

ORDINANCE NO. 2086

AN ORDINANCE OF THE CITY OF SANTA CLARA, CALIFORNIA, AMENDING TITLE 18 OF “THE CODE OF THE CITY OF SANTA CLARA, CALIFORNIA” TO ADD A NEW CHAPTER 18.27, REGULATIONS FOR THE EL CAMINO REAL CORRIDOR; REVISING CHAPTER 17.15, PROPERTY DEVELOPMENTS, TO CLARIFY THAT THE NEW EL CAMINO PROPERTY STANDARDS WILL SUPERSEDE THAT CHAPTER; AND ADDING A NEW SECTION 17.40.117 TO CHAPTER 17.40, CITYWIDE AFFORDABLE HOUSING REQUIREMENTS, TO SPECIFY AFFORDABILITY LEVELS APPLICABLE TO THE EL CAMINO REAL ZONING DISTRICTS

SECTION 1: That a new Chapter 18.27, “Regulations for the El Camino Real Corridor”, is hereby added to Title 18 (entitled “Zoning”), of “The Code of the City of Santa Clara, California” (“SCCC”) as follows:

“Chapter 18.27

Regulations for the El Camino Real Corridor

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Article I. Regulations for the El Camino Real Corridor

18.27.010 Application.

The regulations set forth in this chapter apply to all parcels in the El Camino Real Specific Plan area.

18.27.020 Intent.

The El Camino Real Corridor zoning districts are designed to implement the Regional Commercial Mixed Use, Corridor Mixed Use, and Corridor Residential General Plan designations, creating a range of residential densities that are transit-oriented with supportive commercial services. The El Camino Real corridor zoning districts include the Regional Commercial Mixed Use District (RCMU), Corridor Mixed Use District (CMU), the Corridor Residential District (CR), and Corridor Residential – Low District (CR-L) and are expected to be implemented over time, and the district contains provisions for the continuation of existing auto-oriented uses.

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18.27.030 Purpose

The purpose of the El Camino Real Corridor individual districts and the way they are applied are as follows:

- 1. Regional Commercial Mixed Use (RCMU).** The purpose of the RCMU - Regional Commercial Mixed Use Zone is to provide land areas for the construction, use, and occupancy for pedestrian- oriented developments that focus on regional-serving commercial uses (e.g., big box stores, entertainment establishments, restaurants, retail establishments). It is the intent of this zone to be located on high-traffic corridors and to provide a mix of residential and commercial uses, with residential on the upper floors and commercial and office on the lower floors. This zone has a minimum Floor Area Ratio (FAR) of 0.2. The allowable residential density range is 55-100 dwelling units per acre.

- 2. Corridor Mixed Use (CMU).** The purpose of the CMU - Corridor Mixed Use Zone is to provide land areas for the construction, use, and occupancy for pedestrian-oriented developments that focus on community-serving commercial uses (e.g., grocery stores, banks, pharmacies, restaurants, retail establishments). It is the intent of this zone to provide a mix of residential and commercial uses, with residential on the upper floors and commercial and office on the lower floors, as well as, stand-alone uses in certain circumstances. This zone does not have a minimum Floor Area Ratio (FAR). The allowable residential density range is 45-65 dwelling units per acre.

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3. Corridor Residential (CR). The purpose of the CR - Corridor Residential Zone is to provide land areas for the construction, use, and occupancy for a variety of multi-family residential housing types that focus on the transition between higher-intensity mixed use and single-family residential. This zone also allows commercial uses. It is the intent of this zone to be located small parcels on high-traffic corridors and to provide a mix of residential and commercial uses, with residential on the upper floors and commercial and office on the lower floors. This zone does not have a minimum Floor Area Ratio (FAR). The allowable residential density range is 26-45 dwelling units per acre.

4. Corridor Residential – Low. The purpose of the CR-L Corridor Residential – Low Zone is for townhome development. This designation is generally applied to smaller parcels along the corridor that are constrained by shallow lot depths and parcel aggregation challenges. Commercial ground floor uses are allowed and encouraged in this designation, but not required. Auto-oriented uses are not appropriate under this designation. This zone does not have a minimum Floor Area Ratio (FAR). The allowable residential density range is 12-25 dwelling units per acre.

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18.27.040 Permitted and conditional uses.

The land uses in the following table, are as defined in the Santa Clara City Code (SCCC). The requirements under “Required Ground Floor Commercial Areas” apply to required ground floor commercial spaces in locations identified in the Ground Floor Commercial Overlay as described in the El Camino Real Specific Plan. If a land use is not listed in the Land Use Table, the use is not allowed, otherwise, uses will be denoted as either; P - Allowed by Right; MUP - Minor Use Permit; CUP - Conditional Use Permit; or Blank - Not allowed. Additional regulations may apply to specific uses per SCCC Title 18, Article 4 (Standards for Specific Land Uses).

18.27.050 Land Use Table.

Allowed Uses and Permit Requirements	Designations				
Land Use (see SCCC for land use definitions)	CR-L	CR	CMU	RCMU	Additional Regulations and Exceptions
Residential Uses					
Caretaker Housing	-	-	-	-	See SCCC Chapter 18.60
Dwelling, Multifamily		P	P	P	
Dwelling, Attached Single-Family/Townhomes	P	P	P	P	
Employee Housing	-	-	-	-	
Home Occupations	P	P	P	P	See SCCC Chapter 18.60
Live-Work	p ²	p ²	p ^{1,2}	p ^{1,2}	¹ Permitted except along the El Camino Real street frontage in the RCMU designation or the Ground Floor Commercial Overlay. ² Live/work facilities shall not count towards commercial FAR requirements but shall count

					toward residential density.
Single-Room Occupancy (SRO) Facilities	-	-	P	P	
Supportive Housing	P	P	P	P	
Transitional Housing	-	-	-	-	
Land Use (see Zoning Ordinance for land use definitions)	CR-L	CR	CMU	RCMU	Additional Regulations and Exceptions
Human Services Uses					
Assisted Living Facilities	-	-	CUP	CUP	See SCCC Chapter 18.60
Child Day Care Facilities		P	P	P	See SCCC Chapter 18.60
Community Care Facilities	CUP	CUP	CUP	-	
Residential Care Facilities, six or fewer residents	P	P	P	-	
Residential Care Facilities, seven or more residents	MUP	MUP	MUP	-	
Day Care Homes, Up to 14 Children	P	P	P	P	
Supportive Housing		P	P	P	
Low Barrier Navigation Centers	P	P	P	P	
Emergency Shelters	-	-	-	-	See SCCC Chapter 18.60
Recreation, Education, and Public Assembly Uses					
Cemeteries and Mausoleums	-	-	-	-	
Community Gardens		MUP	MUP	MUP	
Commercial Recreation Facilities, Indoor	P	P	P	P	

