

4.0 Land Use

4.1 INTRODUCTION

This chapter discusses and summarizes the different land uses located within the West Landing Plan Area, provides policies by general land use type in refinement of the broad direction provided by the General Plan, and lists and development standards for each individual land use category. The Land Use Plan and the land use categories discussed within this chapter establish zoning for all of the properties within the Plan Area. The City of Ceres General Plan and Zoning Maps shall show the boundary of the WLSP to indicate that a separate document (i.e. this document) exists, and that all subsequent applications must be prepared to be consistent with this Specific Plan document.

The development standards provided in this Specific Plan supersede the development standards contained in the existing Zoning Ordinance. Where an issue is not addressed in this Specific Plan, then the existing zoning ordinance will apply. For example, where this document specifies different building heights or setbacks, the new standards of this document shall apply.

The formulation of this Land Use Plan was influenced by a variety of factors including physical site constraints and adjacent land uses as discussed in Chapter 2, Context and Setting. It responds to the desires expressed by property owners, input from local residents during public workshops, the environmental analyses required by the EIR, and infrastructure studies prepared and reviewed with the appropriate agencies and service providers. The result is a comprehensive Land Use Plan that includes a balanced mix of land uses, organized and distributed in a logical manner, and efficiently served by infrastructure.

The Land Use chapter is to be used in conjunction with other sections that discuss the details of the circulation system, public facilities, infrastructure, financing, and potential phasing. It is acknowledged that this Specific Plan document may evolve over time, and it may periodically be amended in response to market changes and community desires, as discussed in the Implementation and Administration

chapter. As property owners and builders elect to develop their properties, they will be required to submit Tentative Subdivision Maps and detailed plans for review and approval. These plans will be designed based on the policies and standards contained in this chapter and other chapters.

4.2 KEY ELEMENTS OF THE LAND USE PLAN

The Land Use Plan (Figure 4.1) illustrates the distribution of land uses within the Plan Area. Table 4.1 provides a summary of these land uses. The number of acres and therefore units may vary slightly depending on more accurate survey information and the final alignment of roadways, however the total of 3,659 residential units and 161.0 acres of new commercial (regional, community & neighborhood), office, and light industrial uses, which will allow for approximately 1.8 million square feet of space at typical densities, establishes an approximate carrying capacity for the Plan Area.

A well-planned network of roadways is a key component of the Land Use Diagram. The WLSP proposes a well-structured network of streets and pathways to serve the Plan Area. The creation of a well-connected hierarchy of roadways allows for the efficient flow of vehicular traffic, but also encourages walking, biking and public transit alternatives to single occupancy vehicles. Any proposed variation from the recommended intersection spacing of the primary and secondary collector streets shall provide evidence of how the proposed network provides recommended connectivity.

The expressway and arterial roadways are located on approximately one-mile spacing, allowing for the efficient flow of cross-town traffic. Primary and secondary collector streets are located approximately on a 1/4-mile spacing, which will provide connectivity from neighborhoods to schools, parks, jobs and shopping. Tentative Subdivision Maps will determine the final alignment of these collector streets.

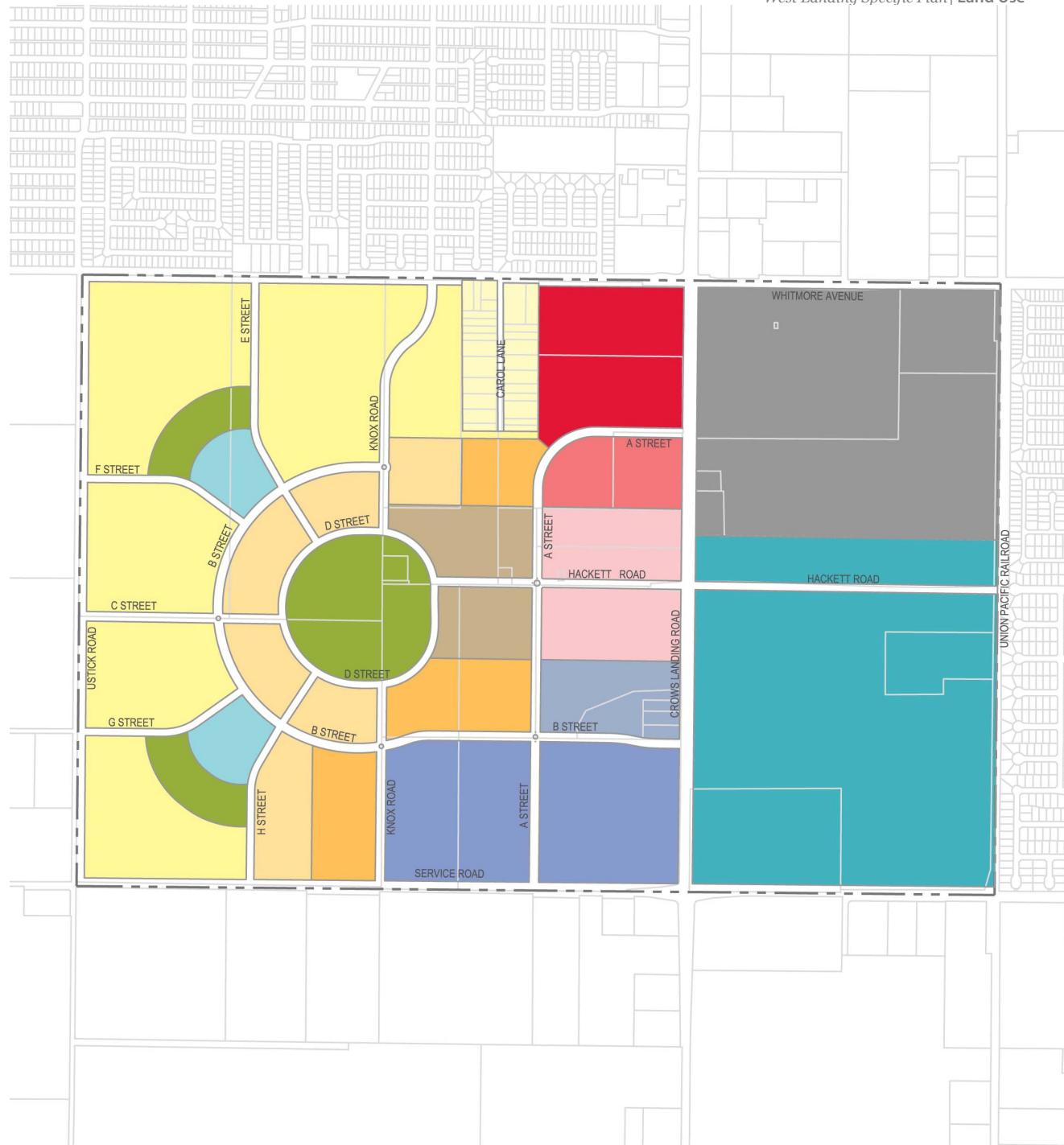
Community-oriented commercial and office uses have been directed toward Crows Landing Road to capitalize on the vehicular access, visibility, and existing commercial development along this corridor. Neighborhood-serving commercial uses have been located along Hackett Road, from the intersection of Crows Landing Road to future A Street, allowing convenient access for local residents and encouraging walking and biking as alternatives to vehicular use.

