

ORDINANCE NO. 2025-15

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VISALIA APPROVING ZONING TEXT AMENDMENT NO. 2025-04: A REQUEST BY THE CITY OF VISALIA TO AMEND VISALIA MUNICIPAL CODE TITLE 17 (ZONING ORDINANCE), AS TO IMPLEMENT PROGRAM 2.7 FOR MISSING MIDDLE HOUSING, PROGRAM 3.17 FOR PLANNING FOR LARGE SITES, AND PROGRAM 5.2 FOR EMERGENCY SHELTERS, ALL CONTAINED IN THE CITY OF VISALIA 6TH CYCLE HOUSING ELEMENT, APPLICABLE CITYWIDE IN VISALIA.

WHEREAS, as required by California law, the City of Visalia has prepared an update (i.e., 6th Cycle Update) to its Housing Element to reflect the current Regional Housing Needs Allocation (RHNA) cycle of 2023-2031; and

WHEREAS, one implementation program (i.e. 2.7) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to amend residential development standards in the Visalia Zoning Ordinance to allow for and promote missing middle-density housing types and adopt revised zoning standards related to such housing types; and,

WHEREAS, one implementation program (i.e. 3.17) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to adopt incentives to encourage the development of large Regional Housing Needs Assessment (RHNA) sites (over 10 acres), such as but not limited to waiving of the public hearing requirement related to parcel maps; and,

WHEREAS, said amendment pertaining to implementation program 3.17 would result in a new Overlay District entitled Large Housing Element Sites (HE) Affordable Housing Overlay as a new Section 17.06.070 to Chapter 17.06, Zone Classifications, and the certain sites to be contained in the Overlay District will be subject to the approval of certain types of tentative parcel maps as a ministerial approval without discretionary action, applicable to thirteen properties; and,

WHEREAS, one implementation program (i.e. 5.2) required by the California Department of Housing and Community Development for the 6th Cycle Update of the Housing Element is to adopt a text amendment to the Visalia Zoning Ordinance to allow emergency shelters in compliance with Assembly Bill 2339, including but not limited to allowing emergency shelters by right with appropriate development standards in a zone that is suitable for residential uses as a permitted use without a conditional use or other discretionary permit, and,

WHEREAS, the Planning Commission of the City of Visalia, after duly published notice, held a public hearing before said Commission on November 10, 2025; and,

WHEREAS, the Planning Commission of the City of Visalia considered the Zone Text Amendment in accordance with Section 17.44.070 of the Zoning Ordinance of the

City of Visalia and on the evidence contained in the staff report and testimony presented at the public hearing, and recommended that the City Council approve Zone Text Amendment No. 2025-04 as modified by the Planning Commission; and,

WHEREAS, the City Council of the City of Visalia, after duly published notice, held a public hearing before said City Council on December 2, 2025, and introduced said Ordinance for first reading on that date; and,

WHEREAS, the City Council finds that the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3) (common sense exemption), as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

NOW, THEREFORE, BE IT RESOLVED that the project is exempt from further environmental review pursuant to CEQA Section 15061(b)(3).

BE IT FURTHER RESOLVED that the City Council approves this reading of an Ordinance to approve Zone Text Amendment No. 2025-04 based on the following specific findings and evidence presented:

1. That the Zoning Text Amendment is consistent with the intent of the General Plan, Housing Element, and Zoning Ordinance and is not detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity, as described in the following Housing Element Policies:

Housing Element Policy 2.7 - The City will review and amend residential development standards to allow for and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., duplexes, triplexes, courtyard buildings, townhomes) to encourage the development of housing types affordable to the local workforce.

Specifically, the City shall evaluate zoning standards related to minimum lot size and width, maximum lot coverage, required setbacks, open space and landscaping requirements, and parking ratios, particularly in high resource, low-density, infill parcels. The City shall meet with local developers, property owners, and non-profits agencies to identify constraints and potential incentives to infill and missing middle development in 2024 and shall adopt revised standards for such projects in 2025.

Housing Element Policy 3.17 - The City shall allow for further subdivision or development of specific plans for sites larger than 10 acres that are identified in the Housing Element sites inventory and shall facilitate development at the expected affordability level for the sites. The City shall employ a range of tools and techniques, potentially including outreach to property owners and stakeholders, City financial resources (e.g., HOME funds), expedited processing, and other incentives to facilitate development on these sites, with priority given to sites in higher resource areas.

To facilitate the development affordable housing on large sites included in the sites inventory as lower-income capacity, ... the City shall facilitate parceling at appropriate sizes (0.5 to 10 acres), provide expedited ministerial approval of lot splits or creation of new parcels, apply development standards to promote affordability and remove constraints to achieving maximum density, and waive, reduce, or defer fees associated with subdivision.

Housing Element Policy 5.2 - To ensure compliance with Government Code section 65583(a)(4), as amended by AB 2339, the City shall:

- Amend the Zoning Code to allow emergency shelters by right (without conditional or other discretionary permit) with appropriate development standards in a zone that allows residential uses, is in proximity to transportation and services, and contains sufficient capacity to meet the need identified in the annual PIT count; provide capacity analysis compliant with State law.
2. That the waiving of the public hearing requirement related to the processing of parcel maps on certain housing sites identified in the current 6th-cycle Housing Element that are inventoried to meet moderate and lower income capacity assumptions will encourage the development of these sites. As stated in the Housing Element, the State Housing and Community Development Department established that parcels intended to support the development of units appropriate for lower-income households should be between 0.5 and 10 acres, and this action would assist affordable housing developers that may be unable to finance the scale of a project necessitated by parcels greater than 10 acres.
 3. That the Zone Text Amendment will not have a negative impact on the City's housing stock, as the amendments will aid the development of sites listed on the City's sites inventory list for Visalia's Regional Housing Needs Allocation.
 4. That the Zone Text Amendment as it relates to missing middle-density housing types will further support the development of housing types within density ranges that are consistent to those specified in the General Plan Land Use Element for the Residential Low Density, Residential Medium Density, Residential High Density, Downtown Mixed Use, and Commercial Mixed Use land use designations.
 5. That the Zone Text Amendment is consistent, where applicable, with portions of State law, including but not limited to Government Code Section 65000 et. seq.
 6. That the project is exempt from further review under the California Environmental Quality Act (CEQA) Guidelines section 15061(b)(3) (common sense exemption) as the proposed zone text amendment will not in and of themselves have an effect on the environment, and that the affected sites will continue to allow for residential development consistent with the land use designations and the respective density ranges specified in the Visalia General Plan Land Use Element.