Commercial Recreation Facilities, Outdoors	-	-	-	-	
Fitness Facilities	P	P	P	P	
Libraries	P	P	P	-	
Museums	P	P	P	P	
Parks and Public Plazas	P	P	P	P	
Places of Assembly	-	-	CUP	CUP	
Public Schools	P	P	P	P	
Private Schools	CUP	CUP	CUP	CUP	
Public/Private Colleges and Universities	-	P	P	P	
Vocational/Trade Schools	-	P	P	P	
Land Use (see Zoning Ordinance for land use definitions)	CR-L	CR	CMU	RCMU	Additional Regulations and Exceptions
Utility, Transportation, and Communication Uses					
Broadcasting and Recording Studios	-	-	-	-	
Park and Ride Facilities	P	P	P	P	
Parking Structures	MUP	MUP	MUP	MUP	Section 18.14.040(I)
Public Safety Facilities	P	P	P	P	
Wireless Telecommunications Facilities and Towers Co-location/Small Cell	P	P	P	P	See SCCC Chapter 18.66
Wireless Telecommunication Facilities and Towers, Minor (less	MUP	MUP	MUP	MUP	See SCCC Chapter 18.66

than 70 feet)					
Wireless Telecommunication Facilities, Major (70 feet or higher)		-	CUP	CUP	See SCCC Chapter 18.66
Transit Stations and Terminals	P	P	P	P	
Utility Facilities and Infrastructure	CUP	CUP	CUP	CUP	CUP required for private utility facilities and infrastructure. Public utilities and infrastructure are permitted uses.
Photovoltaic Systems	P	P	P	P	
Retail, Service, and Office Uses					
Alcoholic Beverage Sales and Service	MUP	P	P	P	Retail sale of beer, wine, and/or other alcoholic beverages for off-premises consumption at a retail establishment which has 50 percent or more of the shelving or gross floor area devoted to the public display. See SCCC Chapter 18.60.
Ambulance Services	-	-	-	-	
Animal Sales and Grooming Facilities	P	P	P	P	
Banks and Financial Establishments, General	P	P	P	P	
Banks and Financial Establishments, Stand-alone ATM	P	P	P	P	
Bars	CUP	CUP	CUP	CUP	See SCCC Chapter 18.60
Bed and Breakfast Inns	-	-	-	-	See SCCC Chapter 18.60
Business Support Centers	P	P	P	MUP	
Drive-in/Drive-through	-	-	-	-	See SCCC Chapter 18.60

Establishments					
Equipment Sales and Rental	-	-	-	-	
Garden Centers/Plant Nurseries	-	-	-	-	
Hotels and Motels	-	-	P	P	Section 18.14.040.0
Land Use	CR-L	CR	CMU	RCMU	Additional Regulations and Exceptions
Retail, Service, and Office Uses (continued)					
Kennels	-	-	CUP	-	
Live Entertainment, Incidental	CUP	p	P	P	
Live Entertainment, Standalone	MUP/CUP	MUP/CUP	MUP/CUP	MUP/CUP	Section 18.14.040.K
Maintenance and Repair Services	P	P	P	P	
Nightclubs	-	-	-	CUP	See SCCC Chapter 18.60
Offices	P	P	P	P	
Outdoor Dining and Seating	MUP	MUP	MUP	MUP	See SCCC Chapter 18.60
Outdoor Displays and Sales	CUP	CUP	CUP	CUP	See SCCC Chapter 18.60
Personal Services	P	P	P	P	
Personal Services, Restricted	MUP	MUP	MUP	MUP	See SCCC Chapter 18.60
Restaurants	P	P	P	P	See SCCC Chapter 18.60
Retail Establishments:					
General, Small Format	P	P	P	P	
General, Medium Format	-	P	MUP	P	
General, Large	-	-	-	CUP	

Format					
Veterinary Facilities	P	P	P	P	
Vehicle Oriented Uses					
Vehicle Rental Facilities, Limited	-	-	MUP	MUP	
Vehicle Rental Facilities, Office Only	-	-	P	P	
Vehicle Repair Facilities, Minor	-	-	-	-	See SCCC Chapter 18.60
Vehicle Service Stations	-	-	CUP	CUP	See SCCC Chapter 18.60
Industrial, Manufacturing, and Processing Uses					
Printing and Publishing Facilities	P	P	P	P	
Wineries, Distilleries, Breweries, and Micro-Breweries	MUP	MUP	MUP	MUP	See SCCC Chapter 18.60
Personal Storage Facilities	-	-	-	-	

Article II. Minor Use Permits (MUPs).

18.27.070 Purpose

Minor Use Permits are for uses of land that require special review and control to ensure they are compatible with the neighborhood and surrounding land uses. They are considered more likely to have greater impacts than land uses permitted by right in the zone, but lesser impacts than uses requiring a Conditional use Permit.

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18.27.080 Intent.

The Minor Use Permit procedures are intended to provide sufficient flexibility in the use regulations to further the objectives of this Chapter and of the Zoning Code and to provide the City with the opportunity to impose special conditions to mitigate potential impacts that could result from allowing the use(s) at the requested location.

18.27.090 Applicability

Approval of a Minor Use Permit is required to authorize proposed land uses specified by Table 18.27.050 above (Land Use Table), and Development Standards as being allowable in the applicable zone when subject to the approval of a Minor Use Permit.

18.27.100 Application Filing, Processing, and Review

A. Filing and Processing. An application for a Minor Use Permit shall be filed and processed in compliance with Article II (Minor Use Permits) of this Chapter 18.27.

B. Application Contents. The application shall include the information and materials specified in the most up-to-date Department handout for Conditional and Minor Use Permit applications, together with the required fee in compliance with the Fee Schedule.

C. Responsibility. It is the responsibility of the applicant to provide evidence in support of the findings required by Section 18.27.300 (Findings and Decision), below.