Residential neighborhoods of the Plan Area include a mix of densities and unit types to provide housing for a diverse population. Medium and High density residential areas are located near the Crows Landing Road corridor to locate the highest concentration of residents near public transit opportunities,

jobs, shopping, and social services. School and park sites are centrally located in each neighborhood, within convenient walking distance of residents, minimizing the need for school children to cross arterial streets, and encouraging non-vehicular modes of transportation.

Table 4.1: Land Use Summary

Map Symbol SP/ Zone Designation	Land Use	Maximum Density (Calculation)	Approx. Acres \pm	Maximum Units \pm
VLDR	Very Low Density Residential	4.5 du/ac.	18.1	81
LDR	Low Density Residential	7.0 du/ac.	178.9	1,252
MDR	Medium Density Residential	12.0 du/ac.	54.9	659
HDR I	High Density Residential I	18.0 du/ac.	39.7	715
HDR II	High Density Residential II	25.0 du/ac.	26.5	662
RC	Regional Commercial		35.7	
CC	Community Commercial		15.9	
NC	Neighborhood Commercial	18-25 du/ac.	34.3	200
O	Office	18-25 du/ac.	17.7	90
BP	Business Park		67.5	
GI	General Industrial		128.5	
CF	Community Facilities		175.5	
S	Schools (Elementary)		16.0	
P	Parks (Neighborhood and Community)		47.0	
	Major Roads		103.3	
TOTAL		959.4		3,659



Legend

VLDR	Very Low Density Residential	RC	Regional Commercial	GI	General Industrial
LDR	Low Density Residential	CC	Community Commercial	S	School (Elementary)
MDR	Medium Density Residential	NC	Neighborhood Commercial	CF	Community Facilities
HDR I	High Density Residential I	O/HDR	Office/Mixed-Use	P	Park & Plazas
HDR II	High Density Residential II	BP	Business Park	—	Project Boundary

Figure 4.1: Land Use Plan

Date: August 2010

West Landing Specific Plan
Ceres, California

NOT TO SCALE



4.2.1 Community, District and Neighborhood Concept

For land use planning purposes this $960\pm$ acre community can be considered as three interdependent sub-areas or districts. Each of the three districts is defined by its unique mix of uses, character, and function. Adjacent districts have been assigned complimentary land uses to promote unity and seamless transition from one district to another. The districts are further united by a community-wide modified grid of collector streets, and a system of bicycle and pedestrian pathways from residential neighborhoods to the activity and job centers of the community.

The land uses within the West Landing Specific Plan are arranged with the highest density and intensity land uses located along Crows Landing Road, transitioning to less dense and intense uses moving toward the western Plan Area boundary at Ustick Road.

The Eastern District

Located between the Union Pacific Railroad and Crows Landing Road, the Eastern District consists of substantially built-out land including G3 Enterprises, Inc. and Stanislaus County facilities. The northern portion of this district includes existing industrial and commercial uses owned by G3 Enterprises Inc., including manufacturing, warehousing, and convenience commercial. Stanislaus County facilities are located within the southern portion of this district, including the County Jail, Community Services Agency, Department of Child Support, Public Safety Center, Office of the Agricultural Commissioner, U.C. Cooperative Extension, and Criminal Justice Training Center.

The existing G3 and Stanislaus County uses provide jobs, as well as social and commercial services for future residents of the Plan Area. In addition, these businesses act as anchors for future businesses along the Crows Landing Road corridor. It is anticipated that both the G3 Enterprises, Inc. and County properties will build out in a manner similar to the current development.

The Central District

Located between Crows Landing Road and Knox Road, the Central District concentrates commercial-oriented uses and higher residential densities toward Crows Landing Road, with a large Regional Commercial center located at the southwest corner of the intersection of Whitmore Avenue and Crows Landing Road. Major commercial centers that include large discount retailers, theatres, and similar land uses rely on a broad market for their economic viability, and therefore are logically located along major roadways. For this reason, a Regional Commercial center and Community Commercial center are

located along Crows Landing Road. The Neighborhood Commercial center is organized north and south of Hackett Road to create a pedestrian-oriented streetscape that is the central gathering area of the community.

The Central District residential neighborhood features a blend of medium and high-density residential dwellings organized around the community park. The residential neighborhood of the Central District is envisioned to be urban in nature, with the front doors, stairs and porches of townhomes, condominiums, and apartments connecting directly to sidewalks along tree-lined streets. This dense and pedestrian-friendly neighborhood provides a variety of housing types and sizes, placing the highest concentration of residents near existing public transit facilities and the job center of the community.

The Western District

Located between Knox Road and Ustick Road, the Western District consists of two residential neighborhoods, each with a neighborhood park and elementary school at the center, within convenient walking distance of school children and residents. The residential neighborhoods feature a blend of very low, low and medium-density residential areas, transitioning from medium-density residential near Knox Road to low-density residential at Ustick Road. Residential neighborhoods of the Western District are envisioned to be more traditional in nature than the Central District neighborhood, with a blend of high-quality single-family homes, small lot homes, cluster homes and cottages contributing to a charming, walkable streetscape. Also included in the Western District is the Carol Lane residential neighborhood. For further discussion on the treatment and integration of Carol Lane, see Section 4.5.6.6 and Appendix A.

4.3 OVERVIEW OF LAND USES

The following section provides a discussion of the different land use categories within the Plan Area, their location, special concerns, and policies. Development standards for each land use zone are discussed in Section 4.6 Land Use Regulations and Development Standards. Design Guidelines have been prepared for each land use group and can be found in Chapter 9.

4.3.1 Residential Land Uses

The Land Use Plan proposes five categories of residential land uses: VLDR, LDR, MDR, HDR I, and HDR II. Specific Land Use densities have been identified on the Land Use Diagram to ensure a mix of

residential unit types across the project area. A total of 370.1 acres are designated for residential uses, which based on the assigned densities calculates to a total of up to 3,659 dwelling units. The residential land use categories will provide a broad range of housing opportunities to accommodate a diverse community.

All Residential projects are subject to Design Review. The development standards for each residential land use or zone specifies the maximum density, which shall be used for calculating the total number of units permitted, and also specifies an allowed density range. This density range is intended to provide flexibility and encourage a wider range of product types, allowing densities to be mixed within a project as long as the maximum density is not exceeded. For example, MDR allows a range between 7.0 and 12.0 du/ac.

Table 4.2: Summary of Residential Land Uses

Symbol SP/Zone Designation	Land Use	Density Du/Ac.	Approximate Acres±	Estimated Units±	% of Total Units	Est. Pop. (1)
VLDR	Very Low Density Residential	4.5 max.	18.1	81	2.2%	259
LDR	Low Density Residential	4.5 – 7	178.9	1,252	34.2%	4,006
MDR	Medium Density Residential	7 – 12	54.9	659	18.0%	1,812
HDR I	High Density Residential I	12 - 18	39.7	715	19.5%	1,788
HDR II	High Density Residential II	18 - 25	26.5	662	18.1%	1,655
NC	Neighborhood Commercial	18 - 25	34.3	200	5.5%	500
O	Office	18 - 25	17.7	90	2.5%	225
Total			370.1	3,659	100%	10,245

Note: (1) Population calculation is approximate and based on 3.20 persons per VLDR & LDR household, 2.75 persons per MDR household, and 2.5 persons per HDR-I & HDR-II household.

