

LAND USE REGULATIONS & DEVELOPMENT STANDARDS 7

This chapter provides land use regulations and development standards for all future development in Downtown.

A. Land Use Regulations and Development Standards Structure

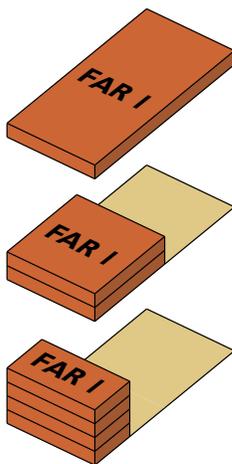
The standards established in this chapter are meant to facilitate the type of development that corresponds to the vision and goals for Downtown, and apply only within the Downtown Specific Plan Area. All new development, remodeled exteriors and new signage are subject to design review by City planning staff upon architectural and site plan approval.

Please refer to the following zoning classifications in the Ceres Zoning Ordinance for each district:

- **Downtown Mixed Use.** Refer to C-2 (Community Commercial).
- **Civic Center/Office.** Refer to A-P (Administrative Professional)
- **SR 99 Gateway Commercial.** Refer to H-1 (Highway Commercial).
- **Eastern Residential.** Refer to R-4 (Medium High Density Multiple Family Residential)

If provisions in the Specific Plan and the Zoning Ordinance are in conflict, the provisions in the Specific Plan should be applied.

Some of the existing uses in Downtown may be considered “legal nonconforming” per the new use regulations in this chapter. Nonconforming uses are those that would not be allowed under the use regulations in this chapter, but existed legally under a previous code (Ceres Zoning Code). As discussed in Chapter 18.48.040 (Group A Nonconforming Lots, Buildings and Uses) of the Ceres Municipal Code, nonconforming uses that are not detrimental in the zone may be continued and under certain conditions altered or enlarged. The Development Standards are organized by district and address the following.



An example of how FAR can be distributed.

Land Use Regulations

This section provides a matrix of allowable and conditionally permitted uses for each district.

Development Standards

This section provides development standards for each district.

- **Residential Density.** The maximum number of dwelling units per gross acre is provided for each district.
- **Floor Area Ratio (FAR).** FAR is defined as the floor area of the building divided by the total project site area. FAR includes all floors of a building but does not count parking even if inside the building. Maximum FAR is provided for each district.

- **Height.** The maximum height allowed for buildings for each district.
- **Setbacks.** The minimum and maximum setbacks required along the front, side, exterior side, and rear of a site.
- **Parking.** The minimum and maximum required off-street parking spaces per square foot of commercial development or per residential dwelling unit. Parking ratios for commercial uses in Downtown are lower than citywide parking ratios to support Specific Plan goals for sustainability and walkability. Shared parking, on-street parking, parking areas, and potential future parking structures anticipated in Downtown will also decrease the need for on-site surface parking.
- **Parking Lots.** Requirements for the location of parking areas.
- **Landscaping.** Required landscaping for new development.
- **Access.** Requirements for vehicular circulation.

Whitmore Avenue Frontage Standards

This section provides special street frontage requirements for development adjacent to Whitmore Avenue.

North Street Frontage Standards

This section provides special street frontage requirements for development adjacent to North Street.

Historic Fifth Street Frontage Standards

This section provides special street frontage requirements for development adjacent to Historic Fifth Street.

Definitions

This section provides a list of terms and definitions to clarify the land use regulations and development standards.

B. Land Use Regulations

This section provides land use regulations for each Downtown district. Figure 7-1 shows the Districts to which the standards apply. Table 7-1 identifies permitted (P) and conditionally (C) permitted land uses in each district. Uses without a “P” or “C” are not permitted. Buildings, structures, and land shall be used and hereafter be erected, structurally altered or enlarged in the according to the uses listed by district in Table 7-1, plus such other uses as the Commission may deem to be similar and are not more obnoxious or detrimental to the public health, safety and welfare.