D. Applicable Review Authority.

1. Except as provided in paragraph 2 below, Minor Use Permits shall be reviewed and either approved or denied by the Director.

2. The Director may choose to refer any Minor Use Permit application to the Planning Commission.

18.27.200 Project Review, Notice, and Hearing

Each application for a Minor Use Permit shall be reviewed by the Director to ensure that the proposal complies with all applicable requirements of Chapter 18.27 and the Zoning Code.

A. Notice Required. Before a decision on a Minor Use Permit is made, the City shall provide notice as follows.

1. The notice shall state that the Director will decide whether to approve, conditionally approve, or deny the Minor Use Permit application on a date specified in the notice, and that a public hearing will be held only if requested in writing by any interested person before the specified date for the decision.

2. Any written request for a hearing shall be based on issues of significance directly related to the application (e.g., provision of evidence that the request cannot meet one or more of the findings specified in Section 18.27.030 [Findings and Decision], below).

3. If the Director determines that the evidence has merit and can be properly addressed by a condition(s) added to the Minor Use Permit approval, the Director may consider the permit in compliance with paragraph B.2, below.

B. Hearing.

1. A hearing before the Director shall be scheduled and noticed if either of the following apply:

a. If a public hearing is requested and the provisions of paragraph A.3, above, do not apply; or

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b. The Director determines that a hearing would serve the public interest.

2. In all other circumstances, the Director shall render a decision on the date specified in the notice referred to in paragraph A.1, above.

C. Appeals. The Director's decision is appealable to the Planning Commission. In the event of such an appeal to the Planning Commission, the Planning Commission decision shall be final and non-appealable.

18.27.300 Findings and Decision

The Review Authority may approve or conditionally approve a Minor Use Permit only after first making all of the following findings:

A. The proposed use is consistent with the General Plan and any applicable specific plan to the maximum extent practicable;

B. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Zoning Code and the City Code;

C. The design, location, size, and operating characteristics of the proposed use are compatible with the allowed uses in the vicinity;

D. Operation of the use at the location proposed would not be detrimental to the harmonious and orderly growth of the City, or endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or general welfare; and

E. The subject site is:

1. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and

2. Served by highways and streets adequate in width and improvement to carry the type and quantity of traffic the proposed use would likely generate.

18.27.400 Conditions of Approval

When considering approval of a Minor Use Permit, the Review Authority may impose any conditions deemed reasonable and necessary to ensure that the approval will comply with the findings required by Section 18.27.300 (Findings and Decision), above.

Article III. Development Standards for the El Camino Real Corridor

18.27.500 Existing Buildings and Uses.

(a) Notwithstanding any other provision in this Chapter, the lawful use of buildings existing prior to the adoption of this Chapter may continue and none of the other sections of this Chapter 18.27 shall apply, as though the prior zoning of the parcel remained in place, until such time as the existing use (including any expansions) has been discontinued in its entirety, at which time the prior zoning shall become inapplicable and the other sections of this chapter shall apply from that point forward.

(b) Allowed Uses. For parcels with legal uses of buildings existing prior to the adoption of this Chapter, permitted uses of the prior zoning district are allowed, and none of the other sections of this chapter shall apply to such building and use, until such time as the existing use (including any expansions) has been discontinued in its entirety.

(c) Conditional Uses. For parcels with legal uses of buildings existing prior to the adoption of this chapter, conditional uses of the prior zoning district are conditionally permitted, and none of the other sections of this chapter shall apply, until such time as the existing use (including any expansions) has been discontinued in its entirety.

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(d) Development Standards. For parcels with legal uses of buildings existing prior to the adoption of this chapter, development standards of the prior zoning district shall apply, and none of the other sections of this chapter shall apply, until such time as the existing use (including any expansions) has been discontinued in its entirety.

18.27.600 Regional Commercial Mixed Use District (RCMU) Development Standards Table.

Standards	Regional Commercial Mixed Use
Height, Density, & Intensity ¹	
Maximum Stories/Height to Top of Wall	70 ft (6 stories) ^{2,3,4,5}
Minimum Commercial Floor Area Ratio	0.2
Maximum Dwelling Units per Acre	100 du/acre ⁵
Minimum Dwelling Units per Acre	55 du/acre
Minimum Commercial Ground Floor Area	50% of the ground floor along ECR parcel frontage. See Specific Plan Table 4-13, Ground Floor Commercial Overlay Requirements.
Transitions Adjacent to Single-Family/Duplex Zoning Districts	
Maximum Height adjacent to Single-Family and Duplex residential zoning districts	<p>Parcels on the Northern Side of ECR: No portion of the building volume shall encroach into a daylight plane starting six feet above grade at the property line and sloping upward at a 30-degree angle toward the interior of the lot.</p> <p>Parcels on the Southern Side of ECR: No portion of the building volume shall encroach into a daylight plane starting six feet above grade at the property line and sloping upward at a 45-degree angle toward the interior of the lot. (see Figure 4-19 of the Specific Plan). See also <i>Neighborhood Transitions</i> in Section 4.4 of the Specific Plan.</p>
Maximum Height across the street from Single-Family and Duplex residential zoning districts ⁶	At the setback line, the height of the roof plate ⁷ may be no taller than one story above the maximum height allowed in the opposing residential zone. Behind the setback line, building heights may step up away from the street following a 45-degree angle measured from the roof plate (see Figure 4-22 of the Specific Plan). See also <i>Neighborhood Transition</i> in Section 4.4 of the