4.3.2 Affordable Housing

Affordable housing for various low income groups will be met within the Plan Area through a combination of strategies. The provision of affordable housing within the Plan Area relies upon several of the policies and programs specified in the 2007 *Housing Element* of the City of Ceres General Plan. The City has outlined a series of Goals and Policies to address the issue of providing adequate housing

for all income groups. Several of these policies are directly related to residential land use provisions.

The West Landing Specific Plan provision of a diverse range of densities, land use types, and housing opportunities directly address a number of the General Plan goals and policies as shown below:

- **“Goal A—to designate sufficient land at appropriate densities and establish development permit procedures to accommodate the City’s regional share of housing for all income groups.”**
- *“Policy 2: The City will establish flexible land use regulations through a planned development process for large tracts of land that allows for a range of housing types and densities within a single development.”*
- *“Policy 3: The City will encourage the use of specific plans and development agreements on large tracts of land to improve the site planning/development process and increase the predictability of the development process.”*
- *“Policy 4: The City will expeditiously process residential development proposals that conform to General Plan policies and City regulatory requirements.”*
- *“Policy 6: The City will plan for a full range of housing types in relation to employment centers in Ceres, transportation, and commercial services.”*
- *“Policy 7: Higher density housing should be located in areas served by the full range of urban services and near existing or potential public transit routes, and employment centers.”*
- *“Policy 8: The City will encourage a mix of housing types throughout the city in order to increase residential choices...”*
- **“Goal C—To meet a reasonable share of the City’s low and moderate income housing needs.”**
- *“Policy 1: While promoting the provision of housing for all economic segments of the community, the City will seek to ensure design quality in all new residential development.”*

- *“Policy 8: The City will provide for the development of secondary residential units, as required by state law, while protecting the single-family character of neighborhoods. “*

In order to address these and other General Plan goals and policies, the Land Use Plan and residential program for the West Landing Specific Plan has incorporated a variety of residential land uses districts and densities, providing housing types that meet the needs of a broad range of income groups. In addition to designated sites for HDR and Mixed Use, the MDR designation also can provide moderately priced attached and detached housing opportunities. Additionally, ancillary units or granny flats are an allowed use within conventional single-family zones providing further opportunities for affordable housing. Finally, high-density residential is a permitted use within the Neighborhood Commercial (NC) and Office (O) districts, and may also serve low and moderate income segments of the population.

4.3.3 Commercial, Office, and Industrial Uses – Potential Jobs

The Land Use Plan proposes three categories of commercial land uses: 35.7 acres of Regional Commercial (RC), 15.9 acres of Community Commercial (CC) and 34.3 acres of Neighborhood Commercial (NC). Considered together, a total of 85.9 acres (9.0% of the total land area) of commercial uses are proposed. This allocation of commercial land uses is appropriate given the location of the Plan Area in relation to existing roadways, as well as the ability to provide business, employment and shopping opportunities in close proximity to housing. The three categories of commercial uses provide the potential for over 1,600 jobs.

The Regional Commercial (RC) designation is located on the southwest corner of Whitmore Avenue and Crows Landing Road. This land use category allows a broad range of uses, but is intended to provide for major shopping centers, service commercial and offices that are dependent on vehicular access and visibility from arterial streets. The Community Commercial (CC) designation is located immediately south of the Regional Commercial area. This land use category will provide smaller-scale neighborhood serving retail and services for the residents of WLSP. A community oriented, mixed-use commercial corridor is envisioned along the north and south sides of Hackett Road. This area is designated Neighborhood Commercial, and will be the pedestrian-oriented village center of the community.

The Office (O) and Business Park (BP) designations provide 85.2 acres of employment-oriented uses located adjacent along Crows Landing Road and Service Road. It is envisioned that this land use category will include office developments that are combined with residential and commercial uses, as

well as stand-alone office projects. The BP land use category will provide a specific area for professional offices, medical facilities, research and development companies, and light industrial projects within a campus-style landscaped setting. A pleasing mix of high quality, one, two and three story office buildings and support uses (such as hotels and restaurants) are envisioned. The two categories of office uses provide the potential for over 2,700 jobs.

The land area designated for commercial, office, and business park uses is estimated to have the potential to provide 4,300 jobs, which translates to 1.2 jobs per housing unit.

4.3.4 Public and Quasi-Public Land Uses

The Land Use Plan depicts three public or quasi-public facilities, consisting of Schools, Parks, a Fire Station/Police Substation Site, and wells. For these facilities, the predominant surrounding land use designation shall be the underlying zone for the Schools, Parks, and Fire Station, for the purposes of establishing a fair market value during land acquisition. If it is decided in the future by the City Council that a site designated for a public facility is not needed, it shall be allowed to revert to its underlying designation without a specific plan amendment.

There are a total of 16.0 acres designated for two Elementary School sites. An elementary school has been located within the two sub-areas of the Western District. A total of 47.0 acres have been designated for a Community Park and two Neighborhood Parks in the Plan Area.

Parks have been located adjacent to school sites to allow shared use of facilities. The acreage calculation of school and park sites are net figures and do not include adjacent local streets or open spaces and net acres are shown in the Land Use Summary. Individual developers may designate additional open space areas as part of a subsequent Tentative Subdivision Map submittal. Further discussion of schools, parks and open space is contained within Chapter 6 *Parks, Paths, Trails and Trees*.

A Fire Station Site/Police Substation has been conceptually located along C Street, east of Ustick Road. The location of this site has been coordinated with the City of Ceres Fire and Police Departments.

Up to four wells may be provided within the Plan Area. It is intended that well sites be located within park facilities. For further discussion of wells refer to Chapter 8, Infrastructure.

4.3.5 Interim Land Uses

The Western and Central Districts of the WLSP support existing agricultural uses, such as row crops, orchards, and the associated support buildings and facilities. Farm houses and rural ranchettes are also located throughout the Western and Central Districts, particularly along Carol Lane. In addition to these existing agricultural uses, the existing El Rematito Flea Market is located in the Central District of the WLSP, at the northwest intersection of Crows Landing Road and Hackett Road. Because these uses will remain until the property is developed in accord with the WLSP designated land use, the agricultural and flea market structures, facilities, uses and lots are defined in this document as Interim Uses.

Because the build-out of the Plan Area is anticipated to take place over a 15-year period, the Interim Uses described above may exist for many years. These uses are referenced in Section 4.5, Interim Land Uses, for all WLSP land uses in the Western and Central Districts. Interim Land Uses are allowed until such time that the site is developed subject to the designated WLSP land use, Development Standards and Use Regulations.

A discussion of the treatment and integration of Carol Lane is provided in Appendix A. Interim Flea Market Development Standards are located in Appendix B; Interim Use Regulations are located in Appendix C.

4.4 CALCULATION OF RESIDENTIAL DENSITY

The allowable number of residential dwelling units for a particular parcel or parcels is calculated by multiplying the gross acreage of the property by the number of units proposed.

- *Gross acreage includes all land designated for a particular residential use, excluding Expressway, Arterial, Primary Collector and Secondary Collector roadways.*

Figure 4.2 illustrates Density and Unit calculation for a portion of the Plan Area.

The total numbers identified by the Land Use Diagram is intended to set an overall "holding capacity" for the Plan Area, and this number has been utilized in the preparation of technical studies, financing plans, and the EIR.