NOW, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF VISALIA, that Zoning Text Amendment No. 2025-04, is approved, as contained in Exhibits "A", "B", and "C" of this Ordinance, in accordance with the terms of this resolution and under the provisions of Section 17.44.090 of the Ordinance Code of the City of Visalia.

PASSED AND ADOPTED:

BRETT TAYLOR, MAYOR

ATTEST:

LESLIE CAVIGLIA, CITY CLERK

APPROVED BY CITY ATTORNEY

STATE OF CALIFORNIA)

COUNTY OF TULARE) ss.

CITY OF VISALIA)

I, Leslie Caviglia, City Clerk of the City of Visalia, certify the foregoing is the full and true Ordinance 2025-15 passed and adopted by the Council of the City of Visalia at a regular meeting held on December __, 2025, and certify a summary of this ordinance will be published in the Visalia Times Delta.

Dated: December __, 2025

LESLIE CAVIGLIA, CITY CLERK

By Reyna Rivera, Chief Deputy City Clerk

Ordinance No. 2025-15

Exhibit “A”

Pertaining to Implementation of Program No. 3.17

Section 1. Chapter 17.06, Zone Classifications, of the Visalia Zoning Ordinance, is hereby amended to add a new Article and Section to be entitled Section 17.06.070, “Large Housing Element Sites (HE) Affordable Housing Overlay”, to read as follows, as specified by italics & underline for additions:

Title 17 ZONING

Chapter 17.06, Zone Classifications

Article 1. General

17.06.010 Establishment of zone names.

17.06.020 Establishment of zones by map.

17.06.030 Division of the zoning map.

17.06.040 Uncertainty of zone boundaries.

17.06.050 Boundary changes because of annexation or right-of-way abandonment.

~~17.06.060 Designated Housing Element Sites (HE) Overlay~~

Article 2. Overlay Zones

17.06.060 Designated Housing Element Sites (HE) Overlay

17.06.070 Large Housing Element Sites (HE) Affordable Housing Overlay

A. Purpose. The purpose of the Large Housing Element Sites (HE) Affordable Housing overlay district is to establish a waiver of the tentative parcel map and the associated hearing requirements before the city Planning Commission for certain properties that are in excess of ten (10) acres in size and are listed on the Regional Housing Needs Allocation sites inventory of the City’s Housing Element with a designation for moderate or lower income housing pursuant to California Housing Law or having a zone designation of R-M-2 or R-M-3.

B. Designation of HE Affordable Housing Overlay Sites. The HE Affordable Housing Overlay is applied to the following parcels, as identified in the Year 2023-2031 (6th Cycle) Housing Element as potential sites for lower income housing.

Sites larger than 10 acres with Lower and Moderate Income Capacity and R-M-2 / R-M-3 Zoning

<u>Map ID</u>	<u>Location</u>	<u>APN</u>	<u>Zoning</u>	<u>Acres</u>
44	Riverway Ave & Linwood St	077-060-024	R-1-5, R-M-2	72.49
51	Lovers Lane & Packwood Creek	101-050-041	O-PA, QP, R-1-5, R-M-2	35.06
70	E Houston Ave & N Irma St	098-050-005	QP, R-M-2	11.01
76	2639 E Noble Ave	100-080-003	C-MU, R-M-2	13.45
77	Ivanhoe Dr & Comstock St	103-020-068	R-1-5, R-M-2	12.10
97	Visalia Pkwy & Woodland St	121-440-002	QP, R-M-2, R-M-3	23.02
100	Cameron Ave & Vintage St	122-340-002	C-R	18.63
107	1818 E Goshen Ave	098-050-002	C-N, R-M-2, R-M-3	11.36
108	E Douglas Ave & N O'Malley St	098-050-003	R-M-2, R-M-3	11.35
116	1641 E Tulare Ave	100-390-002	R-1-5, R-M-3	10.16
118	E Caldwell Ave & S Santa Fe St	123-220-044	C-MU, R-M-3	12.38
123	Cameron & Stonebrook	122-340-001	R-M-3	10.43
125	Riggin & Roeben	077-100-100	R-M-3	29.31

C. Ministerial approval of parcel map.

1. Ministerial approval. A parcel map is eligible for ministerial review if the parcel is for any parcel in the HE Affordable Housing Overlay or for any portion of a parcel in the HE Affordable Housing Overlay that was previously subdivided and the parcel meets the performance standards under subsection (B) of Section 17.06.070. No tentative parcel map shall be required.

2. Advisory agency. For parcels maps that are ministerially reviewed under this Article, the Site Plan Review Staff shall be the advisory agency referred to in Article 2 of the Subdivision Map Act that is charged with the duty of making investigations and reports on the design and improvement of proposed divisions of land. The City Planner and City Engineer shall make a finding in support of approval of a parcel map that the proposed map is consistent with the Municipal Code, the Map Act, and other applicable law with respect to parcel size, zoning, and density.

3. Review by Site Plan Review Staff. Review of parcel maps under this Article shall include ministerial review by the Site Plan Review Staff in accordance with subsection (B) of Section 16.28.030.

4. Final parcel map. Once the Site Plan Review staff declares their intention to allow the project to proceed to filing of a final parcel map, the applicant shall proceed with filing a final parcel map in accordance with Section 16.28.120.

D. Development standards. Notwithstanding any other provision of this article, the Site Plan Review Staff shall ministerially approve a parcel map only if it determines that the parcel map meets all the following requirements.

