CITY OF SELMA

GENERAL PLAN UPDATE 2035

LAND USE ELEMENT

SCH #2008081082







CITY OF SELMA GENERAL PLAN UPDATE 2035

Land Use Element General Plan Policies Statement

City Council

Kenneth Grey Jim Avalos Mike Derr Dennis Lujan Tem Rodriguez

Planning Commission

Jim Ivory
Lloyd Allen
John Pendergraft
Estella Kessler
Danny Serimian
Herbert Winfield
Scott Linhoff

Adopted October 4, 2010

City of Selma 1710 Tucker Street Selma, California 93662 (559) 891-2200 www.cityofselma.com

LAND USE ELEMENT Section 2-6.1

This General Plan Update is intended to provide guidelines for future development of the City that meet the objectives and meet the needs of the increasing population. Selma's population, according to the Department of Finance (DOF), is 23,301 persons as of January 1, 2009. Selma could reach approximately 64,600 persons by 2035 based on an average of 4% growth per year, or 50,250 persons at a 3% annual growth rate. This General Plan Update would accommodate up to 94,237 persons, based on all residential land uses within the Proposed General Plan's Plan Area Boundary, and prescribes policies for the sequential development of the community from its current population level to that allowed by the Plan Update.

The current City limits contain 5.1 square miles (3,294 acres), of which approximately 1,900 acres is urbanized. The existing SOI encompasses 12.9 square miles (8,299 acres) and the Planning Area encompasses 23.7 square miles (15,183 acres). Neither the SOI nor Planning Area boundary is proposed to be immediately changed; however, it may become necessary to amend the SOI in the future as a result of Plan implementation. Table 2-1 shows the existing General Plan Land Use designations (by acreage) within the City and SOL Figure 2-3 shows the existing General Plan Land Use map. As with most cities in the San Joaquin Valley, the single family home is the predominant residential unit in Selma.

The Land Use Element describes future land use in the City, SOl, and Planning Area and ·includes goals, policies and standards that will guide such development. Along with the Circulation Element, the Land. Use Element is the heart of the Plan Update. The Land Use Diagram is a visual summary of the proposed location, extent and intensity of land uses. The proposed Land Use Diagram is illustrated in Figure 2-4. The following residential land use categories are proposed:

- **Very Low Density** (0-2.0 dwelling units per gross acre). This category is characterized by larger lot sizes ranging from a minimum of 12,000 square feet to a more typical 20,000 square feet. Typical zoning would be R-1-12.
- **Low Density** (1.0 to 4.0 dwelling units per gross acre). The intent of this classification is to provide locations for the construction of single-family homes. Zoning classifications under this Designation include R-1-9 and R-1-12 with 9,000 and 12,000 square foot lot minimums respectively.
- **Medium Low Density** (3.0 to 5.5 dwelling units per gross acre). This Designation allows for a transition of housing types between higher density development and conventional single-family developments. Typical zoning would be R-1-7 or R-1-9. This land use designation is representative of most existing single-family developments within the City. Minimum lot size is 7,000 square feet.

Land Use Section 2.6.1 Page **1** of **31**

- **Medium Density** (4.5 to 9.0 dwelling units per gross acre). Small-lot, clustered development and low density multiple family developments would be acceptable in this designation. To accommodate these types of development, typical zoning would be R-2, having a minimum lot size of 6,000 square feet with an additional 4,000 square feet for each additional unit on the same lot.
- **Medium High Density** (8.0 to 14.0 dwelling units per gross acre). This classification provides for lower intensity multiple family developments. Typical zoning would be R-3 with a minimum lot size of 20,000 square feet.
- **High Density** (13.0 to 19.0 dwelling units per gross acre). Notable apartment developments are provided within this designation. A new zone district, R-4, will be required to be developed in the zoning ordinance. R-4 zoning will have a minimum lot size of 30,000 square feet.
- **Mixed Use**: This designation will accommodate a wide variety of uses including: restaurants, commercial, medical offices/clinics, government, inns/hotels, and high density residential (10-20 ac). It may also include parks, recreational, and public facilities. This is a new land use designation for this Plan Update.

The following commercial and office land use designations are proposed:

- **Neighborhood Commercial:** 40% Lot Coverage. This designation includes convenience commercial and neighborhood shopping centers providing a range of necessary day-to-day retail goods and services serving a market area generally less than 2 mile around the site. Neighborhood commercial areas should be on a 1-5 acre site.
- Commercial Office: 40% Lot Coverage. This designation is intended for the exclusive development of non-retail business and professional offices. New sites should be a minimum of one acre or larger.
- Community Commercial: 60% Lot Coverage. This designation includes a variety of uses that serve the community and occasionally nearby rural areas and small cities. New Community Commercial development usually includes multiple anchor tenants such as grocery-drugstore combinations, as well as, smaller retail and service businesses. New Community Commercial designations should occupy sites ranging in size from 5-25 acres and be located at arterial intersections. Existing Community Commercial sites in the downtown or surrounding area could be as small as 6,000 square feet. However, new sites should require a minimum of five acres and a depth of 500 feet.
- Central Business District: 100% Lot Coverage. The Central Business District represents the historical business center of Selma. It is currently developed with a variety of retail stores, offices and parking lots. The Central Business District designation is designed to provide flexibility in the development of new uses within the downtown area, while maintaining the ambience of the area.

Land Use Section 2.6.1 Page **2** of **31**

- **Planned Medical Development:** 40% Lot Coverage. The Planned Medical Development designation is designed to provide development opportunities for medical oriented offices and businesses in close proximity to the existing hospital. The clustering of medical related professional services will provide convenient access to the public and to the professionals who provide the services.
- Regional Commercial: 60% Lot Coverage. This designation is designed to provide development opportunities for those uses that attract customers from well outside the City of Selma. To fulfill the role as a regional commercial provider, such development must be close to major transportation links and contain sufficient area to provide adequate facilities and parking. Regional uses have anchor tenants with market areas generally covering at least a IS-mile radius such as larger durable good retail stores and vehicle sales.
- **Highway Commercial:** 70% Lot Coverage. This designation includes several types of uses distinguishable because of their service orientation to the highway traveler. Uses include hotels and motels, restaurants, service stations, truck stops, and associated uses. Highway Commercial designations are limited to the areas surrounding the interchanges with Highway 99.
- **Service Commercial:** 75% Lot Coverage. This designation includes a broad range of commercial activities that can include businesses with both retail and service components. Among these uses are: auto repair, service stations, building materials, warehousing, contractors, equipment yards and similar uses. Uses within this designation would usually be conducted entirely within a building, with outside storage screened from public view.

The following industrial and business parkland use designations are proposed:

- **Light Industrial:** 80% Lot Coverage. The Light Industrial designation provides development opportunities for those industrial uses that would not typically utilize major manufacturing processes. Lower intensity assembly, fabrication and food processing may be consistent with the land use designation.
- **Heavy Industrial:** 90% Lot Coverage. The heavy industrial designation is intended to allow for the development of facilities and businesses engaged in intense manufacturing and fabrication. Heavy industrial uses typically require large properties and may require access to rail and highway transportation for the receipt and shipment of materials.
- **Business Park:** 75% Lot Coverage. The Business Park designation is intended to provide for the development of campus type office developments that would utilize substantial landscaping and innovative architectural designs. Parking areas would typically be screened from the street and the sites would provide amenities for employees. Some commercial uses, such as restaurants and daycare, should be permitted to serve the employees.