(1) 27.2 ac. x 4.5 du/ac. min. = 123 dwelling unit minimum
 27.2 ac. x 7 du/ac. max. = 190 dwelling units maximum
 LDR = 123-190 unit range

(2) 13.1 ac. x 7 du/ac. min. = 92 dwelling unit minimum
 13.1 ac. x 12 du/ac. max. = 157 dwelling units maximum
 MDR = 92-157 unit range

(3) 14.1 ac. x 12 du/ac. min. = 170 dwelling unit minimum
 13.1 ac. x 18 du/ac. max. = 253 dwelling units maximum
 HDR I = 170-253 unit range

Figure 4.2: Examples of Residential Density Calculation			Date: August 2010
West Landing Specific Plan Ceres, California	NOT TO SCALE	N	



4.5 LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

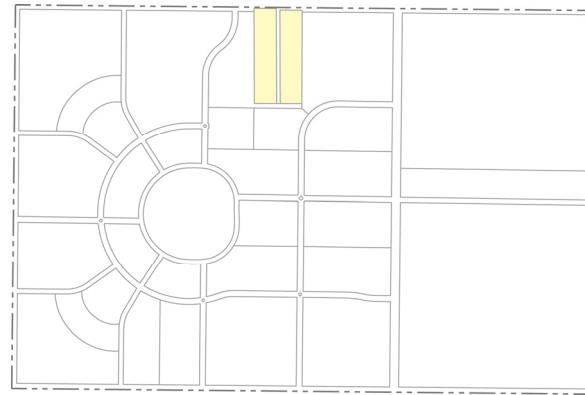
The following section provides the land use regulations and development standards pertinent to each Specific Plan zone designation as illustrated on the Land Use Plan.

4.5.1 Very Low Density Residential (4.5 du/ac maximum)

The Carol Lane neighborhood will be designated a Very Low Density Residential (VLDR) land use once the Specific Plan is approved and Plan Area is annexed into the City of Ceres. This is the lowest-density residential designation in the City of Ceres. The Specific Plan, where feasible, seeks to provide the Carol Lane residents with compatible densities, uses, and development standards to the current existing land use.

4.5.1.1 Purpose and Intent

According to the Ceres General Plan, the VLDR designation provides areas for rural estates, executive housing, or move-up housing on lots ranging from 8,500 square feet to one acre. Within the Specific Plan area, this land use category refers solely to the existing Carol Lane area. It provides for and is consistent with the existing development of the Carol Lane area, while allowing for limited future division of lots in the future when and if desired by property owners.





4.5.1.2 Density

The maximum number of units allowed in an area designated as VLDR is 4.5 dwelling units per gross acre (du/ac) as specified by Section 4.3 *Calculation of Density and Units*. A density range of 0 to 4.5 du/ac allows a mix of lots sizes, however, the VLDR development standards must be met. For example, new single-family residential lots would meet a minimum lot width of 65 feet, consistent with many of the existing lots in the neighborhood.

4.5.1.3 Allowable Land Uses

Permitted uses within the VLDR designation shall be as summarized in Sections 18.10.040 and 18.10.060 of the City of Ceres Zoning Code. Chapter 18.10, the Residential Agriculture Zone, is designed to provide for low density residential areas that also incorporate agricultural uses.

This zone allows single family dwellings and the growing of crops, and limited amounts of livestock on lots of one acre or larger. Any livestock existing at the time of annexation beyond the numbers provided for in this chapter would become a non-conforming use and can continue but not be expanded. If any property is subdivided consistent with the Plan and the provisions of the Ceres Municipal code, then any non-conforming uses related to livestock will be ended as to the resulting parcels.

4.5.1.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.10.080 of the City of Ceres Zoning Code.

4.5.1.5 Very Low Density Residential Development Standards

In the event that further development or division of lots within the area is desired by the property owner, the minimum lot area, lot width, setbacks and other standards for each lot in

the VLDR designation are as set forth on Table 4.3. These standards shall supersede any conflicting standards listed in other documents. New development within the Very Low Density Residential area are also subject to design guidelines contained within Chapters 6 and 9.

In any instance that there are conflicts between the property development standards in this Plan and the standards contained within Section 18.10.120 of the City of Ceres Zoning Ordinance, the standards within the plan supersede and govern.

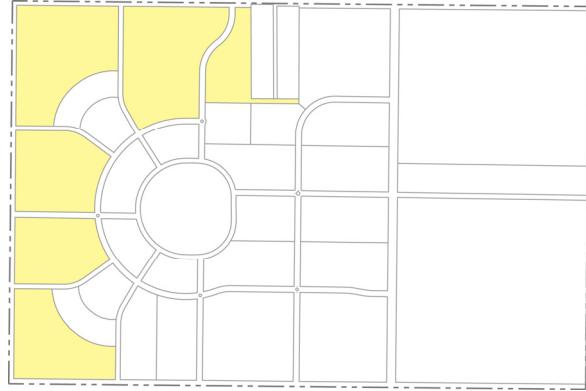
In any instance that there are conflicts between the Property Development Standards in this Plan and the standards contained in Section 18.12.120 of the City of Ceres Zoning Ordinance, the standards within the Plan supersede and govern.



4.5.2 Low Density Residential (4.5 - 7.0 du/ac)

4.5.2.1 Purpose and Intent

The LDR designation is intended to provide areas for detached single-family housing in a variety of lot sizes and configurations. Lots in this designation will typically range from 5,000 to 7,000 square feet. In special circumstances, the City may approve lots with a minimum size of 4,000 square feet.



4.5.2.2 Density

The maximum number of units allowed on a parcel or parcels designated LDR is 7.0 dwelling units per gross acre (du/ac) as specified by Section 4.3 *Calculation of Density and Units*. A density range of 4.5 to 7.0 du/ac is allowed to encourage a mix of lot sizes on different parcels; however the LDR development standards must be met. A portion of a LDR parcel can develop up to 10 units per acre if the overall parcel does not exceed 7 units per acre. This increase of maximum density applies only to one parcel or contiguous parcels under the same ownership and within the same tentative map or development application. This approach allows a variety of single-family residential lot sizes within a single parcel or between several parcels, if controlled and mapped concurrently by one property owner or builder.

4.5.2.3 Allowable Land Uses

Permitted uses within the LDR designation shall be as summarized in Sections 18.12.040 and 18.12.060 of the City of Ceres Zoning Code.



4.5.2.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.12.080 of the City of Ceres Zoning Code.

4.5.2.5 Low Density Residential Development Standards

The minimum lot area, lot width, setbacks and other standards for each lot in the LDR designation shall be as set forth on Table 4.3. These standards shall supersede any conflicting standards listed in other documents. Low Density Residential developments shall also be subject to design guidelines contained within Chapters 6 and 9. Attached housing units in the LDR designation shall be subject to Development Plan/Design Review.

In any instance that there are conflicts between the Property Development Standards in this Plan and the standards contained in Section 18.12.120 of the City of Ceres Zoning Ordinance, the standards within the Plan supersede and govern.