		Specific Plan.	
<ol style="list-style-type: none"> Density shall be calculated as net density, which excludes public streets and dedicated public parkland (per Chapter 17.35 of the Santa Clara City Code). The lot area that contains publicly-accessible private open space, private streets and pathways, and required easements will be counted toward lot area for the purposes of calculating residential density and commercial floor area ratio. See Specific Plan Figure 4-1, Heights. Projects must comply with both stories and overall height maximums. Height exceptions up to 10 feet above the maximum may be allowed to accommodate architectural features, rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by City staff. FAA airspace safety clearance may be required on a project-specific basis pursuant to Federal Aviation Regulations/Part 77. Projects may be eligible for additional height, density, or FAR in exchange for providing community benefits above and beyond what is required by the Plan, as outlined in Specific Plan section 6.2, Community Benefits Program. Applies to portions of a development directly opposite a residentially zoned property where the street is less than 50 feet wide. A roof plate is defined as the top horizontal framing member of a wall where the roof structure is attached. 			
Standards		Regional Commercial Mixed Use	
Lot or Development Site Setbacks and Frontage	Ground Floor Commercial	Other Ground Floor Uses	
ECR Minimum Front Setback, from back of walk ²	0 or 5 ft ³	10 ft ⁴	
ECR Maximum Front Setback, from back of walk ^{1,2}	10 ft	15 ft	
Minimum Street Setback, other than ECR	10 ft	15 ft	
Maximum Street Setback, other than ECR	15 ft	20 ft	
Minimum Rear Setback (from adjacent parcel or alley)	10 ft		
Minimum Side Setback (from adjacent parcel)	5 ft		
Minimum Rear Setback adjacent to single family and duplex residentially-zoned parcel	25 ft		
Minimum Side Setback adjacent to single-family and duplex zoned parcel	25 ft		
Private Open Space ⁵	Non-Residential	Hotel	Residential/Residential Portion of Mixed-Use Project
Minimum Required Personal Open Space	NA	NA	120 sf per unit, of which at least 40 sf shall be personal ⁶⁷
Minimum Required Common Usable Open Space	NA	20 sf per room	

Minimum Required Publicly-Accessible Open Space	10% of lot area ⁸
Storage	
Personal Storage	110 cubic ft per unit
Standards	Regional Commercial Mixed Use
Parking⁹	
Maximum Surface Parking Length along ECR parcel frontage	30% (See also Parking and Loading Location and Frontage standard in Section 4.4)
Minimum Setback for Off-Street Surface Parking, Loading, Service and Vehicular Circulation	Off-Street parking, loading, service, and vehicular circulation areas are prohibited in the front and street side setbacks, except for driveway access. Off-Street parking, vehicular circulation, loading, and service areas shall be located behind the minimum setback or 5 feet from the back of walk, whichever is greater.
Required Off-Street Parking and Loading	Private off-street parking and loading shall be provided in accordance with SCCC Chapter 18.38 (Off-Street Parking Regulations and Design Standards).
Required Bicycle Parking Spaces	See Specific Plan Chapter 5, Transportation and Public Spaces

- At least 75% of the building facade shall be located within the minimum and maximum setback lines; up to 25% of the building facade may be located behind the maximum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located within the setback range.
- The intent is to achieve a total sidewalk width of 20 feet along El Camino Real, with a minimum sidewalk width of 15.5 feet. Setbacks are measured from the new back of walk. As sites are redeveloped over time, the City will work with property owners to negotiate the appropriate dedication and/or public easement to meet new sidewalk requirements on a case-by-case basis.
- The minimum setback is 0 feet in instances where the sidewalk width is 20 feet. In areas where that cannot be achieved and the sidewalk is less than 20 feet wide, the minimum setback is 5 feet from the back of walk.
- The minimum front/street side setback for live/work units shall be 10 feet from the back of walk.
- Open space requirements are separate from parkland dedication requirements established by SCCC Chapter 17.35. However, depending on the size, location, and amenities provided, it is possible that the open space would qualify for private open space credit under Chapter 17.35. In the RCMU designation, onsite dedicated public parks provided per the City's parkland dedication requirements may count towards fulfilling the 10% publicly-accessible open space standard, subject to approval by the Director of Parks and Recreation (per Section 17.35.080).
- The required personal open space for up to 50% of the units may be provided as common private open space (i.e. 120 sf per unit could be provided as common open space).

- 7. Includes roof decks and other shared common open areas. Setback areas are not considered usable open space unless they are at least 20 feet wide from the building to the property line. Up to 40 sf per unit can be provided in an indoor communal space so long as it opens directly on to a common outdoor space.
- 8. Must be ground floor publicly-accessible open space.

18.27.610 Additional Standards for Regional Commercial Mixed Use

- A. Limitation on Townhomes. Townhomes/single-family attached dwelling units shall be limited to a maximum of 25% of the site/lot area for developments in the RCMU designation.
- B. Shared Parking. Regional Commercial Mixed Use Centers shall include shared parking between uses with different peak periods to encourage the efficient use of parking resources and are eligible for reduced parking requirements, in accordance with SCCC Section 18.38.040.A. For example, residential visitor and retail customer parking spaces can be shared. The total number of spaces and their distribution through the site shall be substantiated through a parking demand study and a parking management plan prepared by a qualified traffic engineering professional subject to approval by the Director. See Specific Plan Chapter 5, Transportation and Public Spaces, for additional details and requirements.

18.27.700 Corridor Mixed Use District (CMU) Development Standards Table.

Standards	Corridor Mixed Use
Height, Density, & Intensity ¹	
Maximum Stories/Height to Top of Wall	60 ft (5 stories) ^{2,3,4}
Minimum Floor Area Ratio	None
Minimum Dwelling Units per Acre	45 du/acre
Maximum Dwelling Units per Acre	65 du/acre ⁴
Minimum Commercial Ground Floor Area	See Specific Plan Table 4-13, Ground Floor Commercial Overlay Requirements. Specific Plan Figure 4-18 shows locations where commercial is

	required for 50% of the ground floor building frontage along El Camino Real. All other areas - commercial allowed, not required.
Transitions Adjacent to Single-Family/Duplex Zoning Districts	
Maximum Height adjacent to Single-Family and Duplex residential zoning districts	<p>Parcels on the Northern Side of ECR: No portion of the building volume shall encroach into a daylight plane starting six feet above grade at the property line and sloping upward at a 30-degree angle toward the interior of the lot.</p> <p>Parcels on the Southern Side of ECR: 1 No portion of the building volume shall encroach into a daylight plane starting six feet above grade at the property line and sloping upward at a 45-degree angle toward the interior of the lot. (see Figure 4-19 of the Specific Plan). See also <i>Neighborhood Transitions</i> in Section 4.4 of the Specific Plan.</p>
Maximum Height across the street from Single-Family and Duplex residential zoning districts ⁵	<p>At the setback line, the height of the roof plate⁶ may be no taller than one story above the maximum height allowed in the opposing residential zone. Behind the setback line, building heights may step up away from the street following a 45-degree angle measured from the roof plate. See also <i>Neighborhood Transitions</i> in Section 4.4 of the Specific Plan.</p>

1. Density shall be calculated as net density, which excludes public streets and dedicated public parkland (per Chapter 17.35 of the Santa Clara City Code). The lot area that contains publicly-accessible private open space, private streets and pathways, and required easements will be counted toward lot area for the purposes of calculating residential density and commercial floor area ratio.
2. See Specific Plan Figure 4-1, Heights.
3. Projects must comply with both stories and overall height maximums. Height exceptions up to 10 feet above the maximum may be allowed to accommodate architectural features, rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by City staff.
4. Projects may be eligible for additional height, density, or FAR in exchange for providing community benefits above and beyond what is required by the Plan, as outlined in Specific Plan section 6.2, Community Benefits Program.
5. Applies to portions of a development directly opposite a residentially zoned property where the street is less than 50 feet wide.
6. A roof plate is defined as the top horizontal framing member of a wall where the roof structure is attached.