1. The parcel map subdivides an existing parcel to create no more than four new parcels.

2. All newly created parcels are no smaller than one-half (0.5) acre and no larger than ten (10) acres.

Ordinance No. 2025-15

Exhibit "B" Pertaining to Implementation of Program No. 2.7

Section 1. City of Visalia Municipal Code is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

10.16.210 Parking commercial vehicles in residential district.

B. For the purpose of this section the following definitions are defined as follows:

1. A "residence district" shall mean those districts or areas zoned as residential and indicated as such on the city general plan land use and zoning maps, including land use designations of very-low, low, medium and high density residential, and zoning designations of R-1-5, R-1-12.5, R-1-20, R-M-2, and R-M-3.

2. Class A CDL as defined per the State of California Department of Motor Vehicles Commercial Driver Handbook.

3. Class B CDL as defined per the State of California Department of Motor Vehicles Commercial Driver Handbook.

C. Notwithstanding the provisions of subsection A. of this section, for those properties with a zoning classification of R-1, R-1-12.5, R-1-20, R-M-2, and R-M-3, which also have a lot size greater than ten thousand (10,000) square feet it is lawful to park or permit to be parked a commercial vehicle requiring a Class A or Class B license on private property if all of the following conditions are met: ...

12.36.050 General standards.

B. The amount of land required for each type of dwelling unit shall be based on the average number of persons per household for each dwelling unit type which has been estimated by the most recent federal census or a State census taken pursuant to Section 40200 et seq., of the Government Code. The amount of land required for park and recreation facilities for each dwelling unit type are established as follows:

Dwelling Type	Zoning District	Average Persons Per Household	Acres/Dwelling Unit
Single-Family	R-4 <u>S</u>	3.1	.0124
Multiple Family	R-M	2.4	.0096
Mobile Homes		2.4	.0096

15.52.190 Landscaping and screening.

C. Mobile home parks shall provide solid perimeter screen fencing, a maximum of six feet in height, along all side and rear property lines where the park adjoins a ~~R-A~~, R-4S or R-M district;

Section 2. City of Visalia Municipal Code Title 17, Zoning Ordinance, is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

17.04.030 Definitions.

"Quasi-public use" means any use that is listed as a conditional use within the R-4S zone.

17.06.010 Establishment of zone names.

A. In order to classify, regulate, restrict and segregate the uses of land and buildings, to regulate and restrict the height and bulk of buildings and to regulate the area of yards and other open spaces about buildings, and to regulate the density of population, several classes of zones are established to be known as follows:

4. Single-family residential zone – ~~5,000 square foot minimum site area~~, abbreviated as ~~R-1-5~~;

B. The R-1-20, R-1-12.5, and ~~R-1-5~~ zones may be collectively identified as Single-family Residential zones, and abbreviated as R-4S.

17.08.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review Staff.

17.08.130 Fences, walls, and hedges.

B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-4S or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

17.10.050 Required conditions.

A. Any use involving a business, service or process not completely enclosed in a structure, when located on a site abutting on or across a street or an alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height if required by the Site Plan Review ~~Committee~~Staff.

17.10.130 Fences, walls, and hedges.

B. Fences may be constructed of any generally acceptable material except that barbed wire and electric charged fences are not allowed within thirty (30) feet of an R-4S or R-M zone. Exceptions to this section may be granted in accordance with Chapter 17.38.

17.12.010 Purpose and intent.

In the R-4S single-family residential zones (R-1-5, R-1-12.5, and R-1-20), the purpose and intent is to provide living area within the city where development is limited to low density concentrations of one-family dwellings where regulations are designed to accomplish the following: to promote and encourage a suitable environment for family life; to provide space for community facilities needed to compliment urban residential areas and for institutions that require a residential environment; to minimize traffic congestion and to avoid an overload of utilities designed to service only low density residential use.

17.12.015 Applicability.

The requirements in this chapter shall apply to all property within R-4S zone districts.

17.12.020 Permitted uses.

In the R-4S single-family residential zones, the following uses shall be permitted by right:

A. One-family dwellings on a lot with the minimum site area as specified in Section 17.12.050, including lots with lot area of between 3,600 and 4,999 square feet if developed in accordance with Sections 17.12.135(A) and (B);

17.12.030 Accessory uses.

In the R-4S single-family residential zone, the following accessory uses shall be permitted, subject to specified provisions: ...

17.12.040 Conditional uses.

In the R-4S single-family residential zone, the following conditional uses may be permitted in accordance with the provisions of Chapter 17.38:

A. Planned development subject to the provisions of Chapter 17.26. A Planned development is required to create lots having less than 3,600 square feet lot area, in accordance with Section 17.12.135(C). A Planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development criteria set forth in Section 17.26.090;

17.12.050 Site area.

The minimum site area shall be as follows:

Zone	Minimum Site Area
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R-1- 5	<u>unless developed in accordance with Section 17.12.135.</u>
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	5,000 square feet
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R-1-12.5	12,500 square feet
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R-1-20	20,000 square feet
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A. Each site shall have not less than forty (40) feet of frontage on the public street. The minimum width shall be as follows:

Zone	Interior Lot	Corner Lot
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R-1- 5	<u>unless developed in accordance with Section 17.12.135.</u>	
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	50 feet	60 feet
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R-1-12.5	90 feet	100 feet
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R-1-20	100 feet	110 feet
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B. Minimum width for corner lot on a side on cul-de-sac shall be eighty (80) feet, when there is no landscape lot between the corner lot and the right of way.

17.12.060 Number of dwelling units per site.

In the R-4~~S~~ single-family residential zone, not more than one dwelling unit shall be located on each site, notwithstanding Chapter 17.14 pertaining to accessory dwelling units, and notwithstanding California Government Code Section 65852.21(a) which allows two residential units on a site.

17.12.080 Front yard.

A. The minimum front yard shall be as follows:

Zone	Minimum Front Yard
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R-1- 5	<u>Unless developed in accordance with Section 17.12.135, F</u> fifteen (15) feet for living space and side-loading garages and twenty-two (22) feet for front-loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cochere. A Porte Cochere with less than twenty-two (22) feet of setback from property line shall not be counted as covered parking, and garages on such sites shall not be the subject of a garage conversion.
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R-1-12.5	Thirty (30) feet
R-1-20	Thirty-five (35) feet

17.12.090 Side yards.

A. Unless developed in accordance with Section 17.12.135, ~~the~~ the minimum side yard shall be five feet in the R-1-5 and R-1-12.5 zone subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet and twenty-two (22) feet for front loading garages or other parking facilities, such as, but not limited to, carports, shade canopies, or porte cocheres.