Land Use Section 2.6.1 Page **3** of **31**

- The Public Facilities designation applies to all publicly owned facilities and those private facilities operated to serve the general public, except for parks and recreation facilities, which have their own land use designation. Public and private schools, city offices, cemetery, parking facilities, hospitals, museums, and library are the main uses within this category.
- The Agriculture designation includes agricultural areas. The Park/Open Space designation includes parkland and other open space areas. The Selma Aerodrome designation includes the Selma Aerodrome and the land immediately surrounding the airport facility. The Plan Update also includes the following Reserve land use designations: Business Park Reserve, Commercial Reserve, Residential Reserve, and Light Industrial Reserve.
- **Mixed Use**: This designation will accommodate a wide variety of uses including: restaurants, commercial, medical offices/clinics, government, inns/hotels, and high density residential (10-20 ac). It may also include parks, recreational, and public facilities. This is a new land use designation for this Plan Update.

Land Use Section 2.6.1 Page **4** of **31**

Table 2-1
Existing & Proposed General Plan Land Use Comparison
Within City Limits, SOI and Planning Areas (Acres)

General Plan Land Use	Existing Proposed		Existing Proposed		Existing Proposed	
Category	City Limits		SOI		Planning Area	
Community Commercial	87	87	126	143	126	143
Neighborhood Commercial	22	21	27	23	27	49
Regional Commercial	116	177	155	774	155	901
Service Commercial	39	39	39	39	39	39
Highway Commercial	5	19	201	19	201	19
Central Business District	19	19	19	19	19	19
Commercial Office	10	10	11	11	11	11
Commercial Reserve	0	0	89	0	184	69
Planned Medical Development	24	24	24	24	24	24
Mixed Use	0	0	0	1	0	193
Subtotal Commercial	322	396	691	1,053	786	1,467
High Density	11	31	45	64	45	101
Medium High Density	78	75	135	89	135	95
Medium Density	137	179	370	839	370	1,381
Medium Low Density	1,005	976	2,017	1,727	2,094	1,811
Low Density	90	97	490	481	490	1,072
Very Low Density	51	52	200	129	200	129
Residential Reserve	5	0	442	152	1,919	992
Subtotal Residential	1,377	1,410	3,699	3,481	5,253	5,581
Heavy Industrial	205	183	496	252	496	252
Light Industrial	240	241	481	1,286	481	1,502
Light Industrial Reserve	1	0	1,355	565	1,433	565
Business Park	0	0	23	0	167	0
Business Park Reserve	1	2	212	208	623	620
Subtotal Industrial	447	426	2,567	2,311	3,200	2,939
Public Facilities	173	178	175	253	175	382
Selma Aerodrome	0	0	22	22	22	22
Park/Open Space	112	112	283	229	283	339
Agriculture	0	0	0	1	0	3,205
Total	2,431	2,522	7,437	7,349	9,719	13,935
Right of Way	863	796	862	949	1,026	1,248
Total With ROW	3,291	3,294	8,299	8,299	10,745	15,183

Land Use Section 2.6.1 Page **5** of **31**

LAND USE ELEMENT

1.0 LAND USE ELEMENT

1.1 Introduction

The Land Use Element is a guide to future land use with in Selma and affects many of the issues addressed in the other General Plan Elements. The Land Use Element identifies the type and location of future land uses within the City. The specific land uses and their location in turn affect the remaining General Plan Elements. For example, the location and type of land uses outlined in the Land Use Element affect the circulation system that is identified in the Circulation Element. They also reflect the application of the community's goals for its future form and character. In addition to land uses, the Land Use Element also addresses how and when growth will occur, with special attention ion given to public services and facilities as well as economic development.

1.2 Purpose of the Land Use Element

State law requires that Selma prepare and adopt a General Plan as a tool to manage growth and development. The land Use Element is one of the seven mandatory elements of the General Plan. The purpose of the land Use Element is to describe present and planned land uses and their relationship to the community's long-range goals for the future. The Land Use Element identifies the proposed general distribution, location, and ex tent of land uses such as residential, commercial, industrial, and public/quasi-public. The Element consists of text and a map (reference map pocket) that outlines the future land uses within the City and how these uses are integrated with the other General Plan Elements and policies. The Land Use Map is a particularly important feature of the Element since it shows the location and types of development within the City. The Element also describes the intensity or density of development planned for the community. The Land Use Element of the Selma General Plan represents the City's desire for long-range changes and enhancements of land uses. Finally, the goal s, objectives and policies and standards contained in this Element establish the framework for future land use planning and decision making in Selma.

1.3 Scope and Content of the Land Use Element

The Land Use Element complies with the requirements of the General Plan Land Use Element mandated in Government Code §65302(a). The Element is comprised of five sections: the Introduction: Purpose of the Land Use Element: Scope and Content of the Land Use Element:

Goals. Objectives, and Policies and Standards; Land Use Map. In the Goals, Objectives, and Policies and Standards section: major land use issues are identified and related goals and policies are established to address these issues. The goals, which are overall statements of community desires, are comprised of broad statements of purpose and direction. Policies serve as guides for reviewing development proposals, planning facilities to accommodate anticipated growth, and accomplishing community economic development strategies. To achieve the goals, objectives and policies, a logical, organized land use pattern is established with standards for future

Land Use Section 2.6.1 Page **6** of **31**

community development. The Land Use Map graphically identifies the planned land uses within Selma.

1.4 Growth Management

The issue of growth management is central to the general plan process. Growth impacts the community in a variety of ways affecting all of its residents. When growth takes place in a manner consistent with the community's ability to provide necessary services, growth can have positive impacts. Unplanned growth or rapid growth beyond the ability to provide services can create an unpleasant environment and have a devastating effect on the long term economic vitality of the community.

It is in the context of managed growth that the impact of the General Plan can best be understood. A general plan can be broadly defined as an adopted statement of policy for the physical development of a community. As such, it not only represents the official policy regarding the nature and quality of development within the community, but also represents an assessment of the type, quantity, and timing of future development. A major purpose of this General plan is to provide a clear statement of the City's desire for future development.

The Plan will be used in the decision making process and is designed to be the framework for policy decisions on both private development projects and City capital expenditures.

The General Plan reflects a serious interest in the effects of urban development on the City's operation and capital budgets. All land use decisions have an effect on future City tax revenues and on the cost of delivering services. As long as the City continues to grow in Population, the operating and capital budgets have to address increased service demands. The purpose of a growth management strategy is to reach a balance between the need to house new population and the need to balance the City's budget while providing acceptable levels of service.

The City's strategy for growth management can best be described as the prudent location and liming of new development to maximize the efficient use of urban facilities and services. The General Plan gives direction to the growth the City will experience in the future. Where and when growth is accommodated has major implications for service levels and on the costs of City operations.

1.5 Zoning Consistency

To meet requirements of State Law and simplify the planning process, all land within the Sphere of Influence identified on the General Plan map is provided with a land use designation. The classifications of land are adopted as General Plan policy and are intentionally broad to allow flexibility in project planning. Typically, this flexibility may allow more than one zoning district to be consistent with a single general plan land use designation.