FIGURE 7-1 Development Standard Districts



TABLE 7-1 Land Use Regulations

Key: P = Principal Use C = Conditional Use Permit

Upper Floor Uses	Fourth Street Mixed Use	Civic Center/Office	SR 99 Gateway Commercial	Eastern Residential
Multi-Family Residential	P	P		P
Single-Family Dwellings		C		P
Bed and Breakfast	C			P
Hotels and Motels	C	C	C	
Child Care Facilities	C	P	P	
Offices, Professional	P	P	P	
Offices, Service	C	P	P	
Parking Facilities	C	P	P	
Live/Work Units	C	P	P	

TABLE 7-1 Land Use Regulations (Continued)

Key: P = Principal Use C = Conditional Use Permit

Ground Floor Uses	Fourth Street Mixed Use	Civic Center/ Office	SR 99 Gateway Commercial	Eastern Residential
Single-Family Dwellings				P
Duplex Homes				P
Multi-Family Residential	C	C		C
Retail, Neighborhood	P	C	C	C
Retail, General	P	C	C	
Retail, Regional		C	P	
Restaurants	P	C	P	
Bars and Nightclubs	C		C	
Bed and Breakfast	C			P
Hotels and Motels	C	C	C	
Government and Professional Office	P	P	P	
Offices, Service	C	P	P	
Personal Services	P	P	P	
Banks, Retail	P	P	P	
Theaters and Auditoriums, Public	C	P	C	
Libraries and Museums	C	P	C	C
Commercial Recreation, Indoor	C	P	P	
Meeting Facilities	C	C	C	
Parks and Recreational Facilities	P	P	P	P
Parking Facilities	C	C	C	
Places of Worship	C	C	C	C
Clubs and Lodges		C	C	C
Hospitals			C	
Medical Clinics and Labs	C	C	P	
Medical Offices	P	P	P	
Schools, Public or Private	C	C	C	
Day Care Facilities	C	P	C	C
Social Assistance Services	C	C	C	C
Public Safety Facilities	P	P	C	C

C. Fourth Street Mixed Use District

The following standards apply to all development within the Fourth Street Mixed Use District.



Residential Density

- Maximum dwelling units per gross acre for residential development is 40.0.

Floor Area Ratio (FAR)

- Maximum FAR for commercial and retail uses is 3.0.

Height

- Buildings shall be no more than three stories tall.
- Ground floor commercial space shall be at least 14 feet and shall not exceed 20 feet, as measured from floor-to-floor. Upper stories shall not exceed 16 feet, as measured from floor-to-floor.

Setbacks

- Front: Where no public utility easements interfere, development must be built to the property line for 70 percent of the site. If a public utility easement does exist, buildings should be built as close to the property line as is feasible.
- Side: None required.

- Exterior Side: None required.
- Rear Setback: 5 feet from rear property line or if an alley exists, 20 feet to alley right of way.

Parking

- Multi-family Residential: 1 space per unit for 1-bedroom units and studios. 0.5 additional parking spaces per each additional bedroom.
- Single-family Residential: 1 space per unit.
- Commercial: 1 space for every 450 square feet of retail floor area.
- Office: 1 space for every 375 square feet of floor area, not including areas used expressly for storage.
- Bicycle Parking: Bicycle parking spaces shall be provided at a rate equal to 5 percent of the total required parking spaces for commercial uses and 10 percent of the total required parking spaces for residential uses. Spaces may be in the form of racks (for more transient use) or lockers (for long-term use by employees).
- Parking Reduction: Reduction of up to 20% of required parking spaces is allowed for developments that provide shared, publicly accessible parking in the center of the block, accessed by alleys. If the 20% reduction is achieved, an irrevocable access and public parking easement should be filed to ensure future owners cannot block access to shared parking areas.

Parking Lots

- New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.