Standards	Corridor Mixed Use	
Lot or Development Site Setbacks and Frontage	Ground Floor Commercial	Other Ground Floor Uses

ECR Minimum Front Setback, from back of walk ²	0 or 5 ft ³	10 ft ⁴	
ECR Maximum Front Setback, from back of walk ^{1,2}	10 ft	15 ft	
Minimum Street Setback, other than ECR	10 ft	10 ft	
Maximum Street Setback, other than ECR	15 ft	20 ft	
Minimum Rear Setback (from adjacent parcel or alley)	5 ft		
Minimum Setback adjacent to single family and duplex residentially-zoned parcel	25 ft		
Minimum Side Setback adjacent to single-family and duplex zoned parcel	15 ft		
Private Open Space ⁵	Non-Residential	Hotel	Residential / Residential Portion of Mixed-Use Project
Minimum Required Personal Open Space	NA	NA	150 sf, of which at least 50 sf shall be personal ⁶⁷
Minimum Required Common Usable Open Space	NA	20 sf per room	
Minimum Required Publicly-Accessible Open Space	NA	NA	
Personal Storage			
Personal storage	110 cubic square feet		
Standards	Corridor Mixed Use		
Parking⁹			
Maximum Surface Parking Length along ECR parcel frontage	30% (See also <i>Parking and Loading Location and Frontage</i> standard in Section 4.4)		
Minimum Setback for Off-Street Surface parking, Loading, Service, and Vehicular Circulation	Off-Street parking, loading, service, and vehicular circulation areas are prohibited in the front and street side setback, except for driveway access. Off-Street parking, vehicular circulation, loading, and service areas shall be located behind the minimum setback or 5 feet from the back of walk, whichever is greater.		
Required Off-Street Parking and Loading	Private off-street parking and loading shall be provided in accordance with SCCC Chapter 18.38 (Off-Street Parking		

	Regulations and Design Standards).
Required Bicycle Parking Spaces	See Specific Plan Chapter 5, <i>Transportation and Public Spaces</i>

1. At least 75% of the building facade shall be located within the minimum and maximum setback lines; up to 25% of the building facade may be located behind the maximum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located within the setback range.
2. The intent is to achieve a total sidewalk width of 20 feet along El Camino Real, with a minimum sidewalk width of 15.5 feet. Setbacks are measured from the new back of walk. As sites are redeveloped over time, the City will work with property owners to negotiate the appropriate dedication and/or public easement to meet new sidewalk requirements on a case-by-case basis.
3. The minimum front/street side setback for live/work units shall be 10 feet from the back of walk.
4. The minimum setback is 0 feet in instances where the sidewalk width is 20 feet. In areas where that cannot be achieved and the sidewalk is less than 20 feet wide, the minimum setback is 5 feet from the back of walk.
5. Open space requirements are separate from the parkland dedication requirements established by SCCC Chapter 17.35. However, depending on the size, location, and amenities provided, it is possible that the open space would qualify for private open space credit under Chapter 17.35.
6. Required personal open space for up to 50% of units can be provided as common private open space.
7. Includes roof decks and shared common areas. Setback areas are not considered usable open space unless they are at least 20 feet wide from the building to the property line. Up to 50 sf per unit can be provided in an indoor communal space so long as it opens directly on to a common outdoor space.
8. The minimum setback for parcels adjoining Saratoga Creek ROW shall be 20 feet.
9. Refer to the Zoning Code for additional off street parking and loading requirements.

18.27.800 Corridor Residential District (CR) Development Standards Table.

Standards	Corridor Residential	Corridor Residential - Low
Height, Density, & Intensity ¹		
Maximum Stories/Height to Top of Wall	50 ft (4 stories) ^{2,3,4}	40 ft (3 stories) ^{2,3,4}
Minimum Floor Area Ratio	None	None
Minimum Dwelling Units per Acre	26 du/acre	12 du/acre
Maximum Dwelling Units per Acre	45 du/acre ⁴	25 du/acre ⁴
Minimum Commercial Ground Floor Area	Commercial allowed, not required	Commercial allowed, not required
Transitions Adjacent to Single-Family/Duplex Residential Districts		
Maximum Height adjacent residential zoning district	Parcels on the Northern Side of ECR: No portion of the building	NA

	<p>volume shall encroach into a daylight plane starting six feet above grade at the property line and sloping upward at a 30-degree angle toward the interior of the lot.</p> <p>Parcels on the Southern Side of ECR: No portion of the building volume shall encroach into a daylight plane starting six feet above grade at the property line and sloping upward at a 45-degree angle toward the interior of the lot (Specific Plan Figure 4-19).</p>	
Maximum Height across the street from residential zoning district ⁵	<p>At the setback line, the height of the roof plate⁶ may be no taller than one story above the maximum height allowed in the opposing residential zone. Behind the setback line, building heights may step up away from the street following a 45-degree angle measured from the roof plate (Specific Plan Figure 4-22).</p>	NA
<ol style="list-style-type: none"> Density shall be calculated as net density, which excludes public streets and dedicated public parkland (per Chapter 17.35 of the Santa Clara City Code). The lot area that contains publicly-accessible private open space, private streets and pathways, and required easements will be counted toward lot area for the purposes of calculating residential density and commercial floor area ratio. See Specific Plan Figure 4-1, Heights. Projects must comply with both stories and overall height maximums. Height exceptions up to 10 feet above the maximum may be allowed to accommodate architectural features, rooftop stair access and elevator shafts, mechanical equipment, or other rooftop amenities, as approved by City staff. Projects may be eligible for additional height, density, or FAR in exchange for providing community benefits above and beyond what is required by the Plan, as outlined in Specific Plan section 6.2, Community Benefits Program. Applies to portions of a development directly opposite a residentially zoned property where the street is less than 50 feet wide. A roof plate is defined as the top horizontal framing member of a wall where the roof structure is attached. 		