By law the Land Use Element must establish standards or population density and building intensity for each land use designation. Residential land use density and intensity is expressed terms of units per gross acre. A gross acre is the raw land before any dedication of streets, setbacks or other restrictions are applied. Units per gross acre are used because it is easier to

Land Use Section 2.6.1 Page **7** of **31**

understand and convey to the general public. Each residential category includes minimum and maximum densities specified in a range of units per gross acre. This allows for a variety of development proposals and zoning requests to be consistent with the General Plan land use designation. The figures are estimates based on average housing units per gross acre. The ultimate population density may be obtained by multiplying the number of units by the average household size to determine the number of person per acre.

Commercial and industrial lands uses include a maximum lot coverage which should not be exceeded. It would not include parking areas (except garages and carports), sidewalks and similar features.

While the Land Use Element specifics a range of unit densities per acre, the Zoning Ordinance of the Selma Municipal Code regulates lot size, parking requirements and other development standards. Under a given land use designation, different zone districts may be appropriate. Consideration of different development requirements within a land use designation is accomplished under the Planned Development provisions of the Zoning Ordinance.

Table 1-1 provides a summary of the density ranges allowed in residential designations and the maximum lot coverage area ratio allowed in non-residential designations and also lists the zoning districts appropriate for each land use.

Land Use Goals & Policies

1.6 Agricultural Management

GOAL 1

Protect adjacent and nearby agricultural lands within the City's Planning Area, while providing for logical growth of the City.

1.1 The following agricultural land use category identifies land though out the Planning Area that is intended primarily for agricultural uses.

Agriculture (AG) 0 to 0.05 Units Per Gross Acre.

This designation provides for agriculture and agriculturally-related uses with a 20-acre minimum lot size, and is generally applied to lands outside of urbanized areas or areas planned for future urbanization. Although lands designated Agriculture are not always under the direct control of the City of Selma, the agricultural designation of these lands is intended to express the City's preference that these areas remain in agricultural use and production.

Land Use Section 2.6.1 Page **8** of **31**

Selma 2035 General Plan Policies and Standards Table 1-1 Land Use and Zoning Consistency

	Units Per Acre		Lot Size (sq. ft.)		
General Plan Designation	Min	Max	Min	Consistent Zoning	
Residential Land Uses					
Very Low Density (VLD)	0.0	2.0	12,000	R-1-12	
Low Density (LD)	1.0	4.0	9,000	R-1-9 - R-1-12	
Medium Low Density (MLD)	3.0	5.5	7,000	R-1-7, R-1-9	
Medium Density (MD)	4.5	9.0	6,000	R-2	
Medium High Density (MHD)	8.0	14.0	20,000	R-3, R-2	
High Density	13.0	19.0	30,000	R-4, R-3	
	Max Lot		Min Lot		
Commercial Land Uses	Coverage		Size	Consistent Zoning	
Neighborhood Commercial (NC)	40%		1 Acre	C-1	
Community Commercial (CC)	60%		20,000	C-2	
Commercial Office (CO)	40%		5 Acres	C-O	
Service Commercial (CS)	75%		20,000	CS	
Highway Commercial (HC)	70%		20,000	СН	
Regional Commercial (RC)	60%		5 Acres	C-3	
Planned Medical Devel. (PMD)	50%		20,000	PMD	
Central Business District (CBD)	100%		None	CBD	
	Max Lot		Min Lot		
Industrial Land Uses	Coverage		Size	Consistent Zoning	
Light Industrial (LI)	80%		10,000	M1	
Heavy Industrial (HI)	90%		10,000	M2	
Business Park (BP)	75%		10,000	BP	
	Max Lot		Min Lot		
Miscellaneous Land Uses	Coverage		Size	Consistent Zoning	
Public Facilities (PF)	N/A		None	Any	
Park (PA)	N/A		1 Acre	OS	
Reserve (RE)	N/A		N/A	RA, OS	

- 1.2 In order to preserve them as a natural resource and provide a buffer between existing and future development in the City and neighboring cities, prime agricultural lands should not be designated for urban development to the extent feasible.
- 1.3 The premature conversion of productive agricultural lands to urban uses is discouraged. Steps to curb conversion of these lands include the use of Williamson Act contracts,

Land Use Section 2.6.1 Page **9** of **31**

- Farmland Security Zone contracts, agricultural zoning purchase/transfer of development rights and "right to farm" covenants.
- 1.4 Request that Fresno County amend the County's Selma Community Plan to be consistent with the City's General Plan.
- 1.5 Support Fresno County General Plan objectives and policies which protect agricultural lands by maintaining large agricultural parcel sizes and preventing the development of these parcels until it is appropriate to be annexed into the City for development.
- 1.6 Support agricultural industries within the City, but not in the unincorporated areas of the Selma Sphere of Influence. The City shall discourage agricultural industries in unincorporated lands as it would blur the City edge and create demand for annexation and City services.
- 1.7 Require a "right to farm" covenant to be recorded for all development adjacent to productive agricultural lands, in order to provide notice to future owners and protect the farming activities.
- 1.8 New development in the community should be sequential and contiguous to existing development. To ensure the orderly extension of municipal services and preservation of an adequate circulation system.
- 1.9 While the City prefers contiguous urban development, this may not always be feasible or possible given short- term ownership and development constraints. However, leapfrog development greater than 1/4, mile from existing urban uses should be discouraged. Such development should be required to submit an analysis of the fiscal and service impacts the development would have upon the City.
- 1.10 The in-fill of existing vacant lands within the City limits should be encouraged over development 0.11 the periphery of the community.
- 1.11 Development of peninsulas of urban development into agricultural lands shall be discouraged.
- 1.12 In cooperation with Fresno County and the Fresno Local Agency Formation Commission, the City shall adopt and maintain a Sphere of Influence consistent with this General Plan. The Sphere of Influence shall serve the mutual interests or the County and City by preserving agricultural uses in areas vulnerable to development while protecting the ultimate growth area of the City from potential incompatible or unplanned urban uses.
- 1.13 The City shall discourages extension of urban services for land which will not be annexed into the City for greater than one year, except when required to eliminate health and safety problems in existing developments.
- 1.14 The City shall oppose untimely urban development in the unincorporated areas of the Sphere of Influence.

Land Use Section 2.6.1 Page **10** of **31**

Residential Land Use

GOAL 2

Provide adequate land and services to facilitate the development of a wide range of housing types within the City of Selma.

Policies and Standards

1.15 The following residential land use categories identify land throughout the Planning Area that is acceptable for housing; clarifies the overall type of housing to be developed within each category; and allows for a mixture of housing types, lots sizes and affordability within the community.

Extremely Low Density (ELD) 0.0 to 0.5 Units per Gross Acres

This designation allows for large lot sizes typically 20 acres and larger. Typical zoning would be RA (Residential Agricultural), and OS (Open space). Other permitted uses include crop and tree farming, horticulture, temporary stands for the sale of agricultural products grown on the same property, small arming, and publicly owned parks and playgrounds. Estate sized lots and areas where horses could be kept may also be compatible in some areas.