Landscaping

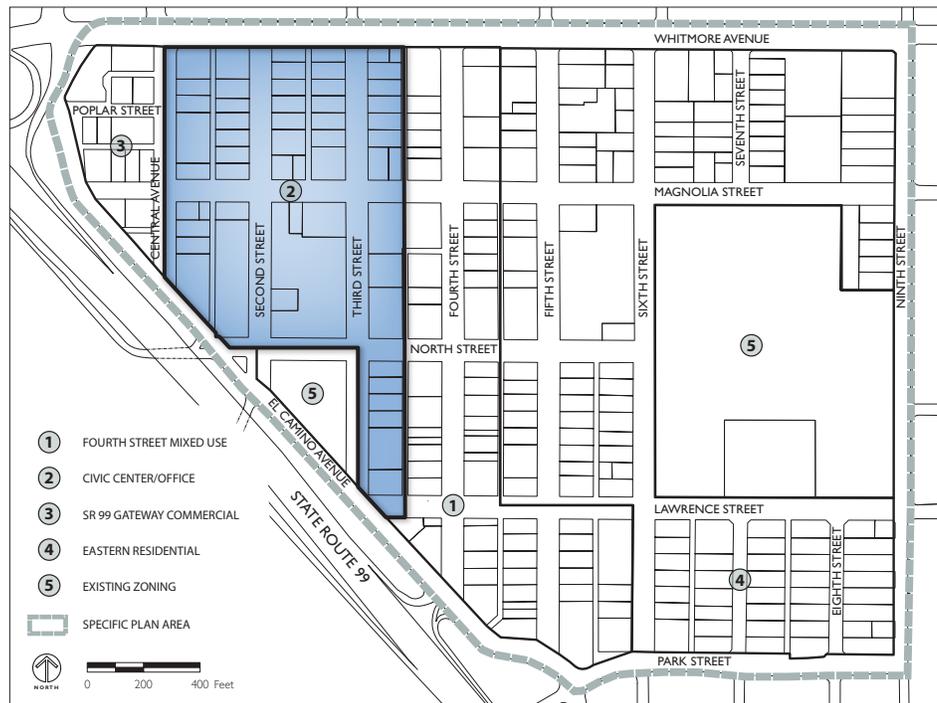
- Development shall maintain landscaping.
- Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.
- Development shall include low-impact development (LID) stormwater collection and treatment measures to control runoff flow and volume, such as vegetated swales, vegetated buffer strips, flow-through planters, bioretention areas, infiltration trenches, and other similar measures.
- If retaining existing trees in new development proves infeasible, new trees should be planted at a one to one (1:1) replacement rate. Replacement trees should be a minimum box size of 24". New development may also choose to pay a fee in lieu of direct replacement. Collected fees should fund street tree installation. The fee to be collected should be determined by the Public Works Director or other appropriate City designee.

Access

- There shall be vehicular access from a public street or alley to off-street parking.
- All ingress and egress to and from public property shall be in a forward motion, with the exception of shared parking located on alleys.
- If a single development encompasses more than 40 percent of frontage on a single block, a publicly accessible pedestrian paseo leading to rear parking areas must be provided.

D. Civic Center/Office District

The following standards apply to all development located in the Civic Center/Office District.



Residential Density

- Maximum dwelling units per gross acre for residential development is 25.0.

Floor Area Ratio (FAR)

- Maximum FAR for commercial and retail uses is 1.0.

Height

- Buildings shall be no more than three stories.
- Ground floor commercial space shall be at least 14 feet and shall not exceed 20 feet, as measured from floor-to-floor. Upper stories shall not exceed 16 feet, as measured from floor-to-floor.

Setbacks

- Front: None required, provided that no public utility easements conflict with the proposed development. Maximum front setback is 10 feet for all new buildings. Existing buildings converted from residential to commercial use are permitted at their existing setbacks.

- Side: None required.
- Exterior Side: None required.
- Rear Setback: 5 feet, except at blocks between Third Street and Fourth Street, which shall have a setback of 20 feet to alley right-of-way.

Parking

- Multi-family Residential: 1 space per unit for 1-bedroom units and studios. 0.5 additional guest parking spaces per each additional bedroom.
- Single-family Residential: 1 space per unit.
- Commercial: 1 space for every 450 square feet of retail floor area.
- Office: 1 space for every 375 square feet of floor area, not including areas used expressly for storage.
- Medical office: See City of Ceres Zoning Code.
- Bicycle Parking: Bicycle parking spaces shall be provided at a rate equal to 5 percent of the total required parking spaces for commercial uses and 10 percent of the total required parking spaces for residential uses. Spaces may be in the form of racks (for more transient use) or lockers (for long-term use by employees).
- Parking Reduction: At blocks between Third Street and Fourth Street, reduction of up to 20% of required parking spaces is allowed for developments that provide shared, publicly accessible parking in the center of the block, accessed by alleys. If the 20% reduction is achieved, an irrevocable access and public parking easement should be filed to ensure future owners cannot block access to shared parking areas.

Parking Lots

- New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.

