– Workshop #3
 - Downtown and Mixed Use Development
- Look for more information at <http://www.lemoore.com/zoning>