Very Low Density (VLD): 0 to 2.0 Units per Gross Area

This category is characterized by larger lot sizes, ranging from a minimum of 12,000 square feet to a more typical 20,000 square feet. Typical zoning would be R-1-12. A planned unit development may be appropriate if accompanied by a recreational amenity such as a golf course, lake or similar amenity. Estate sized lots and areas where horses could be kept may also be compatible in some areas.

Low Density (LD): 1.0 to 4.0 Units per Gross Area

The intent of this classification is to provide locations for the construction of single family homes. Zoning classifications under this designation include R-I-9 and R-I-I2 with 9,000 and 12.000 square foot lot minimums respectively.

Medium Low Density (MLD): 3.0 10 5.5 Units per Gross Acre

This Designation allows for a transition of housing Types between higher density development and conventional single family development s. Typical zoning would be $R\cdot 1$ -7 or R-1-9. This land use designation is representative of most existing single family developments within the City. Minimum lot size is 7,000 square feet.

Medium Density (MD): 4.5109.0 Units per Gross Acre

Small- lot, clustered development and low density multiple family developments would be acceptable in this designation. To accommodate these types of development, typical zoning would be R-2, having a minimum lot size of 6,000 square feet with an additional 4,000 square feet for each additional unit on the same lot. In addition, specific development standards would be necessary on a project by project basis to insure that there would be sufficient open space,

Land Use Section 2.6.1 Page **11** of **31**

parking, etc. The majority or multiple family developments in this di strict would be in the form or duplexes.

Medium High Density (MHD): 8.0 to 14.0 Units per Gross Acre

This classification provides for lower intensity multiple family developments. Typical zoning would be $R\cdot 3$ with a minimum lot size of 20,000 square feet. A lot with the minimum lot size would typically have up to 4 residential units. Typical development would be tri- and four-plexes and sing le Story apartment complexes.

High Density (HD): 13.0 to 19.0 Units per Gross Acre

Notable apartment developments are provided within this designation. A new zone district, R-4, will be required to be developed in the zoning ordinance. R-4 zoning will have a minimum lot size of 30,000 square feet. A lot with the minimum lot size could potentially have up to 13 residential unit s. This designation would likely result in multiple stories apartment complexes.

Mixed Use (MU) 5.0 10 19.0 Units per Gross Acre

This classification accommodates a variety or retail, government, and commercial services, including but not limited to, restaurants, offices. inns/hotels, and entertainment uses. Residential uses can be provided above commercial or in free- standing buildings.

Innovative housing options, integration with commercial and office uses, and pedestrian oriented design are particularly encouraged within the Mixed Use land use designation.

- 1.16 For fostering competition and choice of housing, the City shall identify approximately 150 percent or the estimated land needed for development to accommodate the projected growth of the community during the plan period on the general plan land use map.
- 1.17 Within one year or adoption of the General Plan, the City shall review its Capital Improvements Program to ensure that planned improvements are consistent with the Plan.
- 1.18 The City shall work closely with the school district in monitoring housing, population, school enrollment trends and in planning for future school facility needs, and shall assist the school district in locating appropriate sites for new schools.
 - a. The City will involve the school district as early as possible in the planning process to ensure that the analysis of and provision for adequate school facilities are an integral part of City project review.
 - b. New schools should be located as close as possible to housing developments so children can walk/bike to school and to minimize district transportation costs.
 - c. New school sites should be located adjacent to public parks and/or open space to allow joint use of public land.
 - d. New school sites should be located to minimize the need for young children to cross major roadways, railroads or other physically challenging barriers.

Land Use Section 2.6.1 Page **12** of **31**

- e. The City shall assist the school d strict in finding sites for the elementary schools, middle schools and high schools which the school district indicated would be necessary to serve the population growth projected in this General Plan update.
- 1.19 The City will work closely with the school district to ensure that school facilities will keep pace with new development. The City may assist the school district in securing funding for new school facilities and, where legally feasible, the City may provide a mechanism which, along with state and local sources, requires development projects to satisfy the school district's financing program based upon evidence of their impact.
 - a. The school district will impose fees as legally allowed by the state on residential development projects for the construction and/or reconstruction of school facilities. The fees on residential development projects may be adjusted every two years for inflation.
 - b. The City will encourage the school district to lake actions necessary to qualify for state school funds.

Provide a high quality living environment in residential neighborhoods.

Policies and Standards

- 1.20 Support smart growth principles that advance mixed use, higher density, walkable, bikeable and accessible neighborhoods which coordinate land use and transportation with open-space areas for recreation. Promote green/sustainable building standards for private residential, multifamily, and commercial projects.
- 1.21 The City will encourage Leadership in Energy and Environmental! Design (LEED) features for new construction including commercial, residential, industrial and public facilities. LEED was established to provide the build in g industry with design tools and standards which create high performing, environmentally friendly, sustainable buildings.
- 1.22 Residential neighborhoods should be protected from encroachment of incompatible activities or land uses which may have a negative impact on the residential living environment.
- 1.23 New residential developments shall incorporate specific and unique design features into their projects to help promote a sense of ownership and place in a neighborhood. Proposed elevations and materials shall be compatible with adjacent or nearby neighborhoods. Design features shall include the physical appearance and materials used on a timeline as well as the placement of structures within a development. Elevations and floor plans shall be reviewed and evaluated prior to approval of new residential developments.
- 1.24 In order to encourage the integration of neighborhood and community commercial uses into neighborhoods, designs should dc-emphasize the usage of walls as buffers where

Land Use Section 2.6.1 Page **13** of **31**

- they create barriers to pedestrian access. Continuous block walls shall be discouraged, and offsets and openings shall be encouraged, other types of uses, such as open space, may be utilized as buffers.
- 1.25 If walls are used, they shall be designed in a manner that incorporates a variety of materials and textures as well as landscaping. Wall design and materials shall be reviewed and evaluated at the time of approval of new residential developments.
- 1.26 The City shall plan new residential areas to be within the recommended distance of 1mile of school playgrounds and for recreational open space. Park facilities shall be provided in each quadrant of the City within a recommended 4 mile walking distance of most residents.
- 1.27 Required front yard setbacks shall be landscaped and provided with permanent irrigation systems prior 10 issuance of occupancy permits for single family residential developments. A minimum of one street tree for every 30 feet of street frontage shall be provided, such streets shall not be less than two inches in diameter, measured four and one half feel from the root ball, and shall be a variety from the City's list of approved streets.
- 1.28 To provide additional security, privacy and noise reduction, all new residential development shall require minimum setbacks of 20 feet for structures abutting arterial streets and 10 feet for structures abutting collector Streets.
- 1.29 The following access restrictions shall apply to new single family subdivisions:
 - a. New single family residential lots shall not be permitted to have vehicle access to arterial streets.
 - b. New single family residential uses shall not be permitted to have vehicle access to collector streets where it can be avoided.
 - c. The use of frontage roads, corner lots, open end cui -de-sacs or other street design solutions for access is encouraged.
- 1.30 The east side of McCall Avenue between Floral Avenue and Gaither Street shall be designated as a Special Policy Area. The purpose of the Special Policy Area is to define the area of existing single family residential uses that are subject to changing urban environments that may reduce the suitability of the area for new residential development. The anticipated impacts of street widening that would affect the single family residential use of property, include: reduction in front yard building setbacks for existing homes, increased awareness of the arterial street classification due to nearness of the street improvements and increased traffic volumes. The McCall Avenue Special Policy Area shall be subject to the following:
 - 1. In order to protect the existing residential nature of the area, all properties shall continue to be designated for medium density residential use.