17.12.100 Rear yard.

In the R-4S single-family residential zones, the minimum yard shall be twenty-five (25) feet, subject to the following exceptions: ...

17.12.110 Height of structures.

In the R-4S single-family residential zone, the maximum height of a permitted use shall be thirty-five (35) feet, with the exception of structures specified in Section 17.12.100(B).

17.12.120 Off-street parking.

In the R-4S single-family residential zone, subject to the provisions of Chapter 17.34.

17.12.130 Fences, walls and hedges.

In the R-4S single-family residential zone, fences, walls and hedges are subject to the provisions of Section 17.36.030.

17.12.135 Lot area less than 5,000 square feet.

A. Notwithstanding Section 17.12.050, lots in the R-1-5 zone may have a lot area of between 3,600 and 4,999 square feet if all of the following standards are met: ...

17.14.040 Where Allowed.

In compliance with California Government Code Section 66314, accessory dwelling units shall be allowed by-right (ministerially permitted) in any zone which allows residential uses. Specifically, the City's Agriculture zone (A), Open Space zone (OS), Single-family residential zones (R-1-5, R-1-12.5, and R-1-20), and Multi-family residential zones (R-M-2 and R-M-3) shall allow accessory dwelling units by-right.

This Section also applies to mixed-use zoning districts which allow residential and zones which allow residential as a conditionally permitted use. Specifically, the City's Commercial zones (C-N, C-R, C-S, C-MU, and D-MU, Office zones (O-PA and O-C), and Industrial zones (BRP, I-L, and I) shall allow accessory dwelling units by-right.

17.14.060 Types of Accessory Dwelling Units.

An accessory dwelling unit approved under this Chapter may be one of, or a combination of, the following types:

D. Junior Accessory Dwelling Unit. A junior accessory dwelling unit is a unit that meets all the following (see Section 17.14.110 (Standards Applicable to Junior Accessory Dwelling Units) for additional regulations):

1. Shall only be allowed on parcels zoned Single-family Residential (R-1-~~5~~, R-1-12.5, or R-1-20) and that include an existing or proposed single-family dwelling.

17.16.040 Conditional uses.

R. Residential structures up to four stories in height in the R-M-3 Zone District when the proposed structure is adjacent to an R-4S Zone District.

17.16.100 Height of structures.

The maximum height of structures shall be thirty-five (35) feet or three (3) stories whichever is taller in the R-M-2 zone. The maximum height shall be four (4) stories in the R-M-3 zone. Where an R-M-2 or R-M-3 site adjoins an R-4S site, the second and subsequent stories shall be designed to limit visibility from the second and third story to the R-4S site. Structures specified under Section 17.16.090(B) shall be exempt.

17.16.080 Side yards.

A. The minimum side yard for a permitted or conditional use shall be five feet subject to the exception that on the street side of a corner lot the side yard shall be not less than ten feet.

~~B. Side yard providing access to more than one dwelling unit shall be not less than ten feet.~~

17.16.160 Screening.

All parking areas adjacent to public streets and R-4S sites shall be screened from view subject to the requirements and procedures of Chapter 17.28.

17.16.170 Screening fence.

Where a multiple family site adjoins an R-4S site, a screening block wall or wood fence not less than six feet in height shall be located along the property line; except in a required front yard, or the street side of a corner lot and suitably maintained.

17.18.060 Development standards in the C-N zone.

The following development standards shall apply to property located in the C-N zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet (except where a building is located on rear property line);
 - 3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.

17.18.070 Development standards in the C-R zone.

The following development standards shall apply to property located in the C-R zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: twenty (20) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;

6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: twenty (20) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

17.18.080 Development standards in the C-S zone.

The following development standards shall apply to property located in the C-S zone:

A. Minimum site area: five thousand (5,000) square feet.

B. Maximum building height: sixty (60) feet.

C. Minimum required yards (building setbacks):

1. Front: ten (10) feet;
2. Rear: zero (0) feet;
3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
4. Side: zero (0) feet;
5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
6. Street side yard on corner lot: ten (10) feet.

D. Minimum required landscaped yard (setback) areas:

1. Front: ten (10) feet;
2. Rear: five (5) feet (except where a building is located on rear property line);
3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
4. Side: five (5) feet (except where a building is located on side property line);
5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
6. Street side on corner lot: ten (10) feet.

17.19.060 Development standards in the C-MU zones outside the downtown area.

The following development standards shall apply to property located in the C-MU zone and located outside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: fifteen (15) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 - 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 - 1. Front: fifteen (15) feet;
 - 2. Rear: five (5) feet;
 - 3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
 - 4. Side: five (5) feet (except where a building is located on side property line);
 - 5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
 - 6. Street side on corner lot: ten (10) feet.
- E. The provisions of Chapter 17.58 shall also be met, if applicable. (Ord. 2017-01 (part), 2017)

17.19.070 Development standards in the D-MU zone and in the C-MU zones inside the downtown area.

The following development standards shall apply to property located in the D-MU and C-MU zone and located inside the Downtown Area, which is defined as the area that is south of Murray Avenue, west of Ben Maddox Way, north of Mineral King Avenue, and east of Conyer Street:

- A. Minimum site area: No minimum.
- B. Maximum building height: one hundred (100) feet.
- C. Minimum required yards (building setbacks):
 - 1. Front: zero (0) feet;
 - 2. Rear: zero (0) feet;
 - 3. Rear yards abutting an R-4S or R-M zone district: zero (0) feet;
 - 4. Side: zero (0) feet;
 - 5. Side yards abutting an R-4S or R-M zone district: zero (0) feet;
 - 6. Street side yard on corner lot: zero (0) feet.
- D. Minimum required landscaped yard (setback) areas:

1. Front: five (5) feet (except where a building is located on property line);
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-4S or R-M zone district: zero (0) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-4S or R-M zone district: five (5) feet except where a building is located on side property);
 6. Street side on corner lot: five (5) feet (except where a building is located on property line).
- E. The provisions of Chapter 17.58 shall also be met, if applicable.