Adjacent to Carol Lane residential lots, the following Development Standards apply:

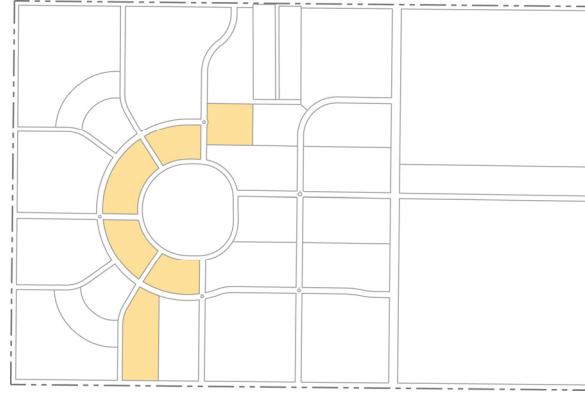
- Masonry wall along the western side of the Carol Lane development (Figure 6.3).
- Contiguous with the southern property line of Carol Lane, provide Very Low Density lots on either side of Carol Lane—to buffer existing Carol Lane properties from the planned higher density residential land uses. A masonry wall will be placed along the southern property line of the new Carol Lane lots. It is expected that these new parcels will develop consistent with the existing residential pattern of Carol Lane.



4.5.3 Medium Density Residential (7.0 – 12.0 du/ac)

4.5.3.1 Purpose and Intent

The MDR designation is intended to provide areas for innovative detached and attached single-family housing, including cluster units, auto-court units, detached townhomes, attached townhomes, half-plexes, and others. To promote a variety of housing types and densities lot sizes can range from small detached lots of 2,700 square feet to lots over 4,500 square feet.



4.5.3.2 Density

The maximum number of units allowed on a parcel or parcels designated MDR is 12.0 dwelling units per gross acre (du/ac) as specified by Section 4.3 *Calculation of Density and Units*. A density range of 7.0 to 12.0 du/ac is allowed to encourage a mix of lot sizes on different parcels; however the MDR development standards must be met. A portion of a MDR parcel can develop up to 15 units per acre if the overall parcel does not exceed 12 units per acre. This increase of maximum density applies only to one parcel or contiguous parcels under the same ownership and within the same tentative map or development application. This approach allows a variety of single-family residential lot sizes within a single parcel or between several parcels, if controlled and mapped concurrently by one property owner or builder.



4.5.3.3 Allowable Land Uses

Permitted uses within the MDR designation shall be as summarized in Sections 18.06.040 and 18.16.060 of the City of Ceres Zoning Code.

4.5.3.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.16.080 of the City of Ceres Zoning Code.

4.5.3.5 Medium Density Residential Development Standards

The minimum lot area, lot width, setbacks and other standards for detached units within the MDR designation shall be as set forth below and listed in Table 4.3 “Summary Chart of Single Family Residential Development Standards”. The minimum lot width, setbacks and other standards for attached units within the MDR designation shall be determined subject to Development Plan/Design Review.

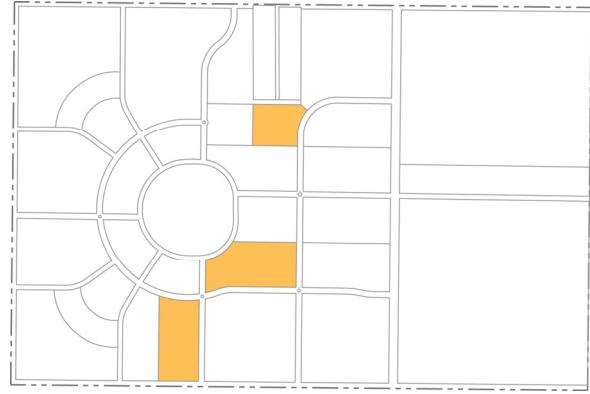
In any instance that there are conflicts between the Property Development Standards in this Plan and the standards contained in Section 18.16.120 of the City of Ceres Zoning Ordinance, the standards within the Plan supersede and govern.



4.5.4 High Density Residential I (12.0 - 18.0 du/ac)

4.5.4.1 Purpose and Intent

The HDR-I designation is intended to be a transition between the primarily detached units anticipated in the Medium Density Residential district and the primarily attached units anticipated in the HDR-II district. As such, the HDR-I district will provide areas for innovative detached and attached housing, including single-family small lot, cluster, auto-court, and detached townhome units, as well as multi-family attached townhomes, condominiums and apartments.



4.5.4.2 Density

The maximum number of units allowed on a parcel or parcels designated HDR-I is 18.0 dwelling units per gross acre (du/ac) as specified by Section 4.3 *Calculation of Density and Units*. A density range of 12.0 to 18.0 du/ac is allowed to encourage a mix of housing within the HDR-I areas. This approach allows a variety of detached and attached housing within a single parcel or between several parcels, if controlled and mapped concurrently by one property owner or builder.



4.5.4.3 Allowable Land Uses

Permitted uses within the HDR-I designation shall be as summarized in Sections 18.18.040 and 18.18.060 of the City of Ceres Zoning Code.

4.5.4.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be summarized in Section 18.18.060 of the City of Ceres Zoning Code.

4.5.4.5 High Density Residential I Development Standards

The minimum lot area, lot width, setbacks and other standards for detached housing in the HDR-I designation shall be as set forth on Table 4.3. These standards shall supersede any conflicting standards listed in other documents. Detached High Density Residential - I developments shall also be subject to design guidelines contained within Chapters 6 and 9.

The minimum lot area, lot width, setbacks and other standards for attached housing in the HDR-I designation shall be as set forth in Section 18.18.120 of the City of Ceres Zoning Ordinance. Attached High Density Residential - I developments shall also be subject to design guidelines contained in Chapter 6 and 9. Attached housing projects in the HDR-I designation shall be subject to Development Plan/Design Review.

Table 4.3: Summary Chart of Residential Development Standards

	VLDR	LDR	MDR	HDR-I
LOT DIMENSIONS				
Single Family				
Min. lot area (interior lot)	8,500 sq.ft.	4,000 sq. ft.	2,700 sq. ft.	1,600 sq. ft.
Min. lot area (corner lot)	8,500 sq. ft.	5,000 sq. ft.	3,400 sq. ft.	2,300 sq. ft.
Min. lot width (interior lot)	65 feet	40 feet	50 feet	25 feet
Min. lot width (corner lot)	75 feet	52 feet	40 feet	35 feet
<i>Min. depth</i>	100 feet	85 feet	60 feet	50 feet
Two-Family (Halfplexes)				
Min. lot area (interior)	Subject	Subject	Subject	Subject
Min. lot area (corner)	To	to	to	to
Min. lot width (interior)	Design	Design	Design	Design
Min. lot width (corner)	Review	Review	Review	Review
<i>Min. depth</i>	Process	Process	Process	Process
SETBACKS (1) (2) (3) (4)				
Front (to garage door)	22 feet	20 feet	20 feet	20 feet
Front (to living area)	20 feet	15 feet	12 feet	10 feet
Front (to covered porch)	18 feet	12 feet	10 feet	10 feet
<i>Front (side garage/swing driveway)</i>	15 feet	15 feet	12 feet	12 feet
2 nd Front/Side Street (corner lot)	12½ feet	12 feet	12 feet	10 feet
Side (interior)	5 feet	5 feet	3 feet	3 feet
Side (zero lot line)	0 feet, 10 feet total bldg. separation	0 feet, 10 feet total bldg. separation	0 feet, 5 feet total bldg. separation	0 feet, 5 feet total bldg. separation
Rear (rear P/L to living area)	20 feet (5)	15 feet (5)	10 feet (5)	10 feet (6)
<i>Rear (from alley to attached and detached garage)</i>	5 feet	5 feet	4 feet	4 feet
Distance between buildings	10 feet	10 feet	8 feet	8 feet
HEIGHT (7)				
Primary structure	35 feet (2-story)	35 feet (2-story)	40 feet (3-story)	40 feet (3-story)
<i>Ancillary structure</i>	25 feet	25 feet	25 feet	25 feet
<i>Detached garage</i>	25 feet	25 feet	25 feet	25 feet
MAXIMUM COVERAGE (8)				
<i>Interior Lot</i>	45%	55%	65%	75%
<i>Corner Lot</i>	40%	50%	60%	75%
RECREATIONAL FACILITIES	n/a	n/a	(9)	(9)
FENCING (10)				
OFF-STREET PARKING REQUIREMENTS	2 covered	2 covered	1 covered	1 covered(11)