Landscaping

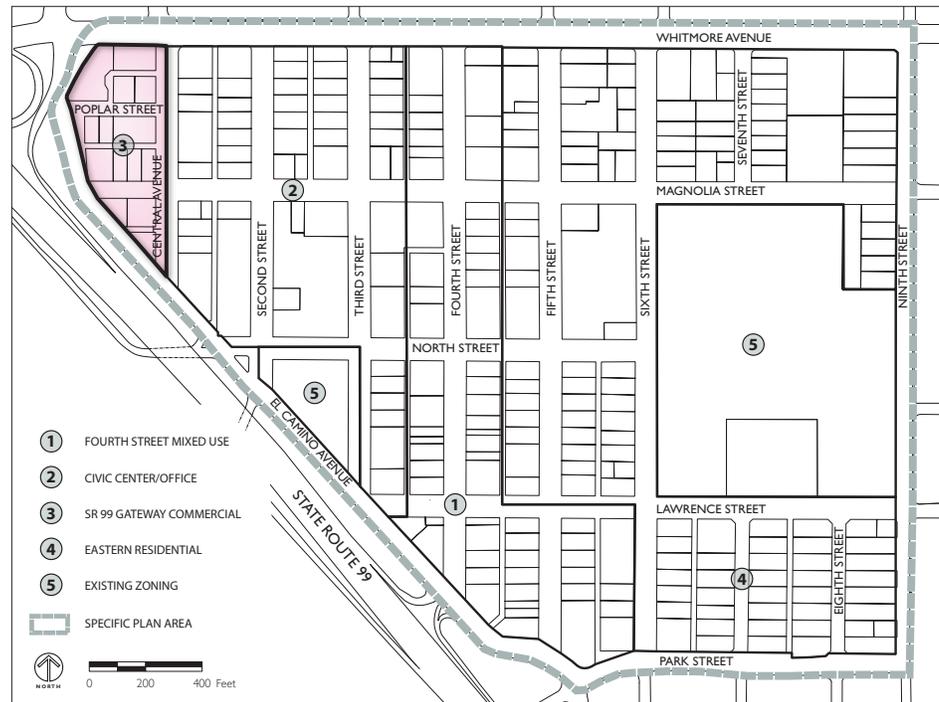
- Development shall maintain landscaping.
- Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.
- Development shall include low-impact development stormwater collection and treatment measures to control runoff flow and volume, such as vegetated swales, vegetated buffer strips, flow-through planters, bioretention areas, infiltration trenches, and other similar measures.
- If retaining existing trees in new development proves infeasible, new trees should be planted at a one to one (1:1) replacement rate. Replacement trees should be a minimum box size of 24". New development may also choose to pay a fee in lieu of direct replacement. Collected fees should fund street tree installation. The fee to be collected should be determined by the Public Works Director or other appropriate City designee.

Access

- There shall be vehicular access from a dedicated street or alley to off-street parking.
- All ingress and egress to and from public property shall be in a forward motion.
- If a single development encompasses more than 40 percent of frontage on a single block, a publicly accessible pedestrian paseo leading to the rear parking areas must be provided.

E. State Route 99 Gateway Commercial District

The following standards apply to all development located in the State Route 99 Gateway Commercial District.



Floor Area Ratio (FAR)

- Maximum FAR for commercial and retail uses is 0.5.

Height

- Buildings shall be no more than four stories.
- Ground floor commercial space shall be at least 14 feet and shall not exceed 20 feet, as measured from floor-to-floor. Upper stories shall not exceed 16 feet, as measured from floor-to-floor.

Setbacks

- Front: None required, provided that no public utility easements conflict with the proposed development. Maximum front setback is 25 feet.
- Side: 10 feet.
- Exterior Side: None required.
- Rear Setback: 5 feet, or 50 feet from State Route 99, whichever is greater.

Parking

- Multi-family Residential: 1 space per unit for live-work units.
- Commercial: 1 space for every 450 square feet of retail floor area.
- Office: 1 space for every 375 square feet of floor area, not including areas used expressly for storage.
- Medical office: See City of Ceres Zoning Code.
- Bicycle Parking: Bicycle parking spaces shall be provided at a rate equal to 5 percent of the total required parking spaces for commercial uses and 10 percent of the total required parking spaces for residential uses. Spaces may be in the form of racks (for more transient use) or lockers (for long-term use by employees).

Parking Lots

- New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.