Land Use Section 2.6.1 Page **14** of **31**

- 2. In consideration of the potential effects of the future widening of McCall Avenue, the properties within the McCall Special Policy Area shall be permitted to develop with office commercial uses in a manner that considers and protects the residential environment of the existing uses.
- 3. Any proposal to develop commercial office uses shall be subject to a precise plan overlay district, which may be enacted subject to making the following findings:
 - a. The size and shape of the property is adequate to provide for the proposed development.
 - b. The development gives consideration to the potential effect of development on other immediately adjacent properties by providing compatible architectural building designs, setbacks, significant landscape treatment, and shared driveway access and on site circulation and parking facilities.
 - c. The commercial office development does not generate vehicular traffic that significantly affects the adjacent residential uses.
 - d. The conversion of existing residential buildings for commercial office use provides for structurally safe, as well as aesthetically pleasing buildings as a result of the change of occupancy.
- 4. Precise plans for commercial office development within the special policy area shall incorporate the following general development guidelines.
 - a. The placement of buildings on the property shall conform to the average building line of the existing development along the east side of McCall Avenue.
 - b. The architectural design of new office buildings shall reflect the residential character of the single family residential buildings in the area. Detailed architectural elevations and renderings shall be submitted for review during the precise plan approval process.
- 5. The conversion of existing residential buildings to commercial office use shall be subject to the same architectural review as new office buildings. The detailed architectural elevations submitted for review shall provide assurance that architectural building enhancements are incorporated into the change of occupancy consistent with other improvements to the property.
 - a. The use of existing residential buildings for commercial office use shall be subject to code compliance inspection performed by a licensed architect or engineer. The Code compliance inspection shall be performed to assure that any existing building used for office commercial use is safe for commercial occupancy.
 - b. All parking areas shall be located to the rear of buildings and or shall be setback a minimum of 20 feet and screened from McCall Avenue by buildings, low brick walls and extensive landscaping. Shared parking facilities shall be encouraged.

Land Use Section 2.6.1 Page 15 of 31

- c. Drive approaches and driveways serving development from McCall Avenue shall be to the one way residential standard 12 to 15 feet in width and shall be spaced to retain the residential character of the area. Shared driveway access shall be encouraged.
- d. The landscaping plan shall include the planting of large trees, at least 24 inch nursery box size, along the front or street side of the property. Trees shall be spaced in a manner that provides a 100 percent shade canopy, upon tree maturity, along street frontages.
- e. Adjacent properties are encouraged to consolidate and join together in order to provide adequate property size for commercial office development.

Ensure that higher density residential developments provide amenities and maintenance of facilities that assures an adequate standard of living to the residents of the development.

Policies and Standards

1.31 In order to meet a portion of the open space and recreational needs generated by higher density residential developments, private recreational facilities should be provided in all residential planned unit developments and multiple family residential projects over five units.

GOAL 5

Ensure that higher residential densities do not negatively affect existing neighborhoods. *Policies and Standards*

- 1.32 "Medium High" and "High" residential land use districts should be distributed throughout the community. However, such residential districts shall be located at or near intersections of arterial and/or collector streets and should be close to shopping, transit and schools. Access to developments within these districts through single family residential neighborhoods is discouraged.
- 1.33 Higher density residential developments should be designed in a manner that minimizes the impacts upon adjacent properties. To that end, the following development standards should be incorporated into higher density residential projects:
 - a. Outdoor recreation areas, game courts, pools and solid waste collection areas on multifamily properties shall be oriented away from adjacent properties planned for single family residential.

Land Use Section 2.6.1 Page **16** of **31**

- b. Parking areas, garages, other non-residential structures and access drives shall be separated from adjacent properties planned for single family residential with a 10-foot landscaped setback containing deciduous and evergreen trees.
- c. Exterior area lighting for multiple family residential parking, carports, garages, access drives and outdoor recreation areas shall be shielded to minimize line-of-sight visibility from abutting property planned for single family residential.
- d. Multiple family residential buildings greater than 20 feet in height shall be prohibited within 25 feet of property planned for single family residential.
- e. Permanent fences or walls shall be provided adjacent to non-street project boundaries.
- 1.34 Driveway access within 175 feet of the intersection of two arterials for multiple family residential should not be permitted.
- 1.35 Multiple family residential development projects should be no larger than 120 units. Developments larger than this should be designed, approved and managed as separate projects.
- 1.36 Multiple family residential development projects in the "Medium High" and "High" land use designations should be of sufficient size to provide on-site management.

Provide for a mix of densities which will ensure adequate and affordable housing for all economic segments of the community.

Policies and Standards

- 1.37 The minimum lot area for a single family dwelling unit shall be 7,000 square feet, with exceptions to this minimum allowed subject to the approval of a Conditional Use Permit or Specific Plan as set forth in the City of Selma Zoning Ordinance.
- 1.38 Prior to development of less than the minimum range specified for a given residential General Plan Designation or amendment of the General Plan to allow a lower density designation for a parcel of land, the findings listed below shall be made. The intent of this policy is to make efficient use of land and ensure the viability of long-range financing mechanisms used to finance public improvements.
 - a. A determination that the density will not cause a shortfall in any assessment district, reimbursement agreement or other fee program implemented by the City.
 - b. That the design of the project addresses noise, traffic, and access within the confines of the project.

Land Use Section 2.6.1 Page 17 of 31

- c. That adjacent land uses, existing or planned, are not significantly impaired, or prohibited, as a result of the lower density.
- d. That the lower density is consistent with the requirements of State Government Code Section 65863.
- 1.39 The maximum densities provided for in this general plan land use element may be exceeded for reconstruction of existing multiple dwelling units in accordance with the following:

Demolition and reconstruction of existing multiple dwelling units on a single legal parcel in areas designated or zoned for single family development may be permitted subject to review and approval by the Planning Commission at a public hearing and in accordance with the following:

- a. The multiple dwelling units were legally constructed. For the purposes of this policy, legally constructed shall include all multiple dwellings which have approved entitlements, approved building permits for construction or conversion, or can be shown by City records to have existed prior to 1970.
- b. The lot can be shown to accommodate reasonable facilities for the scale of the development, such as open space, parking and common areas. A minimum of one hundred fifty (150) square feet of private open space per unit should be provided.
- c. A minimum of one (1) on-site parking space per unit shall be provided. Where parking in excess of one space per unit exists, parking spaces numbering not less than the existing number shall be provided upon completion of the reconstruction.
- d. There shall be no increase in the intensity of the land use over that which previously existed. No increase in the number of units shall occur. The average size of all units on the property shall not be increased, except as required to meet any minimum size required by the Selma Municipal Code.
- e. The proposed height and bulk of the dwellings shall be compatible with the surrounding neighborhood.
- f. The exterior materials and architecture shall be compatible with the surrounding neighborhood.