Footnotes to Table 4.3:

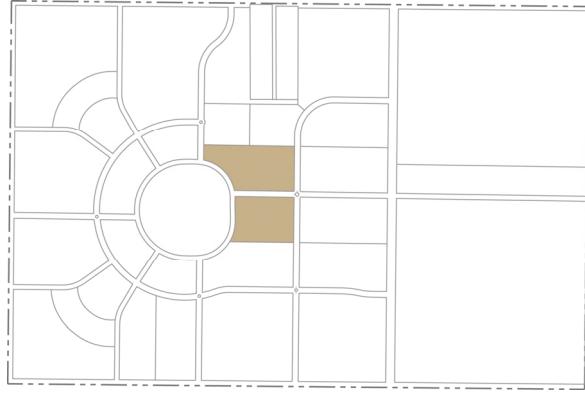
- [1.] Architectural projections are allowed to extend two (2) feet into the required interior side yard and rear yard setbacks. Architectural projections are also allowed to extend two (2) feet into required front yard setbacks provided the minimum setback is maintained. Architectural projections include eaves, bay windows (cantilevered and extending from the foundation), fireplaces, media bays, and architectural box-outs.
- [2.] Mechanical equipment (e.g. air conditioner units, etc.) are allowed to extend three (3) feet into the required interior and corner side yard and rear yard setbacks.
- [3.] Ancillary units have front, side, and street side yard setback requirements that are different from the primary unit to encourage detached garages and/or "granny units" located to the rear of the lot or along the second front/side street. If attached, the required rear yard is the same as for the primary unit. If detached, the separation from the primary unit is governed by the California Building Code and the Uniform Fire Code. Ancillary units may be separate units, or placed above attached or detached garages.
- [4.] Front setbacks are measured from property line for both attached and detached sidewalks.
- [5.] The main building may project into the required rear yard provided that an equal area is provided as a yard or court within the buildable portion of the lot. In no event shall the rear yard be less than 10-feet for one-story buildings and 15-feet for two and three story buildings. Covered patios open on the sides are subject to the 10-foot setback.
- [6.] In no event shall the rear yard be less than 10-feet for one story, and 15-feet for two and three story buildings.
- [7.] Exceptions to height restriction allowed for chimneys, satellite dishes and other incidental elements.
- [8.] Coverage is defined as building "footprint" area or the area within all exterior building walls including living space and enclosed garages, but does not include driveways, hardscape or landscape areas. Covered porches in the front or street side do not count toward the maximum lot coverage. At the homeowner's discretion, an additional 100 square feet of accessory structure(s) may be built on the lot.
- [9.] For multiple family attached residential dwellings, there shall be not less than one hundred (100) square feet of recreation area per dwelling unit.
- [10.] Fencing on street side yards (2nd front) shall be 10 feet from the property line and no higher than 6 feet and shall be consistent with corner and driveway visibility easements. If a low "picket fence," of 3-feet height or less, is proposed, it can be located 5 feet from the property line.
- [11.] 1 covered space (garage or carport) per unit and guest spaces provided in the ratio of 1 per 15 units.
- [12.] Provide education on energy efficiency to residents, customers and/or tenants.
- [13.] Provide education about water conservation and available programs and incentives.
- [14.] Provide education and publicity about reducing waste and available recycling services.
- [15.] Educate consumers, residents, tenants, and the public about options for reducing motor vehicle-related greenhouse gas emissions. Include information on trip reduction; trip linking; vehicle performance and efficiency (e.g. keeping tires inflated); and low and zero-emission vehicles.



4.5.5 High Density Residential II (18.0 – 25.0 du/ac)

4.5.5.1 Purpose and Intent

The HDR-II district is envisioned to consist primarily of attached housing types of two to three stories, including multi-family apartments, condominiums, townhomes, live-work units, and others. These housing types are appropriate in areas adjacent to retail, employment and public transit facilities, whereas lower-density attached and detached housing may not be.



4.5.5.2 Density

The maximum number of units allowed on a parcel or parcels designated HDR-II is 25.0 dwelling units per acre (du/ac) as specified by Section 4.3 *Calculation of Density and Units*. A density range of 18.0 to 25.0 du/ac is allowed, but a minimum average density of 20.0 du/ac. must be maintained. Any reduction in density must be reviewed by the City of Ceres to ensure affordable housing policies are met. An increase in the number of dwelling units is allowed subject to a special development permit.

4.5.5.3 Allowable Land Uses

Permitted uses within the HDR-II designation shall be as summarized in Sections 18.18.040 and 18.18.060 of the City of Ceres Zoning Code, with the exception of one and two-family dwellings, which are not permitted in this district.



4.5.5.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.18.080 of the City of Ceres Zoning Code.

4.5.5.5 High Density Residential II Development Standards

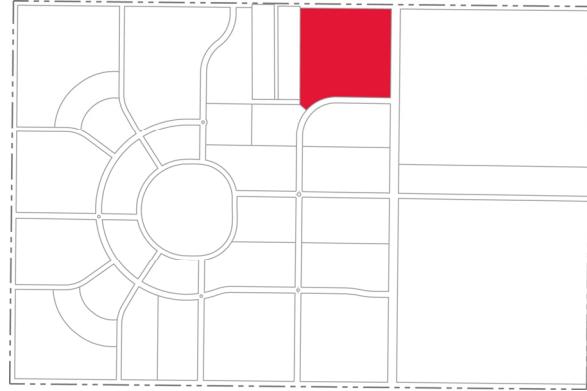
The minimum lot area, lot width, setbacks and other standards for each lot in the HDR-II designation shall be subject to Sections 18.18.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.



4.5.6 Regional Commercial (RC)

4.5.6.1 Purpose and Intent

The RC district is located on a highly visible corner at Crows Landing Road and Whitmore Avenue, complimenting other retail to the north and east, and constituting a northern “gateway” into the City of Ceres. This district is envisioned to allow a variety of retail uses and services, including large-scale shopping centers, factory outlets, and other commercial uses such as retail stores, food and drug stores, apparel stores, specialty shops, home furnishings, restaurants, entertainment uses, and other similar uses that serve a community wide and regional market.



4.5.6.2 Floor Area Ratio

A maximum F.A.R. of 0.30 is permitted.