17.20.050 Development standards in the O-PA zone.

The following development standards shall apply to property located in the O-PA zone:

- A. Minimum site area: five (5) acres.
- B. Maximum building height: fifty (50) feet.
- C. Minimum required yards (building setbacks):
 1. Front: fifteen (15) feet;
 2. Rear: zero (0) feet;
 3. Rear yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 4. Side: zero (0) feet;
 5. Side yards abutting an R-4S or R-M zone district: fifteen (15) feet;
 6. Street side yard on corner lot: ten (10) feet.
- D. Minimum required landscaped yard (setback) areas:
 1. Front: fifteen (15) feet;
 2. Rear: five (5) feet;
 3. Rear yards abutting an R-4S or R-M zone district: five (5) feet;
 4. Side: five (5) feet (except where a building is located on side property line);
 5. Side yards abutting an R-4S or R-M zone district: five (5) feet;
 6. Street side on corner lot: ten (10) feet. (Ord. 2017-01 (part), 2017)

17.22.060 Development standards in the I-L and I zones.

A. The I-L and I zone districts include streets of varying width, carrying capacity and intended service. The development standards vary by type of street in order to maintain a consistent streetscape and achieve a high quality visual impact necessary to sustain

an attractive and viable industrial area. The following development standards shall apply to property located in the I-L and I zones:

A. Minimum site area: five (5) acres.

B. Maximum building height: seventy-five (75) feet.

C. Minimum required yards (building setbacks):

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);

2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);

3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);

4. Rear: zero (0) feet;

5. Rear yards abutting an R-4S or R-M zone district: twenty (20) feet;

6. Side: zero (0) feet;

7. Side yards abutting an R-4S or R-M zone district: twenty (20) feet;

8. Side abutting railroad right-of-way: twenty-five (25) feet.

D. Minimum required landscaped yard (setback) areas:

1. Frontage on major road: twenty-five (25) feet. (Major roads are defined as roads shown as arterials or collectors on the Circulation Element Map, including but not limited to Goshen Avenue, Plaza Drive, and Avenue 308);

2. Frontage on minor road: fifteen (15) feet. (Minor roads are defined as roads shown as local streets on the Circulation Element Map, including but not limited to Elowin Court, Clancy Drive, and Rasmussen Avenue);

3. Frontage on interior roads: ten (10) feet. (Interior roads provide access only to parcels within a development.);

4. Rear: zero (0) feet;

5. Rear yards abutting an R-4S or R-M zone district: ten (10) feet;

6. Side: zero (0) feet;

7. Side yards abutting an R-4S or R-M zone district: ten (10) feet;

8. Side abutting railroad right-of-way: twenty-five (25) feet.

E. Additional standards:

1. Properties subdivided into parcels of less than five acres shall provide a common or joint storm drainage facility or pond, to be maintained through a private property owners' association formed at the time of subdivision.

2. An eight-foot masonry wall is required along property line where a site abuts an R-4S or R-M zone district.

17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix P = Use is Permitted by Right C = Use Requires Conditional Use Permit T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	

Residential Units, New or Expansions, which may or may not be associated with a commercial activity	C	C	C	C	C	C	C	C	C	C	
<u>Residential Units, New or Expansion, on a site with one or more legally established dwelling units, maintaining General Plan density standards</u>				P	P						

17.26.050 Application procedures.

The following procedures specify the process for review of a planned development.

...

B.Application Process. After completing the pre-application review process the owner, or agent, shall file an application for a planned development. Such application submittal shall be processed as a conditional use permit and shall require a site plan review permit. An application for planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development criteria set forth in Section 17.26.090. The city planner shall determine the extent of development detail required as part of the application submittal. Such details may include, but is not limited to, the following: ...

17.26.090 Development standards for tentative parcel maps exempt from a planned development.

A. Exemption. Notwithstanding any other provision of this chapter, a planned development is not necessary to accompany the processing of a tentative parcel map if meeting the development standards set forth in this section.

B. Development standards. The waiving of a planned development is allowed if the project meets the following development standards:

1. The parcel has a zoning designation of R-S or R-M.

2. The project entails a parcel map that subdivides an existing parcel to create no more than four new parcels.

3. An easement with a minimum width of eighteen (18) feet width is provided for access and utility purposes, which provides access to all parcels within the parcel map. The width of said easement may be split between two parcels as to provide a single access drive originating from two public street fronting parcels.

4. An agreement addressing vehicular access, utilities, and any other pertinent infrastructure or services shall be recorded with the final parcel map. The agreement shall address property owners' responsibility for repair and maintenance of the easement, repair and maintenance of shared public or private utilities, and shall be kept free and clear of any structures excepting solid waste enclosures. The City Planner and City Engineer shall review for approval this agreement verifying compliance with these requirements prior to recordation. The agreement shall be recorded with the recording of the Final Parcel Map. The agreement shall include provisions for the upkeep of any common usable open space on the parcel, if applicable.

5. For properties with a zoning designation of R-S:

a. A minimum 20-foot buildable area setback shall be provided on one side of each non-public street fronting parcel, not to be located on the same side containing the access easement, for every parcel within the parcel map.

b. A minimum 5-foot buildable area setback shall be provided on all other sides of each non-public street fronting parcel, for every parcel within the parcel map.

c. A minimum one thousand two hundred and fifty (1,250) square feet of usable open yard area, not including the access easement, shall be maintained on each parcel.

d. All parcels shall have a minimum lot size of that corresponds to Section 17.12.050, and in no case shall any lot be smaller than five thousand (5,000) square feet.

6. For properties with a zoning designation of R-M:

a. A minimum 15-foot buildable area setback shall be provided on one side of each non-public street fronting parcel, not to be located on the same side containing the access easement, for every parcel within the parcel map.

b. A minimum 5-foot buildable area setback shall be provided on all other sides of each non-public street fronting parcel, for every parcel within the parcel map.

c. A minimum of five (5) percent of the site shall be maintained as usable open yard area, not including the access easement. The usable open yard areas cumulatively may be for use by an individual unit, or as common open space, or as a combination of both.

d. All parcels shall have a minimum lot size of six thousand (6,000) square feet.