1.8 Commercial Land Uses

GOAL 7

Promote a full range of commercial activity appropriate to the community. *Policies and Standards*

Land Use Section 2.6.1 Page 18 of 31

1.40 The Land Use Element and plan map include eight commercial categories intended to provide a complete range of neighborhood, community, service, regional and highway commercial needs. In addition, there are districts identified for commercial office, planned medical development and the central business district. Below is a summary of the commercial land uses provided for in this General Plan:

Neighborhood Commercial (NC): 40% Lot Coverage

This designation includes convenience commercial and neighborhood shopping centers providing a range of necessary day-to-day retail goods and services serving a market area generally less than ½ mile around the site. Neighborhood commercial areas should be on a 1-5 acre site.

Commercial Office (CO): 40% Lot Coverage

This designation is intended for the exclusive development of non-retail business and professional offices. New sites should be a minimum of one acre or larger in size.

Community Commercial (CC): 60% Lot Coverage

This designation includes a variety of uses that serve the community and occasionally nearby rural areas and small cities. New Community Commercial development usually includes multiple anchor tenants such as grocery-drugstore combinations as well as smaller retail and service businesses. New Community Commercial designations should occupy sites ranging in size from 5-25 acres and be located at arterial intersections.

Existing Community Commercial sites in the downtown or surrounding area could be as small as 6,000 square feet. However, new sites should require a minimum of five acres and a depth of 500 feet.

Central Business District (CBD): 100% Lot Coverage

The Central Business District represents the historical business center of Selma. It is currently developed with a variety of retail stores, offices and parking lots. The Central Business District designation is designed to provide flexibility in the development of new uses within the downtown area, while maintaining the ambience of the area.

Planned Medical Development (PMD): 40% Lot Coverage

The Planned Medical Development designation is designed to provide development opportunities for medical oriented offices and businesses in close proximity to the existing hospital. The clustering of medical related professional services will provide convenient access to the public and to the professionals who provide the services.

Regional Commercial (RC): 60% Lot Coverage

This designation is designed to provide development opportunities for those uses that attract customers from well outside the City of Selma. To fulfill the role as a regional commercial provider, such development must be close to major transportation links and contain sufficient area to provide adequate facilities and parking. Regional uses have anchor tenants with market areas generally covering at least a fifteen mile radius such as larger durable good retail stores and vehicle sales.

Highway Commercial (HC): 70% Lot Coverage

Land Use Section 2.6.1 Page **19** of **31**

This designation includes several types of uses distinguishable because of their service orientation to the highway traveler. Uses include hotels and motels, restaurants, service stations, truck stops, and associated uses. Highway Commercial designations are limited to the areas surrounding the interchanges with Highway 99.

Service Commercial (SC): 75% Lot Coverage

This designation includes a broad range of commercial activities that can include businesses with both retail and service components. Among these uses are: auto repair, service stations, building materials, warehousing, contractors, equipment yards and similar uses. Uses within this designation would usually be conducted entirely within a building, with outside storage screened from public view.

- 1.41 The City shall monitor the availability of vacant lands for each commercial land us designation. When the amount of available land is less than required for three years of average growth, the City shall initiate applications, such as zoning and general plan amendments, excluding annexation, to ensure that at least a three-year supply of commercial lands are available for development.
- 1.42 The City shall provide pre-application services for commercial activities if requested.
- 1.43 The City shall monitor and update plans for public streets and utilities, particularly as they pertain to new commercial areas.
- 1.44 The City shall assist in the planning of privately owned public utilities.

GOAL 8

Provide an appropriate interface between commercial and residential land uses. *Policies and Standards*

- 1.45 A minimum six-foot high, grout reinforced, solid masonry wall shall be constructed between all new commercial developments and land designated for residential use. A wall taller than six feet may be allowed when required for sound reduction as identified in a noise study or as determined to be necessary for security of commercial property. Openings in the wall may be provided at appropriate locations to allow for pedestrian connectivity.
- 1.46 A 20 foot-minimum setback shall be provided between all new developments in the Regional Commercial and Highway Commercial land use designations, and properties designated for residential uses. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped and not include any parking, trash, loading, storage, or similar facilities.
- 1.47 A 10-foot minimum setback shall be provided between all new developments in all commercial land use designations and properties designated for residential uses, except

Land Use Section 2.6.1 Page **20** of **31**

the Central Business District, Regional Commercial and Highway Commercial land use designations. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped and not include any parking, trash, loading, storage, or similar facilities.

1.48 Commercial building height shall not exceed twice the distance to the nearest property line which is shared with property designated for residential uses.

GOAL 9

Developers shall provide pleasant interfaces between commercial uses and adjacent public areas.

Policies and Standards

- 1.49 A minimum of 20 feet of landscaping shall be required for all new commercial development adjacent to arterial streets, except in the CBD land use designation.
- 1.50 A minimum of 10 feet of landscaping shall be required for all new commercial development adjacent to collector and local streets, except in the CBD land use designation. of landscaping shall be required for all new commercial development adjacent to arterial streets, except in the CBD land use designation.
- 1.51 Parking areas shall be screened from adjacent streets in all new commercial developments by landscaped berming, dense landscaping or low height walls.
- 1.52 All commercial outdoor storage areas shall be screened from adjacent public right-of-ways.
- 1.53 All new commercial developments or substantially rehabilitated commercial buildings shall include trash enclosures. Within the Central Business District and in cases of substantially rehabilitated commercial buildings, the size and configuration of the enclosure may be adjusted to the scale and size of the property.

GOAL 10

Commercial areas adjacent to Highway 99 shall present a visually pleasing image to the traveler and potential customer to Selma businesses.

Policies and Standards

- 1.54 All commercial areas adjacent to Highway 99 shall be designed so that truck bays, trash areas, loading docks and other similar areas are visibly screened from the freeway.
- 1.55 If the rear or sides of new buildings or substantially remodeled buildings will be visible from Highway 99, then those building faces shall have architectural features similar to

Land Use Section 2.6.1 Page **21** of **31**

- the main entrance to the building. Buildings adjacent to Highway 99 shall contain features such that flat, non-descript walls are eliminated.
- 1.56 Visible metal exteriors on commercial buildings shall be prohibited on parcels adjacent to Highway 99, except in the Highway Commercial land use designation.

Adequate parking should be provided for commercial uses. *Policies and Standards*

- 1.57 The City shall require adequate off-street parking for all new commercial developments.
- 1.58 The City shall review all substantial changes of use for adequate parking. If the new use will result in a substantial increase in required off-street parking, then additional parking shall be provided on-site or within 300 feet of the new use prior to commencement of the use, except in the CBD land use designation.
- 1.59 The City shall allow shared parking when it can be clearly demonstrated than two or more uses will not require use of the same parking spaces at the same time. No greater than 75 percent of required parking may be shared parking.

GOAL 12

Promote new interest in the Central Business District through policies which recognize the unique attributes of the CBD and facilitate the establishment of new uses.