Landscaping

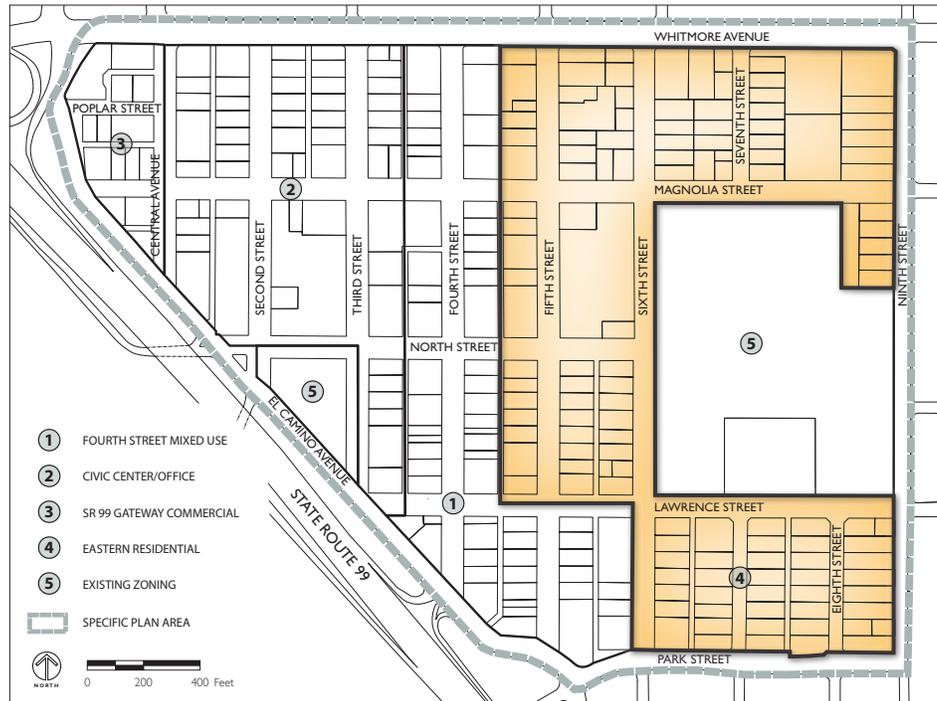
- Development shall maintain landscaping.
- Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.
- Development shall include low-impact development stormwater collection and treatment measures to control runoff flow and volume, such as vegetated swales, vegetated buffer strips, flow-through planters, bioretention areas, infiltration trenches, and other similar measures.
- If retaining existing trees in new development proves infeasible, new trees should be planted at a one to one (1:1) replacement rate. Replacement trees should be a minimum box size of 24". New development may also choose to pay a fee in lieu of direct replacement. Collected fees should fund street tree installation. The fee to be collected should be determined by the Public Works Director or other appropriate City designee.

Access

- There shall be vehicular access from a dedicated street or alley to off-street parking.
- All ingress and egress to and from public property shall be in a forward motion.
- If a single development encompasses more than 40 percent of frontage on a single block, a publicly accessible pedestrian paseo leading to the rear parking areas must be provided.

F. Eastern Residential District

The following standards apply to all development located in the Eastern Residential District.



Residential Density

- Maximum dwelling units per gross acre for residential development is 30.0.

Floor Area Ratio (FAR)

- Maximum FAR for commercial and retail uses is 1.0.

Height

- Buildings shall be no more three stories.
- Stories shall not exceed 14 feet, as measured from floor-to-floor.

Setbacks

- Front: 10 feet.
- Side: 5 feet for existing and new single-family residential units or existing multi-family units. None required for new multi-family residential that can meet fire code requirements of the California Building Code.
- Exterior Side: 10 feet.
- Rear Setback: 5 feet, except at blocks between Fifth Street and Fourth Street,

which shall have a setback of 20 feet to alley right-of-way.

Parking

- Multi-family Residential: 1 space per unit for 1-bedroom units and studios. 0.5 additional guest parking spaces per each additional bedroom.
- Single-family Residential: 1 space per unit.
- Commercial: 1 space for every 450 square feet of retail floor area.
- Office: 1 space for every 375 square feet of floor area, not including areas used expressly for storage.
- Bicycle Parking: Bicycle parking spaces shall be provided at a rate equal to 5 percent of the total required parking spaces for commercial uses and 10 percent of the total required parking spaces for residential uses. Spaces may be in the form of racks (for more transient use) or lockers (for long-term use by employees).
- Parking Reduction: At blocks between Fifth Street and Fourth Street, reduction of up to 20% of required parking spaces is allowed for developments that provide shared, publicly accessible parking in the center of the block, accessed by alleys.

Parking Lots

- New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.