17.30.015 Development standards.

E. Screening and Storage.

1. Where practical, all roof mounted air conditioners, roof vents, etc. should be screened from view from ground level. Such screening must be of a style and material such that it is an integral part of the building architecture. This would not apply to multiple family development.
2. Where commercial, office, or industrial site adjoins an R-4S or R-M district, a concrete block or masonry wall to a height recommended by the site plan review staff shall be located on the property line except in a required front yard, or the street side of a corner lot and suitably maintained. This requirement may be waived if an alternative landscaped buffer is provided as approved by the planning commission as an exception.
3. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-4S or R-M district shall be screened by a concrete block or masonry wall to a height to be determined by the site plan review staff, if the site plan review staff finds said use to be unsightly.
4. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall to a height to be determined by the site plan review staff; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.
5. In all commercial, office, mixed use, and business research park zone districts all businesses, services and processes shall be conducted entirely within a completely enclosed structure, except for off-street parking and loading areas, gasoline service stations, outdoor dining areas, nurseries, garden shops, bus depots and transit stations and electric distribution substations.
6. Where commercial or office uses abut property zoned R-4S, the upper stories of the structure to be occupied with commercial or office uses shall be so designed, or windows screened, to limit visibility onto the R-4S zoned property.

17.32.060 Subdivision sales offices.

In an R-4S or R-M zone, no sales offices of any character shall be permitted in any subdivision except one sales office in a subdivision of not less than five acres located not less than one hundred fifty (150) feet from any existing dwelling outside of the subdivision. Any temporary sales office in a subdivision may be located in a model home on a lot located in the subdivision.

17.32.150 Bed and breakfast facilities.

D. Development Criteria for Traditional Bed and Breakfast Facilities. Traditional bed and breakfast facilities are permitted, pursuant to a site plan review permit, in R-4S and R-M zoned areas located within the boundaries of the historic district and on individual properties located outside the historic district when such properties are listed on the local register of historically significant structures. In order for a site plan review permit to be approved, the following development criteria shall be met:

1. All standards of the underlying zoning district including, but not limited to, height, lot and yard requirements, and lot coverage shall apply;
2. One additional off-street parking space shall be provided for each room available for lodging purposes. Tandem parking shall not be deemed as meeting this requirement;
3. The owner of the facility shall reside on site;
4. Bed and breakfast facilities shall be subject to all applicable building, fire, health and safety codes;
5. No person who is paying rent in exchange for lodging shall occupy a guest room on the premises for more than fourteen (14) consecutive nights;
6. The scale and appearance of the bed and breakfast facility shall remain primarily residential in character; all buildings and site improvements shall be similar to and compatible in design with the surrounding neighborhood and adjacent residences.

The site plan review staff and/or the planning commission shall have authority to grant or deny applications for bed and breakfast facilities based upon design and aesthetic criteria, as well as all other provisions of this section;

7. One externally lighted sign shall be allowed at the facility. The sign may be either wall mounted or free standing and shall not exceed six square feet in area. A freestanding sign shall not exceed five feet in height. The historic preservation board shall have authority to review and approve, approve with conditions, or deny the location, size, materials and design of any sign proposed in conjunction with a bed and breakfast facility, subject to the above area and height limitations;
8. Bed and breakfast facilities shall be operated by the permanent occupants of the facility. No more than one person not residing at the facility shall be employed in the operation of the facility;
9. In no case shall any bed and breakfast facility be approved on a site on which the dwelling has been the subject of a garage conversion pursuant to the regulations of Chapter 17.32 governing such conversions.

E. Development Criteria for Bed and Breakfast Inns. Bed and breakfast inns are permitted as a conditional use in R-4S and R-M zoned areas located within the boundaries of the historic district and on individual properties located outside the historic district when such properties are listed on the local register of historically significant structures. In order for a conditional use permit for a bed and breakfast inn to be approved, the following development criteria shall be met:

1. All of the provisions and criteria listed in Section 17.32.150(D) for traditional bed and breakfast facilities, with the exception of subsections (D)(3) and (D)(8) of this section. However, the planning commission may require one or more of these criteria as conditions to be met in specific instances;
2. A bed and breakfast inn facility shall consist of no more than two residential dwellings on a maximum of two adjacent parcels. A facility consisting of more than one dwelling or parcel shall be considered a single facility. Adjacent parcels shall be adjoining contiguous parcels that are not separated by a public right-of-way.
3. The owner of the bed and breakfast inn shall reside at the facility. If more than one person who resides off the facility is employed, one additional off-street parking space for every two such employees shall be provided.

17.32.166 Short-term rental permits.

B. In addition to all other requirements of this chapter, and notwithstanding any contrary provisions in this Code, short-term rentals are subject to the following operational standards in all R-4S and R-M zones citywide: ...

17.32.260 Applicability.

The provisions of this article shall apply only to parcels ten thousand (10,000) square feet in area or larger that are located within the R-1-5, R-1-12.5, and R-1-20 zones, or as determined by City Planner subject to criteria set forth in Section 17.02.170.

17.34.030 Standards for off-street parking facilities.

All off-street parking facilities shall conform with the following standards:

K. In all C-N, C-R, C-S, C-MU, D-MU, O-PA, O-C, and BRP zone districts where a site adjoins or is directly across the street from an R-4S or R-M zone, a concrete block or masonry wall not less than six feet in height shall be located on the property line except in a required front yard, in which case the wall shall be three feet, and suitably maintained.

17.36.010 Purpose.

The purpose of this chapter is to control location and height of fences as may be required by city laws, rules and regulations to safeguard life or limb, property and public welfare. Fences may be constructed of any generally acceptable material except that

barbed wire and electric charged fences are specifically prohibited in any R-4S or R-M zone.

17.36.030 Single-family residential zones.

The following standards shall apply to sites within an R-4S zone: ...