Standards	Corridor Residential	
Lot or Development Site Setbacks and Frontage	Ground Floor Commercial	Other Ground Floor Uses

ECR Minimum Front Setback, from back of walk ²	0 or 5 ft ^{3,4}	10 ft ⁴	
ECR Maximum Front Setback, from back of walk ^{1,2}	10 ft	15 ft	
Minimum Street Setback, other than ECR	10 ft	15 ft	
Maximum Street Setback, other than ECR	15 ft	10 ft	
Minimum Rear Setback (from adjacent parcel or alley)	5 ft	10 ft	
Minimum Side Setback (from adjacent parcel)	5 ft		
Minimum Setback adjacent to single family and duplex residentially-zoned parcel	20 ft		
Private Open Space ⁵	Non-Residential	Hotel	Residential / Residential Portion of Mixed-Use Project
Minimum Required Personal Open Space	NA	NA	180 sf per unit, of which at least 50 sf shall be personal ⁶⁷
Minimum Required Common Usable Open Space	NA	20 sf per room	
Minimum Required Publicly-Accessible Open Space	NA	NA	NA
Storage			
Personal Storage	110 cubic feet per unit		

1. At least 75% of the building facade shall be located within the minimum and maximum setback lines; up to 25% of the building facade may be located behind the maximum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located within the setback range.
2. The intent is to achieve a total sidewalk width of 20 feet along El Camino Real, with a minimum sidewalk width of 15.5 feet. Setbacks are measured from the new back of walk. As sites are redeveloped over time, the City will work with property owners to negotiate the appropriate dedication and/or public easement to meet new sidewalk requirements on a case-by-case basis.
3. The minimum setback is 0 feet in instances where the sidewalk width is 20 feet. In areas where that cannot be achieved and the sidewalk is less than 20 feet wide, the minimum setback is 5 feet from the back of walk.
4. The minimum front/street side setback for live/work units shall be 10 feet from the back of walk.
5. Open space requirements are separate from parkland dedication requirements established by SCCC Chapter 17.35. However, depending on the size, location, and amenities provided, it is possible that the open space would qualify for private open space credit under Chapter 17.35.
6. Includes roof decks and other shared common open areas. Setback areas are not considered usable open space unless they are at least 20 feet wide from the building to the property line. Up to 50 sf per unit can be provided in an indoor communal space so long as it opens directly on to a common outdoor space.

7. Includes shared common areas. Setback areas are not considered usable open space unless they are at least 20 feet wide from the building to the property line.
8. The minimum setback for parcels adjoining Saratoga Creek ROW shall be 20 feet.

Standards	Corridor Residential - Low		
Lot or Development Site Setbacks and Frontage	Ground Floor Commercial	Other Ground Floor Uses	
ECR Minimum Front Setback, from back of walk ²	0 or 5 ft ^{3,4}	10 ft ⁴	
ECR Maximum Front Setback, from back of walk ^{1,2}	10 ft	15 ft	
Minimum Street Setback, other than ECR	10 ft	10 ft	
Maximum Street Setback, other than ECR	15 ft	20 ft	
Minimum Rear Setback (from adjacent parcel or alley)	5 ft ⁸	10 ft ⁸	
Minimum Rear Setback adjacent to single-family and duplex residentially-zoned parcel	15 ft		
Minimum Side Setback (from adjacent parcel)	5 ft		
Minimum Setback adjacent to single family and duplex residentially-zoned parcel	10 ft		
Private Open Space ⁵	Non-Residential	Hotel	Residential / Residential Portion of Mixed-Use Project
Minimum Required Personal Open Space	NA	NA	200 sf per unit, of which at least 100 sf shall be personal ^{6,7}
Minimum Required Common Usable Open Space	NA	20 sf per room	
Minimum Required Publicly-Accessible Open Space	NA	NA	NA
Storage			
Personal Storage	NA		
Parking ⁷			
Maximum Surface Parking Length along ECR parcel frontage	30%		
Minimum Setback for Surface Parking	10 t		

1. At least 75% of the building facade shall be located within the minimum and maximum setback lines: up to 25% of the building facade may be located behind the maximum setback to allow for massing breaks, Forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located within the setback range.
2. The intent is to achieve a total sidewalk width of 20 feet along El Camino Real. with a minimum sidewalk width of 15.5 feet. Setbacks are measured from the new back of walk. As sites are redeveloped over time, the City will work with property owners to negotiate the appropriate dedication and/or public easement to meet new sidewalk requirements on a case-by-case basis.
3. The minimum setback is 0 feet in instances where the sidewalk width is 20 feet. In areas where that cannot be achieved and the sidewalk is less than 20 feet wide the minimum setback is 5 feet from the back of walk.
4. The minimum front/street side setback for live/work units shall be 10 feet from the back of walk.
5. Open space requirements are separate from parkland dedication requirements established by SCCC Chapter 17.35. However, depending on the size, Location, and amenities provided, it is possible that the open space would qualify for private open space credit under SCCC Chapter 17.35.
6. Includes roof decks and shared common areas. Setback areas are not considered usable open space unless they are at least 20 feet wide from the building to the property line. Up to 50 sf per unit can be provided in an indoor communal space so long as it opens directly on to a common outdoor space.
7. Includes shared common areas. Setback areas are not considered usable open space unless they are at least 20 feet wide from the building to the property line.
8. The minimum setback for parcels adjoining Saratoga Creek ROW shall be 20 feet.