Landscaping

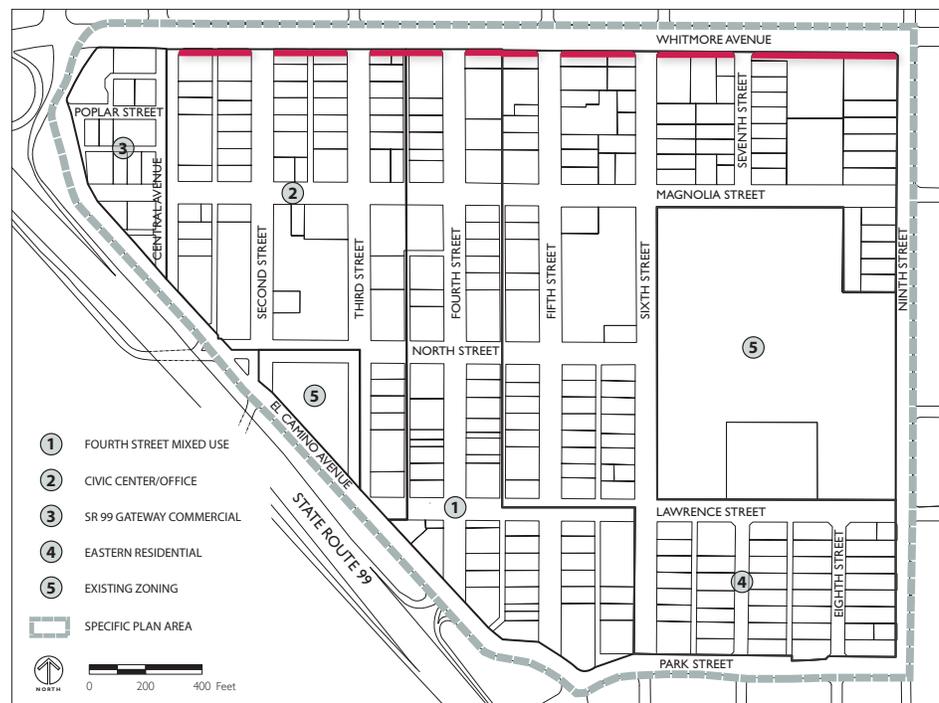
- Development shall maintain landscaping.
- Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.
- Development shall include low-impact development stormwater collection and treatment measures to control runoff flow and volume, such as vegetated swales, vegetated buffer strips, flow-through planters, bioretention areas, infiltration trenches, and other similar measures.
- If retaining existing trees in new development proves infeasible, new trees should be planted at a one to one (1:1) replacement rate. Replacement trees should be a minimum box size of 24". New development may also choose to pay a fee in lieu of direct replacement. Collected fees should fund street tree installation. The fee to be collected should be determined by the Public Works Director or other appropriate City designee.

Access

- There shall be vehicular access from a dedicated street or alley to off-street parking.
- All ingress and egress to and from public property shall be in a forward motion.
- If a single development encompasses more than 40 percent of frontage on a single block between Fourth Street and Fifth Street, facing Fifth Street, a publicly accessible pedestrian paseo leading to the rear parking areas must be provided.

G. Whitmore Avenue Frontage Standards

The Whitmore Avenue Overlay is intended to ensure that new development adjacent to Whitmore Avenue relates appropriately to this major arterial and that setbacks are increased to allow for landscaping and improved sidewalks, as well as to support a boulevard condition. The following development standards augment standards provided in preceding sections for each district for development fronting onto Whitmore Avenue. For standards not listed in this section, development shall comply with the underlying district standards.



Floor Area Ratio (FAR)

- Maximum FAR for commercial and retail uses is 3.0.

Height

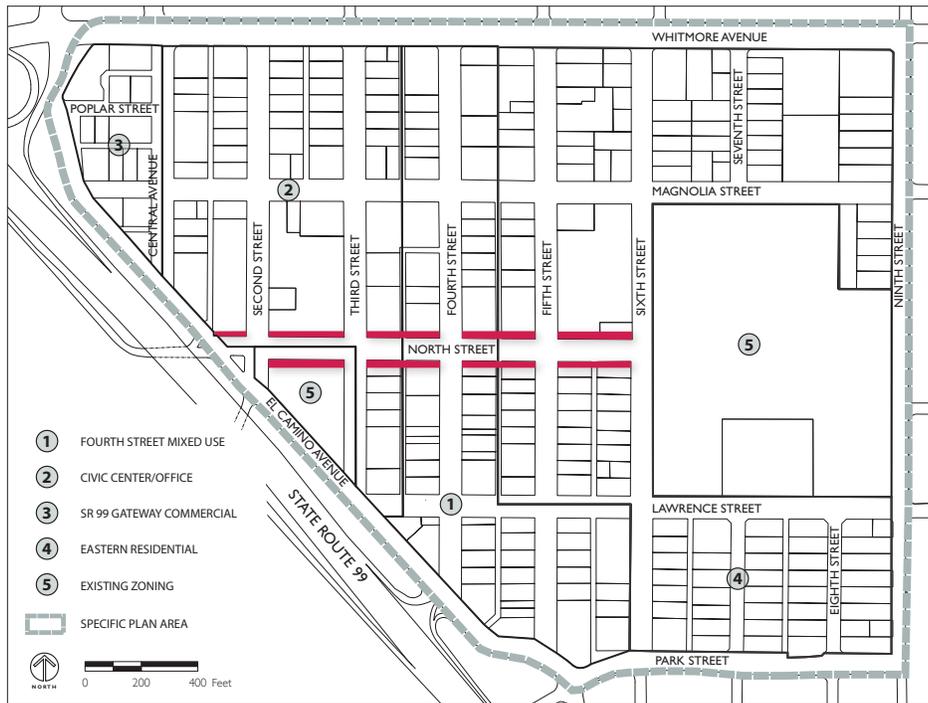
- Buildings facing Whitmore Avenue shall be no more than three stories.