Policies and Standards

- 1.60 The City shall promote and encourage retail and restaurant uses on the street level floorof Second Street and High Street between Second and North Streets. The use of public sidewalks for outside sales and food service is encouraged, provided a minimum of five feet of sidewalk remains clear for pedestrian traffic.
- 1.61 To encourage new development that is consistent with the existing CBD building pattern and character, the following shall apply to new construction within the CBD:
 - a. Setbacks and landscape areas shall not be required. However, small window planters and similar features are encouraged to add color and interest to individual store fronts.
 - b. Parking shall not be required as a condition of construction due to the existence of municipal parking facilities. The City will seek to provide additional municipal parking areas in the CBD.
 - c. All new or substantially remodeled buildings should include architectural features consistent with the Selma Redevelopment Design Standards. Architectural features

Land Use Section 2.6.1 Page **22** of **31**

- include covered walkways, canopies, and building facades which include variations in textures, materials and surface.
- d. Building facade materials shall be consistent with existing and historic materials in the CBD.
- 1.62 New or remodeled buildings shall not have a building face adjacent to a public street or sidewalk greater than 15 feet without a door or window.
- 1.63 The City shall identify appropriate sites for new civic facilities in the CBD and cooperate with other governmental and quasi-governmental agencies in locating facilities in the CBD.

Improve the appearance of the Whitson Street corridor (both sides of Whitson Street between Highland and Todd) and promote reintroduction of commercial businesses.

Policies and Standards

The following policies and standards apply only to lands located within the Whitson Street corridor.

- 1.64 All new permitted and conditional proposed uses within the Whitson Street corridor shall be subject to site plan review requirements as set forth in the City of Selma Zoning Code, in addition to any other permitting requirements. Site plan application materials, including exterior elevations, shall be prepared by a licensed architect or similarly qualified professional.
- 1.65 Brick, stucco, wood and similar materials should be used to minimize the amount of visible metal surfaces on store fronts.
- 1.66 Bay doors, loading areas and trash enclosure openings should be screened from Whitson Street.
- 1.67 Parking areas along Whitson Street are encouraged to be placed to the rear of buildings, so that buildings become the predominate feature and create a more pedestrian-oriented environment.
- 1.68 Whitson Street shall have a sidewalk of not less than seven feet in width where feasible and shall include tree wells a minimum of 25 feet on-center. The sidewalk shall be constructed using a combination of brick and cement similar to the design used in the Selma Redevelopment Plan Area (see Figure 1-1).
- 1.69 Patio areas with outdoor seating are encouraged for restaurants in areas adjacent to Whitson Street.

Land Use Section 2.6.1 Page **23** of **31**

- 1.70 Second story dwelling units over commercial businesses may be permitted, subject to approval by the Selma Planning Commission.
- 1.71 The use of common or shared parking areas and common driveways between adjoining uses on the Whitson Street corridor is encouraged.

1.9 Industrial Land Use Districts

GOAL 14

Provide sufficient industrially designated land to accommodate industrial users.

Policies and Standards

1.72 To foster potential for a broad range of industrial development with the City, the General Plan provides for three industrial land use districts. Each of these districts is designed to accommodate a different intensity of industrial use and serves to improve the marketability of the City for new job creation.

Business Park (BP): 75% Lot Coverage.

The Business Park designation is intended to provide for the development of campus type office developments that would utilize substantial landscaping and innovative architectural designs. Parking areas would typically be screened from the street and the sites would provide amenities for employees. Some commercial uses, such as restaurants and daycare, should be permitted to serve the employees.

Light Industrial (LI): 80% Lot Coverage.

The Light Industrial designation provides development opportunities for those industrial uses that would not typically utilize major manufacturing processes. Lower intensity assembly, fabrication and food processing may be consistent with the land use designation.

Heavy Industrial (HI): 90% Lot Coverage.

The heavy industrial designation is intended to allow for the development of facilities and businesses engaged in intense manufacturing and fabrication. Heavy industrial uses typically require large properties and may require access to rail and highway transportation for the receipt and shipment of materials.

1.73 The City shall monitor the availability of vacant lands for each industrial land use designation. When the amount of available land is less than required for five years of average growth, the City shall initiate applications, such as zoning and general plan amendments, but excluding annexation, to ensure that at least a five-year supply of industrial lands are available for development.

Land Use Section 2.6.1 Page **24** of **31**

- 1.74 The City shall monitor and update plans for public streets and utilities, particularly as they pertain to new industrial areas. The City shall also assist in the planning of privately owned public utilities. Provision of planning services and infrastructure is essential to providing adequate land for industrial development.
- 1.75 The City shall assist private developers in locating and developing appropriate land for industrial development through economic development assistance and planning consultations from the initial contact through project completion.

Provide an appropriate interface between industrial land uses and non-industrial uses.

Policies and Standards

- 1.76 A minimum of a six-foot high, grout reinforced, solid masonry wall shall be constructed between all new industrial developments and land designated for non-industrial use. Walls higher than six feet may be permitted when required for sound reduction as identified in a noise study or as determined by the Planning Commission as necessary for site security.
- 1.77 A –20 foot minimum setback shall be provided between all new industrial developments and properties designated for residential uses. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped. Parking, trash, loading, storage, or similar facilities shall not be permitted within the setback area and shall be kept from view from residential uses.
- 1.78 A 10 foot minimum setback shall be provided between all new industrial developments and properties designated for non-industrial uses, except residential uses where policy 1.72 shall apply. Half the width of streets and alleys may be counted towards this setback. The setback area shall be landscaped. Parking, trash, loading, storage, or similar facilities may be permitted if it is determined that a conflict with the adjacent land use will not occur.
- 1.79 Industrial building height shall not exceed twice the distance to the nearest property line which is shared with property designated for residential uses.
- 1.80 New industrial developments shall be served by streets which do not require access through residential neighborhoods.

GOAL 16

Developers shall provide pleasant interfaces between industrial uses and adjacent public areas.

Policies and Standards

Land Use Section 2.6.1 Page **25** of **31**

- 1.81 A minimum of 20 feet of landscaping shall be required for all new industrial development adjacent to arterial streets.
- 1.82 A minimum 10 foot landscaped setback shall be required for all new industrial development adjacent to collector and local streets.
- 1.83 All outdoor storage areas shall be screened from adjacent public right-of-ways which are classified as arterial streets or larger by the Selma General Plan Circulation Element.
- 1.84 All new industrial developments or substantially rehabilitated industrial buildings shall provide adequate trash enclosures.
- 1.85 All new proposed uses on lands zoned for industrial uses shall be subject to site plan review requirements as set forth in the City of Selma Zoning Code, in addition to any other permitting requirements. Site plan application materials, including exterior elevations, shall be prepared by a licensed architect or similarly qualified professional.

Industrial areas adjacent to Highway 99 shall present a visually pleasing image to the highway traveler and potential customer to Selma businesses.

Policies and Standards

1.86 All industrial areas adjacent to Highway 99 shall be designed so that truck bays, trash areas, loading docks and other similar areas are screened from view from the highway.

GOAL 18

Adequate parking should be provided for industrial uses.

Policies and Standards

- 1.87 The City shall require adequate off-street parking for all new industrial developments.
- 1.88 The City may allow shared parking when it can be clearly demonstrated that two or more uses will not require use of the same parking spaces at the same time. No greater than 75 percent of required parking may be shared parking.

1.10 Miscellaneous Land Use Districts

GOAL 19

Provide flexibility in providing public facilities where needed.

Policies and Standards

Land Use Section 2.6.1 Page **26** of **31**

1.89 The following land use districts are intended to accommodate a variety of public facility and recreational uses.

Public Facility (PF).