Corridor Residential and Corridor Residential – Low Parking Standards

Standards	Corridor Residential	Corridor Residential - Low
Parking		
Maximum Surface Parking Length along ECR parcel frontage	30% (See also <i>Parking and Loading Location and Frontage</i> standard in Section 4.4 of the Specific Plan)	
Maximum Garage Frontage for Townhomes	See <i>Townhome Garage Frontage</i> standard in Section 4.4 of the Specific Plan	
Minimum Setback for Off-Street Surface Parking, Loading, Service, and Vehicular Circulation	Off-Street parking, loading, service, and vehicular circulation areas are prohibited in the front and street side setback, except for driveway access. Off-Street parking, vehicular circulation, loading, and service areas shall be located behind the minimum setback or 5 feet from the back of walk, whichever is greater.	
Required Off-Street Parking and Loading	Private off-street parking and loading shall be provided in accordance with SCCC Chapter 18.38 (Off-Street Parking Regulations and Design Standards)	
Required Bicycle Parking Spaces	See Specific Plan Chapter 5, <i>Transportation and Public Spaces</i>	

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18.27.900 Additional Development Standards.

In addition to the standards specified in the following, all development standards contained in the El Camino Real Specific Plan shall be applicable.

- A. **Landscape Screening Between Uses.** A landscape buffer shall be provided between residential and mixed-use/nonresidential uses, and between single-family uses and multi-family uses containing three or more units. Buffer areas shall include a minimum 5-foot wide planter strip with a minimum of one tree per 20 to 40 linear feet on center depending on trees species and canopy at maturity. Buffer areas shall also be planted with ground cover and shrubs. Additional landscaping and fencing requirements are set forth in Chapters 18.34 and 18.36.
- B. **Balconies.** Balconies on floors greater than 25 feet in height shall be set back a minimum of 25 feet from an abutting property line with a single-family/duplex residential zoned parcel or existing single-family/duplex home.
- C. **Building Frontage Location.** At least 75% of the building facade shall be located within the minimum and maximum setback lines; up to 25% of the building facade may be located behind the maximum setback to allow for massing breaks, forecourts, plazas, etc. Publicly-accessible plazas/open spaces may be subtracted from the overall facade length to calculate the minimum percentage of building facade to be located within the setback range. See Specific Plan Figure 4-25.
- D. **Maximum Building Length.** Buildings shall not exceed 450 feet in length or width. See also Smaller Blocks and New Connections standard.

- E. **Major Massing Breaks.** Buildings greater than three stories in height with a building facade greater than 200 feet in length shall have a minimum of one major massing break. Major massing breaks shall be a minimum of five feet deep and a minimum of 10 feet wide and shall extend the full height of the building including a break in the roofline. Building facades greater than 400 feet in length shall include at least two major massing breaks with one major break with a minimum depth of 10 feet and minimum width of 20 feet. See Specific Plan Figure 4-26.
- F. **Minor Massing Breaks.** Continuous building facades greater than 100 feet in length shall have at least one minor massing break through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of two feet deep and five feet wide and shall extend at minimum the full height of the building above the ground floor, including a break in the roofline. See Specific Plan Figure 4-26.
- G. **Facade Rhythm and Pattern.** Residential and residential mixed-use buildings shall express a rhythm and pattern of lines, shapes, forms, and/or colors that reflects the size and scale of a housing unit and/or individual rooms and spaces. This may be achieved through building modulation to create vertically-oriented facades (height greater than the width of the facade), facade articulation, and repeating vertically- oriented patterns of fenestration. This rhythm shall be between 20 to 50 feet in width of linear frontage. See Specific Plan Figure 4-27.

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H. **Building Components (Base/Middle/Top).** This standard applies to buildings that are designed using a traditional architectural style. Buildings four stories and higher, on lots wider than 75 feet, shall be designed to differentiate a defined base, a middle or body, and a top, cornice, or parapet cap. Buildings three stories or less on lots wider than 75 feet shall include at minimum a defined base and top. See Specific Plan Figure 4-28. Each of these elements shall be distinguished from one another for a minimum of 70% of the facade length through use of two or more of the following:

- a. Horizontal facade modulation. Horizontal facade modulation which could include upper floor or ground floor step backs. Ground floor step backs shall include a horizontal shift of the ground floor facade with a minimum depth of two feet to create an overhang or arcade. Upper floor step backs shall include at minimum a five- foot step back from the primary facade for a minimum of 80% of the length of the facade.
- b. Horizontal facade articulation and/or variation in facade articulation strategy (see Facade Articulation standard).
- c. Variation in facade rhythm and pattern (see Facade Rhythm and Pattern standard).
- d. Variation in fenestration strategy (size, proportions, pattern, and depth or projection) (see Fenestration standard).
- e. Variation in material (facade material, material size, texture and/or pattern) and color.

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- I. Facade Articulation. Building facades shall use a variety of strategies including building modulation, fenestration, and facade articulation to create visual interest and express a variety of scales through a variety of strategies. All facades shall include a minimum of two of the following facade articulation strategies to create visual interest:
 - a. Recesses. Vertical and horizontal recesses such as a pattern of recessed grouping of windows, recessed panels, or similar strategies. The recess shall be a minimum four inches in depth.
 - b. Projections. Vertical and horizontal projections such as shading and weather protection devices, applied art reliefs and sculptures, decorative architectural details, or similar strategies. Projections shall be a minimum four inches in depth. Shading and weather protection shall be a minimum of two feet in depth. Art reliefs are exempt from minimum depths.
 - c. Datum lines. Datum lines that continue the length of the building, such as cornices, with a minimum four inches in height and a minimum two inches in depth with a change in material.
 - d. Balconies. Balconies or Juliet balconies (every 20 to 50 feet). Balconies shall be a minimum of five feet in depth; Juliet balconies shall be a minimum of eight inches in depth.
 - e. Screening devices. Screening devices such as lattices, louvers, perforated metal screens, or similar strategies; that are distinct in material from the primary facade.

J. **Fenestration.** Fenestration shall meet the following standards:

- a. Fenestration shall reinforce vertical proportions and patterns with vertically oriented windows that shall not exceed a 2:1 horizontal-to-vertical ratio.
- b. Windows shall be recessed a minimum of three inches to provide a “punched” recessed character, or shall provide a combination of trim and recess with minimum one inch recess.
- c. Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.

K. **Blank Walls.** Blank walls (facades without doors, windows, landscaping treatments, artistic treatments, or facade articulation as identified in the Facade Articulation standard) shall be less than 30 feet in length along sidewalks, pedestrian walks, or open spaces. For parking structure facade treatments and screening, see the Parking Structure Design and Screening standard.