17.36.050 Commercial and mixed use zones.

The following standards shall apply to sites within a C-N, C-R, C-S, C-MU, or D-MU zone:

A. Where a site in the C-N, C-R, C-S, C-MU, or D-MU zone adjoins an R-4S or R-M zone, either a concrete block masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained or a landscaped buffer be provided as approved by the planning commission. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within a completely enclosed structure, on a site across a street or alley from an R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than six feet in height, if the city planning commission finds said use to be unsightly. A landscaped buffer can be approved by the planning commission in place of a required wall as an exception.

C. Open storage of materials and equipment, except commercial vehicles and used car sales lots, shall be permitted only within an area surrounded and screened by a concrete block or masonry wall not less than six feet in height; provided, that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

17.36.060 Office zones (O-PA, O-C, BRP).

The following standards shall apply to sites within a O-PA, O-C, or BRP zone:

A. Where a site in the OPA, O-C, or BRP zone adjoins an R-A, R-4S or R-M zone a concrete or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard, and suitably maintained. A landscaped buffer can be approved by the planning commission in place of the wall as an exception. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences

between parcels, which allows fence height to be measured from the higher base elevation.

B. No fence or wall in the OPA, O-C, or BRP zone shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet provided that the additional one-foot height is not of a solid material.

C. Exceptions may be granted in accordance with Chapter 17.42.

17.36.070 Industrial zones.

The following standards shall apply to sites within an I-L or I zone:

A. Where a site within an I-L or I zone adjoins an R-A, R-4S or R-M zone a concrete block or masonry wall not less than seven feet in height shall be located on the property line except in a required front yard and suitably maintained. A fence, wall, or hedge height greater than seven feet may be allowed when extenuating circumstances exist such as to address grade elevation differences between parcels, which allows fence height to be measured from the higher base elevation.

B. A use not conducted entirely within an enclosed structure, on a site across a street or alley from an R-A, R-4S or R-M zone shall be screened by a concrete block or masonry wall not less than seven feet in height, if the site plan review staff finds said use to be unsightly.

C. Open storage of materials and equipment shall be permitted only within an area screened by a concrete block or masonry wall not less than six feet in height, which is adjacent to a public street or a residence provided that no materials or equipment shall be stored to a height greater than that of the wall or fence.

D. No fence or wall shall exceed seven feet in height if located in a required side or rear yard or three feet in height if located in a required front yard or street side yard. A fence or wall may be allowed in a required front yard or street side yard to a height of four feet; provided, that the additional one-foot height is not of a solid material.

E. Exceptions may be granted in accordance with Chapter 17.42.

Ordinance No. 2025-15

Exhibit “C”

Pertaining to Implementation of Program No. 5.2

Section 1. City of Visalia Municipal Code Title 17, Zoning Ordinance, is hereby amended as follows, as specified by italics & underline for additions and ~~strikeout~~ for deletions.

Chapter 17.25 Uses in the Commercial, Mixed Use, Office, and Industrial Zones

17.25.030 Commercial, Office, and Industrial Zone Use Table

D. [Table 17.25.030, Commercial, Mixed Use, Office, and Industrial Zones Use Matrix]

Commercial, Mixed Use, Office, and Industrial Zones Use Matrix											
P = Use is Permitted by Right C = Use Requires Conditional Use Permit											
T = Use Requires Temporary Use Permit Blank = Use is Not Allowed											
USE	Commercial and Mixed Use Zones					Office Zones			Industrial Zones		Special Use Standards (See identified Chapter or Section)
	C-N	C-R	C-S	C-MU	D-MU	O-PA	O-C	BRP	I-L	I	
Emergency Shelters			C	<u>P*</u> <u>C</u>	C				<u>P</u> <u>C</u>		17.32.130 P* Permitted in Overlay District, Section 17.32.130

Chapter 17.32 Special Provisions

17.32.130 Emergency shelters.

B. Permits.

1. Emergency shelters are allowed as identified in the Zones Use Matrix included in Table 17.25.030. In accordance with State law, Government Code Section 65583, the zone where emergency shelters are allowed as a permitted use without a conditional

use permit is the ~~I-L (Light Industrial) zone~~ Emergency Shelters Overlay Zone, located on certain sites within the C-MU (Commercial Mixed Use) zone district as specified in subsection E of Section 17.32.130.

E. Emergency Shelters Overlay Zone.

A. Purpose. The purpose of the Emergency Shelters (ES) overlay district is to establish an overlay district within the Commercial Mixed Use zone district where emergency shelters are permitted by-right in accordance with State law, Government Code Section 65583. The overlay district has been established on certain vacant sites within the C-MU (Commercial Mixed Use) zone district based upon its demonstrated compliance with State law as a nonresidential zoning district that allows for residential development, having sufficient sites with sufficient capacity, wherein the sites are located near amenities and services that include health care, transportation, retail, employment, and social services.

B. Designation of Emergency Shelters (ES) overlay district sites. The Emergency Shelters (ES) overlay district is applied to the following parcels.

APN_NO	Area (Acres)	Specific Location	General Location	ZONING	Hwy 198 Orientation
78120041	5.88	Dinuba & Shannon, SW Corner	Dinuba / Riggin	C-MU	NORTH
78210023	3.98	Demaree & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
78210024	0.60	Demaree & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
78210025	0.41	Demaree & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
78350050	1.96	Mooney & Riggin, NW Corner	Dinuba / Riggin	C-MU	NORTH
78350052	0.46	Mooney & Riggin, NW Corner	Dinuba / Riggin	C-MU	NORTH
78350053	0.47	Mooney & Riggin, NW Corner	Dinuba / Riggin	C-MU	NORTH
78430006	0.43	Mooney & Riggin, NE Corner	Dinuba / Riggin	C-MU	NORTH
90060058	2.06	Dinuba & Ferguson, NW Corner	Dinuba / Riggin	C-MU	NORTH
90060064	4.68	Dinuba & Ferguson, NW Corner	Dinuba / Riggin	C-MU	NORTH
91010053	0.68	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010060	0.76	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010063	0.64	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010064	0.94	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91010065	1.46	Dinuba & Riggin, SE Corner	Dinuba / Riggin	C-MU	NORTH
91021018	2.28	Dinuba & Ferguson, NE Corner	Dinuba / Riggin	C-MU	NORTH
94015001	0.15	NW 2nd Ave	Lincoln Oval	C-MU	NORTH
94034003	0.15	NE 3rd Ave	Lincoln Oval	C-MU	NORTH
94034004	0.15	NE 3rd Ave	Lincoln Oval	C-MU	NORTH
94034005	0.15	NE 3rd Ave	Lincoln Oval	C-MU	NORTH
94100041	0.52	N Santa Fe Street	East Downtown	C-MU	NORTH
94100042	0.74	N Santa Fe Street	East Downtown	C-MU	NORTH