Setbacks

- Buildings shall be set back a minimum of 10 feet along the Whitmore Avenue frontage.

H. North Street Frontage Standards

The North Street Overlay provides special development standards to ensure that new development is set back appropriately from North Street. Standards support the vision for North Street of a Green Connection. The “green street” is intended to connect open spaces through Downtown, utilize sustainable stormwater management technologies and provide lush landscaping. The North Street Green Connection concept is described in detail in Chapter Four. These development standards augment standards provided in preceding sections for each district for development abutting onto North Street. For standards not listed in this section, development shall comply with the underlying district standards.



Setbacks

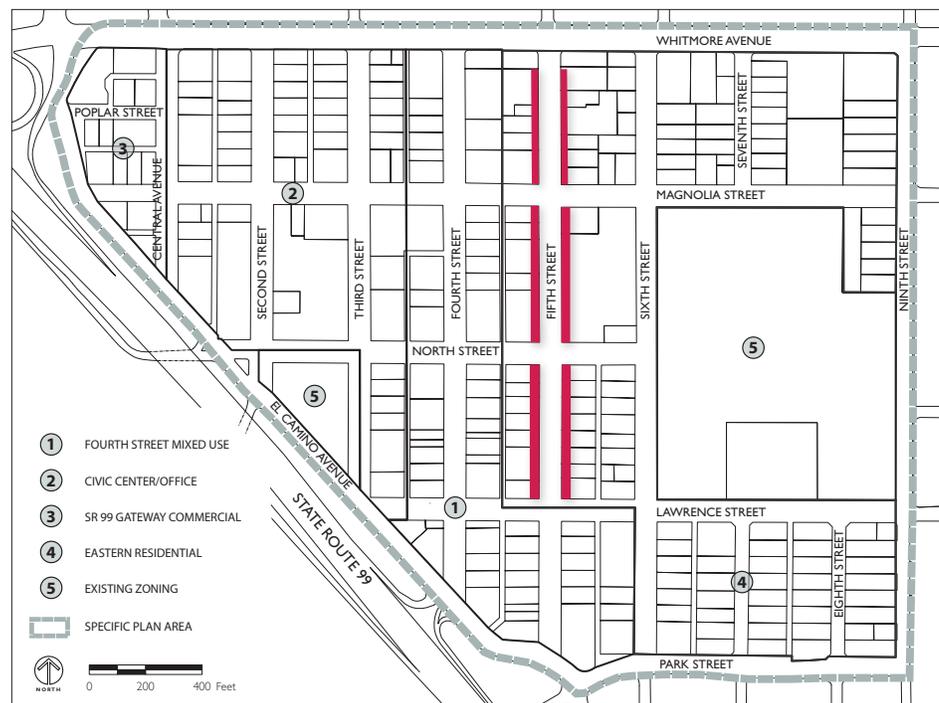
- Buildings shall be set back a minimum of 10 feet from North Street

Landscaping

- Landscaping treatment shall be provided within setbacks adjacent to North Street.

I. Historic Fifth Street Frontage Standards

The Fifth Street Overlay provides special development standards to ensure that new development respects the existing character and development along Fifth Street from Lawrence Avenue to Whitmore Avenue. These development standards augment standards provided in preceding sections for the Eastern Residential District for development that fronts onto Fifth Street. For standards not listed in this section, development shall comply with the underlying district standards.



Height

- The portion of buildings within 20 feet of the property line abutting Fifth Street shall be no more than two stories.

Setbacks

- Buildings shall be set back an average of 20 feet from Fifth Street. Setbacks for individual building elements are encouraged to vary from 10 to 30 feet.