4.5.6.3 Allowable Land Uses

Permitted uses within the RC designation shall be as summarized in Sections 18.28.040 and 18.28.060 of the City of Ceres Zoning Code.



4.5.6.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.28.080 of the City of Ceres Zoning Code.

4.5.6.5 Regional Commercial Development Standards

The minimum lot area, lot width, setbacks and other standards for the RC designation shall be as set forth in Section 18.28.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.

Adjacent to Carol Lane residential lots, the following Development Standards will be applied in conjunction with site plan review. Alternative designs which provide equivalent or better buffering from existing residences may be considered:

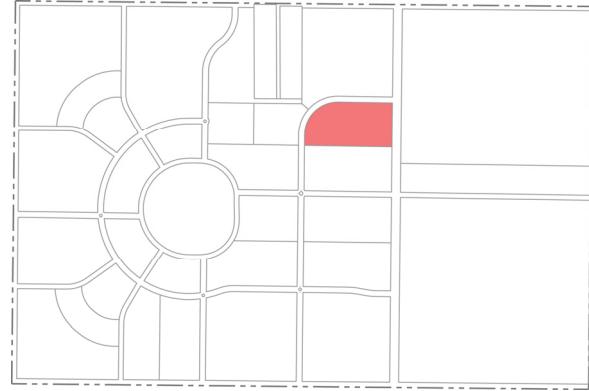
- Masonry wall along the eastern side of the Carol Lane development (Figure 6.3).
- Provide a substantial (typically 20-40 feet in width) landscape corridor planted with a dense double-row of screening trees adjacent to the masonry wall at the eastern property line of Carol Lane residential properties; and
- Provide an enhanced building setback (typically 60 to 100 feet, dependent on building and loading design) from the eastern property line of Carol Lane residential properties and any Regional Commercial building.



4.5.7 Community Commercial (CC)

4.5.7.1 Purpose and Intent

The Community Commercial district is envisioned as a pedestrian-oriented, retail transition between the Regional Commercial and Neighborhood Commercial districts. Community Commercial is intended to be a somewhat lower intensity use than the RC district, with a variety of retail and service uses. These include convenience stores, neighborhood-serving shopping, and community-scale retail. Typical commercial uses include neighborhood grocery stores, drug stores, and retail stores, providing household goods and services for the surrounding community. This designation allows financial, office, medical, and professional uses, as well as public and quasi-public uses, including parks, libraries, public utility and safety facilities.



4.5.7.2 Floor Area Ratio

A maximum F.A.R. of 0.30 is permitted.

4.5.7.3 Allowable Land Uses

Permitted uses within the CC designation shall be as summarized in Section 18.26.040 and 18.26.060 of the City of Ceres Zoning Code, except residential, which is not permitted in this district.



4.5.7.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.26.080 of the City of Ceres Zoning Code.

4.5.7.5 Community Commercial Development Standards

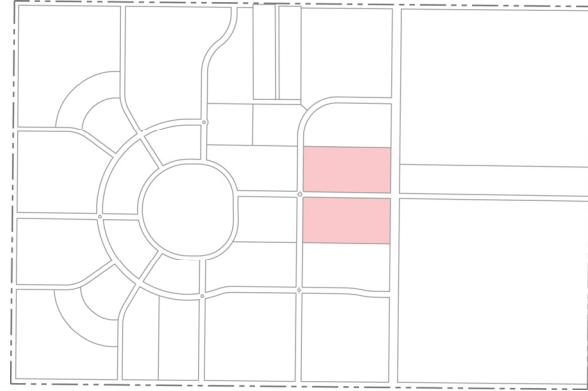
The minimum lot area, lot width, setbacks and other standards for the CC designation shall be as set forth in Section 18.26.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.



4.5.8 Neighborhood Commercial (NC)

4.5.8.1 Purpose and Intent

The Neighborhood Commercial district is envisioned as a pedestrian oriented environment, with a mix of retail, entertainment, public/quasi public, office, and residential uses located at the core of the West Landing community. This district is intended to be a highly visible, high intensity, active, social, and cultural gathering place and “hub” of the community—where buildings open onto wide sidewalks, allowing outdoor dining and retail displays. The ideal land use arrangement for this district is a combination of retail, office, and residential in the same building complex, on the same parcel, or in the same area.



4.5.8.2 Floor Area Ratio

A maximum F.A.R. of 0.30 is permitted.

4.5.8.3 Allowable Land Uses

Permitted uses within the NC designation shall be as summarized in Section 18.24.040 and 18.24.060 of the City of Ceres Zoning Code.



4.5.8.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.24.080 of the City of Ceres Zoning Code.

4.5.8.5 Neighborhood Commercial Development Standards

The minimum lot area, lot width, setbacks and other standards for the NC designation shall be as set forth in Section 18.24.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.

Residential uses (HDR-II) are allowed to cover up to 25% of the land area by acreage and 200 units maximum. HDR-II developments shall be located along A Street, set back 400-feet minimum from Crows Landing Road.



4.5.9 Office (O)

4.5.9.1 Purpose and Intent

The Office district is envisioned to include administrative and professional offices such as finance, insurance, and banking, with accessory supporting commercial uses such as copy centers, and cafes arranged in a well landscaped, campus-style setting. High-density residential units are also allowed, in either stand-alone or mixed-use developments. Residential units, such as live-work and apartments over offices will contribute to the pedestrian-oriented character and sense of community within this district.



4.5.9.2 Floor Area Ratio

A maximum F.A.R. of 0.40 is permitted.

4.5.9.3 Allowable Land Uses

Permitted uses within the O designation shall be as summarized in Sections 18.22.040 and 18.22.060 of the City of Ceres Zoning Code.



4.5.9.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.22.080 of the City of Ceres Zoning Code.

4.5.9.5 Office Development Standards

The minimum lot area, lot width, setbacks and other standards for the O designation shall be as set forth in Section 18.22.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.

Residential uses (HDR-II) are allowed to cover up to 25% of the land area by acreage and 90 units maximum. HDR-II developments shall be located along A Street, set back 400-feet minimum from Crows Landing Road.



4.5.10 Business Park (BP)

4.5.10.1 Purpose and Intent

The Business Park (BP) designation is intended to provide for well-designed groupings of buildings for professional office, research and development, light manufacturing, warehousing, distribution, and service commercial uses. This land use district is envisioned as a master-planned, campus-style setting with high-quality landscaping and architecture. The specific mix of office, light-industrial, and small, employee-serving retail uses is not prescribed by this Specific Plan, and may vary depending on market conditions, user types, and ultimate parcelization of the area.



4.5.10.2 Floor Area Ratio

A maximum F.A.R. of 0.50 is permitted.

4.5.10.3 Allowable Land Uses

Permitted uses within the BP designation shall be as summarized in Sections 18.32.040, including administrative, financial, and professional office uses, and 18.22.060, excluding residential uses, of the City of Ceres Zoning Code.



4.5.10.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.22.080 of the City of Ceres Zoning Code.