94110013	2.09	N Santa Fe Street	East Downtown	C-MU	NORTH
94130005	1.26	Santa Fe & Houston, SE Corner	East Downtown	C-MU	NORTH
94130049	0.68	Santa Fe & Houston, SE Corner	East Downtown	C-MU	NORTH
94160018	3.95	Burke & Goshen, NE Corner	East Downtown	C-MU	NORTH
94170005	16.11	Burke & Goshen, NE Corner	East Downtown	C-MU	NORTH
94201001	0.24	E Main, Burke to Ben Maddox	East Downtown	C-MU	NORTH
94201027	2.20	E Main, Burke to Ben Maddox	East Downtown	C-MU	NORTH
94204010	0.28	Burke & Acequia	East Downtown	C-MU	NORTH
94211024	0.50	Burke & Mineral King	East Downtown	C-MU	NORTH
94222004	2.25	E Acequia	East Downtown	C-MU	NORTH
94231008	0.29	E Acequia	East Downtown	C-MU	NORTH
94231009	0.14	E Acequia	East Downtown	C-MU	NORTH
94232001	0.13	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94232003	0.28	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94232006	0.36	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94232016	0.29	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235007	0.15	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235008	0.00	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235010	0.15	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235012	0.16	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94235017	0.75	E Main, Santa Fe to Burke	East Downtown	C-MU	NORTH
94250004	0.40	E Murray, Santa Fe to Burke	East Downtown	C-MU	NORTH
94250031	0.52	N Burke	East Downtown	C-MU	NORTH
94250043	0.28	E Murray, Santa Fe to Burke	East Downtown	C-MU	NORTH
94250044	0.28	E Murray, Santa Fe to Burke	East Downtown	C-MU	NORTH
98142055	1.67	Ben Maddox & Goshen, SE Corner	East Downtown	C-MU	NORTH
98191028	0.94	1230 N Ben Maddox Way	East Downtown	C-MU	NORTH
95010065	3.53	Demaree & Noble, SE corner	Demaree & Noble	C-MU	
95010070	2.03	Demaree & Noble, SE corner	Demaree & Noble	C-MU	
95010073	1.08	Demaree & Campus, NE corner	Demaree & Noble	C-MU	
100050013	1.91	1819 E Noble Ave	Lovers & Noble	C-MU	
100060011	2.42	2227 E Noble Ave	Lovers & Noble	C-MU	
100060012	0.57	2227 E Noble Ave	Lovers & Noble	C-MU	
100070007	0.14	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100070032	0.36	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100070062	1.66	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100070063	1.68	Demaree & Goddard, SE corner	Lovers & Noble	C-MU	
100090035	1.41	645 S Lovers Lane	Lovers & Noble	C-MU	
100120019	6.07	Lovers Lane & Tulare, NW corner	Lovers & Noble	C-MU	
100640039	1.77	Caldwell & Stover, NW corner	Caldwell & Santa Fe	C-MU	

100720028	11.39	Lovers Lane & Caldwell, NW corner	Lovers & Noble	C-MU	
101030030	1.47	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030031	1.78	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030032	4.08	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030033	2.19	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
101030034	0.58	Lovers Lane & Noble, SE corner	Lovers & Noble	C-MU	
119340021	1.40	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
119730004	1.50	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
119730008	0.85	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
119730009	1.06	Demaree & Caldwell, SW corner	Demaree & Caldwell	C-MU	
121380006	0.25	2358 S Mooney Blvd	Mooney Blvd	C-MU	
121560001	2.34	3750 S Demaree St	Mooney Blvd	C-MU	
121560002	2.34	3812 S Demaree St	Mooney Blvd	C-MU	
121560030	0.14	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560031	0.13	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560034	0.09	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560035	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560036	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560037	0.10	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560038	0.11	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560039	0.10	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560040	0.17	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560041	0.18	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560042	0.14	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121560043	0.12	Demaree & Packwood, NE corner	Demaree & Caldwell	C-MU	
121580001	3.77	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121580006	0.91	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121580007	1.52	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121580008	0.79	Demaree & Caldwell, SE corner	Demaree & Caldwell	C-MU	
121670010	14.22	Mooney & Ave 268, NW corner	Mooney Blvd	C-MU	
122290012	0.36	1740 W Caldwell Ave	Mooney Blvd	C-MU	
122290013	0.49	1740 W Caldwell Ave	Mooney Blvd	C-MU	
122290014	0.50	1740 W Caldwell Ave	Mooney Blvd	C-MU	
122300048	0.34	3335 S Fairway St	Mooney Blvd	C-MU	
122332023	0.46	1447 W Caldwell Ave	Mooney Blvd	C-MU	
122480006	0.80	6400 S Mooney Bl	Mooney Blvd	C-MU	
122480011	0.47	6604 S Mooney Bl	Mooney Blvd	C-MU	
122480014	0.36	6604 S Mooney Bl	Mooney Blvd	C-MU	
122480020	0.65	6604 S Mooney Bl	Mooney Blvd	C-MU	
122480021	2.30	6604 S Mooney Bl	Mooney Blvd	C-MU	

123220044	7.53	Caldwell & Santa Fe, NE corner	Caldwell & Santa Fe	C-MU	
123270054	0.39	311 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450007	0.16	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450008	0.32	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450009	0.30	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450011	0.16	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450013	0.15	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450014	0.12	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450021	0.18	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450022	0.13	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450023	0.13	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450026	0.46	201 E Caldwell Ave	Caldwell & Santa Fe	C-MU	
123450027	0.81	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	
123450028	0.45	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	
123450032	2.22	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	
123450033	2.57	Caldwell & Court, SW corner	Caldwell & Santa Fe	C-MU	