

**APPENDIX C:**  
**DEVELOPMENT STANDARDS TABLE** 

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Standards	Fourth Street Mixed-Use District	Civic Center/Office District	SR 99 Gateway Commercial District	Eastern Residential
RESIDENTIAL DENSITY	Maximum dwelling units per gross acre for residential development is 40.0.	Maximum dwelling units per gross acre for residential development is 25.0.	No residential permitted	Maximum dwelling units per gross acre for residential development is 30.0.
FLOOR AREA RATIO (FAR)	Maximum FAR for commercial and retail uses is 3.0.	Maximum FAR for commercial and retail uses is 1.0.	Maximum FAR for commercial and retail uses is 0.5.	◆ Maximum FAR for commercial and retail uses is 1.0.
HEIGHT	<ul style="list-style-type: none"> <li>◆ Buildings shall be no more than three stories tall.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Buildings shall be no more than three stories.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Buildings shall be no more than four stories.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Buildings shall be no more three stories.</li> <li>◆ Stories shall not exceed 14 feet, as measured from floor-to-floor.</li> </ul>
SETBACKS	<ul style="list-style-type: none"> <li>◆ 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.</li> <li>◆ Side: None required.</li> <li>◆ Exterior Side: None required.</li> <li>◆ Rear Setback: 5 feet from rear property line or if an alley exists, 20 feet to alley right of way.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Front: None required, provided that no public utility easements conflict with the proposed development. Maximum front setback is 10 feet.</li> <li>◆ Side: None required.</li> <li>◆ Exterior Side: None required.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Front: None required, provided that no public utility easements conflict with the proposed development. Maximum front setback is 25 feet.</li> <li>◆ Side: 10 feet.</li> <li>◆ Exterior Side: None required.</li> <li>◆ Rear Setback: 5 feet, or 50 feet from State Route 99, whichever is greater.</li> </ul>	<ul style="list-style-type: none"> <li>◆ Front: 10 feet.</li> <li>◆ Side: None required.</li> <li>◆ Exterior Side: 10 feet.</li> <li>◆ 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.</li> </ul>
PARKING	◆ Multi-family Residential: 1 space per unit for 1-bedroom	◆ Multi-family Residential: 1 space per unit for 1-bedroom	◆ Multi-family Residential: 1 space per unit for live-work	◆ Multi-family Residential: 1 space per unit for 1-bedroom units and

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	units and studios. 0.5 additional parking spaces per each additional bedroom.	units and studios. 0.5 additional guest parking spaces per each additional bedroom.	units.	studios. 0.5 additional guest parking spaces per each additional bedroom.
	◆ Single-family Residential: 1 space per unit.	◆ Single-family Residential: 1 space per unit.	◆ Commercial: 1 space for every 450 square feet of retail floor area.	◆ Single-family Residential: 1 space per unit.
	◆ Commercial: 1 space for every 450 square feet of retail floor area.	◆ 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.	◆ 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.	◆ 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.	◆ 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).	◆ 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).	◆ 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	◆ 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 Reduction: At blocks between Third Street and Fourth Street, reduction of up to 20% of required parking spaces is allowed for developments that provide		

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	irrevocable access and public parking easement should be filed to ensure future owners cannot block access to shared parking areas.	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	<ul style="list-style-type: none"> <li>◆ New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.</li> </ul>	New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.	<ul style="list-style-type: none"> <li>◆ New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.</li> </ul>	<ul style="list-style-type: none"> <li>◆ New parking areas are strongly encouraged to be located behind buildings and shall not be located within front setbacks or exterior side setbacks.</li> </ul>
LANDSCAPING	<ul style="list-style-type: none"> <li>◆ Development shall maintain landscaping.</li> <li>◆ Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.</li> <li>◆ 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</li> </ul>	<ul style="list-style-type: none"> <li>◆ Development shall maintain landscaping.</li> <li>◆ Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.</li> <li>◆ 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</li> </ul>	<ul style="list-style-type: none"> <li>◆ Development shall maintain landscaping.</li> <li>◆ Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.</li> <li>◆ 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</li> </ul>	<ul style="list-style-type: none"> <li>◆ Development shall maintain landscaping.</li> <li>◆ Native and other drought-resistant or drought-tolerant landscaping shall be provided consistent with City of Ceres Water Efficient Guidelines and Standards.</li> <li>◆ 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</li> </ul>

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	<p>similar measures.</p> <ul style="list-style-type: none"> <li>◆ 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.</li> </ul>	<p>similar measures.</p> <ul style="list-style-type: none"> <li>◆ 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.</li> </ul>	<p>similar measures.</p> <ul style="list-style-type: none"> <li>◆ 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.</li> </ul>	<p>measures.</p> <ul style="list-style-type: none"> <li>◆ 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.</li> </ul>
ACCESS	<ul style="list-style-type: none"> <li>◆ There shall be vehicular access from a public street or alley to off-street parking.</li> <li>◆ All ingress and egress to and from public property shall be in a forward motion.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ There shall be vehicular access from a dedicated street or alley to off-street parking.</li> <li>◆ All ingress and egress to and from public property shall be in a forward motion.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ There shall be vehicular access from a dedicated street or alley to off-street parking.</li> <li>◆ All ingress and egress to and from public property shall be in a forward motion.</li> <li>◆ 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.</li> </ul>	<ul style="list-style-type: none"> <li>◆ There shall be vehicular access from a dedicated street or alley to off-street parking.</li> <li>◆ All ingress and egress to and from public property shall be in a forward motion.</li> <li>◆ 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.</li> </ul>

**FRONTAGE STANDARDS**

Standards	Whitmore Avenue Overlay	North Street	Historic Fifth Street
RESIDENTIAL DENSITY			
FLOOR AREA RATIO (FAR)	Maximum FAR for commercial and retail uses is 3.0.		
HEIGHT	<ul style="list-style-type: none"> <li>Buildings facing Whitmore Avenue shall be no more than three stories.</li> </ul>		<ul style="list-style-type: none"> <li>The portion of buildings within 20 feet of the property line abutting Fifth Street shall be no more than two stories.</li> </ul>
SETBACKS	<ul style="list-style-type: none"> <li>Buildings shall be set back a minimum of 10 feet along the Whitmore Avenue frontage.</li> </ul>	<ul style="list-style-type: none"> <li>Buildings shall be set back a minimum of 10 feet from North Street</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
LANDSCAPING		<ul style="list-style-type: none"> <li>Landscaping treatment shall be provided within setbacks adjacent to North Street.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> </ul>
ADDITIONAL HISTORIC STANDARDS			<p>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.</p> <ul style="list-style-type: none"> <li>Subject properties: Parcels abutting Whitmore Mansion (APN # 127015017) and the Whitmore Home and Museum (APN # 127017035).</li> <li>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</li> </ul>