This designation is intended for public and quasi-public facilities, including, but not limited, to, government services and facilities, fire stations, wastewater treatment facilities, electrical substations, airports, domestic water treatment and storage, recreational facilities, and similar uses. It is also appropriate for institutional uses, such as schools and accredited secondary educational facilities, hospitals, and cemeteries, as well as appropriate lands controlled by philanthropic and nonprofit organizers for existing or future public uses. Facilities such as those described above are not restricted to being located on lands designated Public Facility.

Open Space/Park (OS).

This designation is for a variety of active and passive public recreational facilities and for city-owned open space facilities. This includes natural open spaces and areas which have been designated as environmentally and ecologically significant. Facilities such as those described above are not restricted to being located on lands designated Open Space/Park.

- 1.90 The zoning of land less than one acre and designated as Public Facility shall be consistent with adjacent parcels. Where more than one zoning exists adjacent to a Public Facility designation, the Selma Planning Commission shall recommend to the Selma City Council the appropriate zone district. The Selma City Council shall make the final determination.
- 1.91 Because of the wide variety of uses and area requirements, public facilities shall not be subject to the minimum lot size of the underlying zone district.

1.11 Planned Growth

GOAL 20

Maintain a viable population growth rate in Selma over the plan period that provides for orderly growth with minimal adverse impacts upon City services within the community and consistent with the character of Selma, and with a planned average annual growth rate of 4.0 percent.

Policies and Standards

- 1.92 Residential development at urban densities shall be located only where services and facilities can be provided.
- 1.93 In any given three-year period where the average annual growth rate exceeds 4.0 percent, the City shall enact measures which control the number of building permits issued for new residential construction. At the time the average annual population growth rate exceeds 4.0 percent, the City shall determine the number of residential permits which will be needed to be issued over the next two years to establish a 4.0 percent growth rate for that 5-year period. The number of annual permits may be prorated on a monthly basis and adjusted for traditional seasonal construction. Residential units constructed or

Land Use Section 2.6.1 Page **27** of **31**

- reconstructed by funds provided in full or part by the Selma Redevelopment agency shall be exempt from this policy.
- 1.94 Development shall be allowed only in areas that already have urban services or are within a master plan to provide those services. Development of lands outside of current service or master plan areas (such as the SKF Sewer District, City of Selma Master Plan for Storm Drainage Area, etc.) may be considered if the following findings can be made:
 - a. The development will not cause a shortfall, either short- or long-term in the financing of any public facility.
 - b. The development will not significantly delay the provision of a public improvement.
 - c. The development will not accelerate the need for a public improvement beyond the ability of the improvement fund to adjust for the improvement.
 - d. Expansion of the master plan area and/or public facility will not result in the City being unable to maintain existing facilities at their current service levels.
 - e. Notwithstanding the improvements proposed by any development, all developments will be required to contribute their pro rata share towards the completion of established Master Plan improvements.

The City shall establish Urban Development Boundaries to direct growth into areas with adequate infrastructure.

Policies and Standards

- 1.95 The City shall maintain a 40,000 population and 70,000 population Urban Development Boundary (UDB) that limits development to within those boundaries until the City's population exceeds the corresponding UDB population. The City shall not develop or annex areas designated as "Reserve" within the Planning Area until such time as additional land is needed.
- 1.96 Establish Urban Development Boundaries as urbanizable areas within which a full-range of urban services will need to be extended to accommodate urban development. These boundaries shall be established based on the following factors:
 - a. Adequate residential, commercial and industrial capacity for the planning period.
 - b. Inclusion of at least a 50 percent vacancy factor ("flexibility factor") for residential and commercial development.
 - c. Provision of adequate industrial land.

Land Use Section 2.6.1 Page **28** of **31**

- d. Adequacy of infrastructure including existing and planned capacity of water and sewer facilities, school, roadways, and other urban services and facilities.
- e. Community growth priorities.
- 1.97 The City shall consider the appropriateness of opening up lands designated as Reserve for development based upon the following factors:
 - Availability of land for development within the UDB has become limited. This is defined as when the City's population, as measured by the California Department of Finance, exceeds 40,000 individuals.
 - Proximity of reserve lands to existing developed land (to minimize leapfrog development).
 - Implications for overall community form and relationship to the existing community.
 - Market feasibility of development in this area, including the expected rate of absorption.
 - Infrastructure availability and impact to existing infrastructure and other public services.
 - Consideration of circulation patterns and improvements.
 - Implications of providing public services, including law enforcement and fire protection services.
- 1.98 The City shall evaluate the UDB annually to ensure there is enough capacity to accommodate anticipated growth.
- 1.99 Encourage Fresno County to strictly limit the establishment of new or expanded developments in the City's Urban Development Boundary.
- 1.100 The City shall discourage leapfrog development (defined as urban development more than ½ miles from existing urban development) and development of peninsulas extending into agricultural lands to avoid adverse effects on agricultural lands, and to avoid adverse effects on agricultural operations that contribute to premature conversion.
- 1.101 The City shall support non-renewal processes for Williamson Act designated lands within the 40,000 population Urban Development Boundary.

The City shall maintain reserve areas in an undeveloped state until their development becomes required for further growth of the City.

Land Use Section 2.6.1 Page **29** of **31**

Policies and Standards

- 1.102 The City shall establish Reserve land use designations for Business Park, Commercial, Light Industrial, and Residential uses. Reserve designations are intended to prevent incompatible development on land within the area covered by the City's General Plan, but outside its current city limits, that is not intended for development in the immediate future.
- 1.103 The City shall work with neighboring jurisdictions to prevent development on lands designated Reserve that would create potential inconsistencies with their future annexation into the City of Selma. When the development of lands designated Reserve becomes necessary for further growth of the City, the City will pursue their annexation and place them under a land use designation and zoning district appropriate to their intended use.
- 1.104 The City shall not approve a general plan amendment, pre-zoning or any development entitlement application for reserve areas for a period of at least five years from the adoption of this general plan update.
- 1.105 The City shall not approve a general plan amendment, pre-zoning or any development entitlement application for reserve areas until a minimum of 80 percent of all non-reserve property with the same general designation within the general plan boundaries have been developed or have approved development entitlements.

1.12 Airports and Heliport

GOAL 23

Protect future operations at the Selma Aerodome and the Quinn airstrip.

Policies and Standards

1.106 Development occurring within the primary and secondary review radii of the Fresno County Airports Land Use Policy Plan shall be reviewed for consistency with the Airport/Land Use Safety Compatibility Criteria (Table 2-2 and Figure 1-2) as adopted by the Fresno County Airport Land Use Commission.

Land Use Section 2.6.1 Page **30** of **31**

Table 1-2 Airport/Land Use Safety Compatibility Criteria

- - - G

Attractor of Birds - - - +

- + Acceptable
- Unacceptable
- A Density no greater than 1 du/3 acres.
- B Density no greater than 4 du/acre.
- C No uses attracting more than 10 persons/acre. D No uses attracting more than 25 persons/acre.
- E No schools, hospitals, nursing homes or similar uses.
- F At least 20% of area open (having a size and shape such that a small aircraft could conceivably make an emergency landing without damage to buildings or serious injury to aircraft occupants.
- G Characteristic cannot reasonably be avoided or located.

Page **31** of **31** Land Use Section 2.6.1