Landscaping

- Development that is adjacent to Fifth Street, but does not have its primary frontage on Fifth Street, shall provide significant landscaping or a publicly accessible open space between the building edge and Fifth Street.

Additional Historic Standards on Fifth Street

In order to preserve the visual character of historic resources along Fifth Street, the following standards shall apply to development on parcels abutting historic resources.

- Subject properties: Parcels abutting Whitmore Mansion (APN # 127015017) and the Whitmore Home and Museum (APN # 127017035).
- Setbacks: Parcels to the side and rear of a historic structure shall be set back a minimum of 20 feet from the lot line abutting the historic structure's lot line. No parking shall be allowed in this setback and it shall include landscaping appropriate to the historic character of adjacent properties.
- Height: Within 30 feet from the lot line abutting the historic structure's lot line, height of new development shall be no greater than the height of the abutting historic structure.
- Landscape buffer: Within 30 feet from the lot line abutting the historic structure's lot line, height of new development shall be no greater than the height of the abutting historic structure.

J. Definitions

Building Height

Height of a building given in number of habitable stories above grade.

Commercial Recreation, Indoor

Any establishment that provides entertainment activities or services for a fee or admission charge, including bowling alleys, electronic game arcades, billiard rooms, sports clubs, and other uses of like kind or character. An establishment that offers a small number of game machines to its customers as an accessory use, such as a restaurant or laundromat, shall not be considered a commercial recreational facility. Facilities operated by a public agency are not included in this definition.

Day Care Facility

Any facility that provides non-medical care and supervision of minor children for periods of less than 24 hours; that does not qualify as a small or large family day care home; and that meets the licensing requirements of the State. Any establishment may provide child day care as an accessory use that is not subject to additional permit requirements, provided that the establishment offers child day care only to its customers or employees, and only during the period when the customers or employees are visiting or working in the establishment.

Emergency Shelter

A structure that provides temporary shelter and feeding of homeless or disaster victims, and that is operated by a public or non-profit agency.

Exterior Side Setback

A side setback abutting a street.

Floor Area

The sum of the gross horizontal areas of the several floors of the building, excluding areas used for accessory garage purposes and such basement and cellar areas as are devoted exclusively to uses accessory to the operation of the building. All horizontal dimensions shall be taken from the exterior faces of walls including walls or other enclosures of enclosed porches. Whenever the term “floor area” is used in this Specific Plan as a basis for requiring off-street parking for any structure, it shall be assumed that, unless otherwise stated, floor area applies not only to the ground floor area but also to any additional stories and/or basement of the structure.

Live/Work Units

Buildings or spaces within buildings that are used jointly for commercial and residential purposes where the residential use of the space is secondary or accessory to the primary use as a place of work.

Meeting Facility

A facility for public or private meetings or events, not including sports or other commercial entertainment facilities, convention centers or community centers. Includes clubs and private meeting halls, museums or other facilities intended to host events, such as weddings, graduation parties, quinceñeras, receptions or other similar events.

Overlay

An area or street frontage in which additional standards apply beyond the base district standards.

Personal Services

An establishment other than a professional office that provides services to individuals as a primary use, and that may provide accessory retail sales of products related to the services provided. Typical uses include, but are not limited to beauty and barber shops, nail salons, spas, watch and jewelry repair, shoe repair shops and tailor shops.

Public Safety Facility

A facility operated by a public agency for the purpose of protecting public safety, including but not limited to fire stations and other fire-fighting facilities, police stations, and ambulance dispatch facilities.

Restaurant

Any retail business that sells ready-to-eat food or beverages for on-premise or off-premise consumption, excluding “food and beverage sales” uses.

Retail, General

A commercial enterprise that provides goods and/or services directly to the consumer where such goods are available for immediate purchase and removal from the premises by the purchaser. Does not include any specific retail uses that are listed separately.

Retail, Neighborhood

A commercial enterprise that provides goods and/or services directly to the consumer where such goods are available for immediate purchase and removal from the premises by the purchaser, but are do not have a total floor area greater than 5,000 square feet. The stores in this Zone are intended to fit into the residential pattern of the surrounding neighborhood without creating either architectural or traffic conflicts. Does not include any specific retail uses that are listed separately.

Setback

The line which defines the depth of the required yard. The setback line is parallel with the street or property line, or when established by general plan, with the highway right of way, measured to the perpendicular distance given.

Social Assistance Services

Facilities other than offices providing a social service directly to the adjacent community, such as food banks, blood blanks, crisis centers or similar.

7 LAND USE REGULATIONS & DEVELOPMENT STANDARDS