4.5.10.5 Business Park Development Standards

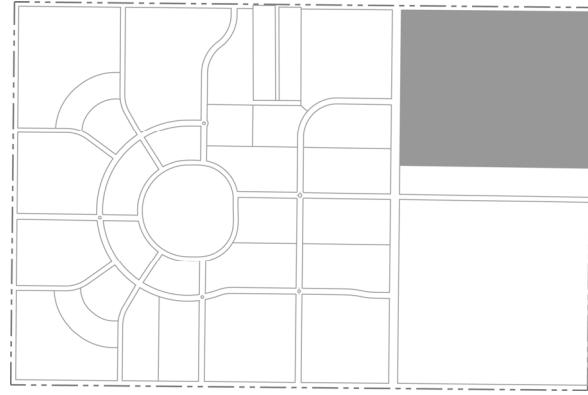
The minimum lot area, lot width, setbacks and other standards for the BP designation shall be as set forth in Section 18.22.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.



4.5.11 General Industrial (GI)

4.5.11.1 Purpose and Intent

The property designated General Industrial (GI), and located at the southeast corner of Whitmore Avenue and Crows Landing Road, is currently developed with industrial, office and retail uses, although some of the land is undeveloped, or able to be redeveloped. The initial development of this area occurred while it was located within the unincorporated area of Stanislaus County, and zoned Industrial (M) by the County. Based on the history of the site and its unique location at the intersection of arterial streets, the Specific Plan provides for a broader range of industrial and commercial uses than is typical for industrial areas within the City. The area has long been designated GI (General Industrial) on the City's General Plan, recognizing the existing and potential development of the site. It is intended that the West Landing Specific Plan will allow the ongoing development of this portion of the Specific Plan with a broad range of industrial and office uses, as well as commercial uses at the intersection of Crows Landing Road and Whitmore Avenue and along the Crows Landing Road frontage at the south end of the site.



4.5.11.2 Floor Area Ratio

A maximum F.A.R. of 0.65 is permitted.



4.5.11.3 Allowable Uses

Permitted uses within the GI designation shall be as summarized in Sections 18.34.040, 060 and 18.34.080(B) (C), (E) of the City of Ceres Zoning Code. Additionally, the salvage and recycling of materials in conjunction with primary manufacturing and warehousing uses is permitted. For example, the salvage and/or recycling of glass in connection with the manufacture, processing, or warehousing of glass products would be permitted.

In addition, for the area at the intersection of Crows Landing Road and Whitmore Avenue (approximately 350 feet by 350 feet), for the area fronting the southerly 905 feet of Crows Landing Road to a depth of 625 feet and for the next 925 feet to the north to a depth of 345 feet, uses as set forth in Section 4.5.7. (Community Commercial) of this Plan and Section 18.26.080 (A), (B), and (D) of the City of Ceres Zoning Code shall be additionally permitted.

4.5.11.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.34.080 of the City of Ceres Zoning Code with the above-noted exceptions.

For the area in which Community Commercial uses are additionally permitted, conditionally permitted uses as set forth in Section 4.5.7.4 (and which are not included in the list of Allowable Uses above), of this Plan may be additionally permitted via Conditional Use Permit.

4.5.11.5 General Industrial Development Standards

The minimum lot area, lot width, setbacks and other standards for the GI designation shall be as set forth in within Section 18.34.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9 as appropriate to the type of use being developed. Driveway access to Crows Landing Road shall be limited to the extent feasible.

4.5.11.6 Approval Process

Development within the GI portion of the Plan will be consistent with the rules and regulations of the current City of Ceres Zoning Ordinance Chapters 18.26 and 18.34 as applicable, and this Specific Plan. Proposed development will be reviewed for approval using an Administrative Permit. The Administrative Permit process will be used for all new development in the GI designation. The Administrative Permit process is used to provide a process for review and approval of site and architectural design issues prior to issuance of a building permit. Review under the Administrative Permit will be limited to consistency with City policies, codes, and standards, and is specifically focused on site and architectural design standards of this Specific Plan. Application for an Administrative Permit shall follow the procedures set forth below and shall be reviewed for approval by the Planning and Building Division Manager or designee. The Administrative Permit is ministerial in nature in that review is limited to consistency and compliance with adopted codes, policies, and standards.

Administrative Permit Process:

- A. Filing: Application for an Administrative Permit shall be filed by the owner of the property for which the permit is sought, or by the authorized representative of the owner.
- B. Form and Contents of Application: Application shall be made to the City on forms furnished by the Planning Division, and shall be full and complete, including such data as shall be prescribed by the Division to assist in determining the consistency of the request with the Specific Plan and City codes, policies, and standards.
- C. Filing Fee: When an application for an Administrative Permit is filed, a uniform fee shall be paid in such amount as determined by the City Council from time to time by resolution.

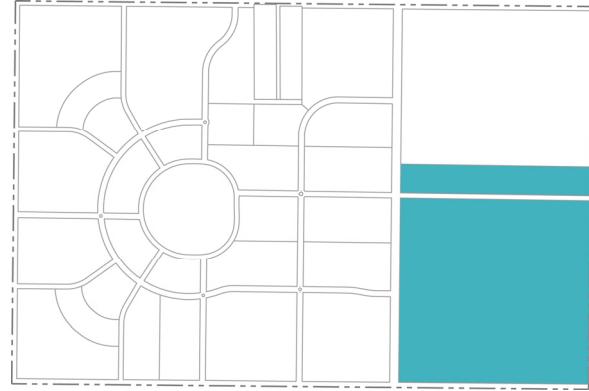
- D. Determinations: The Planning and Building Division Manager, in approving an application for Administrative Permit, shall determine that the site design, access provisions, and proposed development are consistent with the provisions of the Specific Plan and all other applicable City codes, policies, and standards. Review shall be limited to these factors.
- E. Time Limits for Development: An approved Administrative Permit shall be valid for a period of eighteen (18) months from the effective date of approval. During this period the applicant must exercise the Permit by taking those actions necessary to develop the property (e.g., obtain a building permit) or use the property (e.g., occupy the property) as authorized and in accordance with the Permit, or apply for a time extension. The Permit shall be deemed expired and rendered null and void if no action is taken to exercise the Permit by the applicant before the end of this period. Once exercised, the use or activity authorized by the permit may continue for an indefinite period of time.
 - 1. Extension of Time Limit: Provided that an application is made prior to the expiration of the approved Permit, an approved Permit may be extended by the Planning and Building Division Manager for a period not to exceed twelve (12) months.



4.5.12 Community Facilities (CF)

4.5.12.1 Purpose and Intent

The Community Facilities district is currently occupied by Stanislaus County, including the County Jail, Community Services Agency, Department of Child Support, County Department of Parks and Recreation, University of California Cooperative Extension, Criminal Justice Training Center and Office of Agricultural Commissioner. Consistent with existing development, build-out of the district is envisioned to include the addition of similar public-serving uses, and expansion of the County Jail.



4.5.12.2 Floor Area Ratio

A maximum F.A.R. of 0.50 is permitted.

4.5.12.3 Allowable Land Uses

Permitted uses within the CF designation shall be as summarized in Sections 18.08.040 and 18.08.060 of the City of Ceres Zoning Code.

4.5.12.4 Conditional Uses

Uses permitted subject to a conditional use permit shall be as summarized in Section 18.08.080 of the City of Ceres Zoning Code.



4.5.12.5 Community Facilities Development Standards

The minimum lot area, lot width, setbacks and other standards for the CF designation shall be as set forth within Section 18.08.120 of the City of Ceres Zoning Code and subject to design guidelines contained within Chapters 6 and 9.