L. **Roof Edge Treatment.** Buildings shall be designed with at least one of the following roofline edge treatments:

- a. A decorative cornice treatment (other than just colored “stripes” or “bands”). Cornices shall project a minimum of four inches from the facade.
- b. A sloped roof with overhangs and brackets.

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- c. A parapet, which shall include a cap and corner detail to create a shadow line to enhance the building.

M. Front Yard Setback Landscaping. Required setbacks shall provide landscaped areas to create a transition between public and private space. The following standards apply based on intended use, and are exclusive of areas devoted to the required dedication/public easement to meet the new 20-foot sidewalk requirement, outdoor seating, front porches, door swing of building entries, and publicly accessible open space:

- a. Ground floor retail or active uses. A minimum of 10% of the required setback area shall be landscaped.
- b. Other ground floor non-residential uses. A minimum of 20% of the required setback area shall be landscaped.
- c. Ground floor residential uses. A minimum of 40% of the required setback area shall be landscaped. Front yards that are greater than 10 feet in depth shall also include at minimum one tree per 40 linear feet of street frontage.

N. Retail/Storefront Ground Floor Design.

- a. Ground floor height. Ground floor height shall be a minimum 16 feet interior floor-to-ceiling height.

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- b. Minimum tenant space depth. All ground floor commercial/retail tenant spaces shall be at least 50 feet deep for a minimum of 50% of primary street building facades. All other commercial frontages shall be a minimum 30 feet in depth. Parcels less than 100 feet in depth are exempt from this requirement.
- c. Minimum tenant space width. Ground floor retail and commercial shall have tenant space width of at least 12 feet.
- d. Transparency. Ground floor retail and commercial uses shall contain transparent openings, doors, and windows for a minimum of 60% of the total wall area located between 30 inches and eight feet above ground level for facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Dark tinted, reflective, mirrored, or opaque glazing is not permitted for any required wall opening along ground floor retail facades.
- e. Bulkheads and solid base walls. If provided, shall not be less than 12 inches or higher than 30 inches.
- f. Transom windows. Commercial clerestory and transom windows are recommended to provide a continuous horizontal band or row of windows across the upper portion of the shopfront.
- g. Weather protection. Primary ground floor entrances shall include weather protection that is a minimum six feet wide and four feet deep by recessing the entry, providing an awning/ canopy, or using a combination of these methods.

O. Other Non-Residential Ground Floor Design.

- a. Ground floor height. Ground floor height shall be a minimum 15 feet floor-to-ceiling or shall match the second floor datum line of an abutting building.
- b. Transparency. Other non-residential ground floor facades shall contain transparent openings, doors, and windows for a minimum of 50% of the total wall area located between 30 inches and eight feet above ground level for facades facing sidewalks, pedestrian walks, or publicly-accessible open space areas. Dark tinted, reflective, mirrored, or opaque glazing is not permitted.
- c. Non-residential spaces. Lobbies, common amenity spaces, leasing offices, and similar non-residential spaces that are a part of new mixed-use development shall provide direct access to an adjacent street, patio, or open space.
- d. Weather protection. Primary entries shall include weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.

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P. **Venting Shafts and Grease Interceptors.** Mixed-use multi-story buildings with ground floor commercial shall provide grease interceptors sized to serve at least two tenant spaces and venting shafts for cooktops, ovens, and other food heating equipment for a minimum of 25% of the ground floor square footage. This equipment shall meet the requirements of Environmental Health and/or the Sanitary District. Side discharge vents are discouraged.

Q. **Structural Columns.** Structural columns shall be placed to facilitate functional tenant space configuration, and shall not be located in front of building entrances.

R. **Single-Story Non-Residential Frontages.** For new single-story non-residential buildings, at least 75 percent of the street-facing portion of the building shall be at a height of at least 20 feet to the top of the parapet, to ensure pedestrian-supportive street presence and appropriate scale with neighboring uses.

S. **Residential Ground Floor Design.**

a. The finished floor of ground floor residential units shall be within the minimum and maximum heights according to setback distance from back of walk identified in Specific Plan Figure 4–32, and as follows:

i. Setback 10 - <15 feet: Minimum finished floor height of three feet above grade; maximum finished floor height of five feet above grade.

ii. Setback 15 - <20 feet: Minimum finished floor height of two feet above grade; maximum finished floor height of four feet above

- iii. Setback \geq 20 feet: Minimum finish floor height of zero feet above grade; maximum finished floor height of three feet above grade.
- b. Setbacks/dooryards/stoops shall be terraced such that any retaining wall is no taller than three feet.
- c. On sites with a cross slope greater than two percent along a building facade, the average height of the finished floor and back of walk shall be used. Where ADA accessibility requirements prohibit raised unit entries for some or all units, those units are exempt. For corridor buildings, accessible entries shall be located on the corridor.
- d. Ground floor units shall include ground cover and/or shrubs to limit views into residential units. Where the front setback is 15 feet or greater, trees shall be planted in the building setback at a minimum of one tree per 40 linear feet of facade.

T. Primary Shared Residential Entries. Primary entries shared by multiple units shall meet the following standards:

- a. At least one pedestrian entry is required for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement.

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- b. Primary shared residential entries shall provide weather protection that is a minimum eight feet wide and six feet deep by recessing the entry, providing an awning/canopy or using a combination of these methods.

U. Primary Individual Residential Entries.

- a. A minimum of 50% of the ground floor residential units that face a public right-of-way, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed-restricted units for special populations are exempt.).
- b. Primary ground floor entrances serving individual residential units shall include weather protection that is a minimum of four feet wide and four feet deep by recessing the entry, providing an awning/canopy, or using a combination of these methods.

V. **Windows.** Windows shall be recessed a minimum of three inches to provide a “punched” recessed character, or shall provide a combination of trim and recess with minimum one inch recess.

W. **Curtain Walls.** Curtain walls, if used, shall have a vertical orientation of mullions, joints, or solid panels that create a vertical pattern that does not exceed a 2:1 horizontal-to-vertical ratio.

X. **Durable Materials.** Buildings shall be designed with high-quality, durable finishing materials which include concrete, steel, stone, brick, tile, hardwood, stucco, and glass. Low quality materials including corrugated metal, stucco foam trim, and T1-11 siding are prohibited.

Y. **Variation in Materials.** At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20 percent of the building frontage, excluding windows, railings, base bulkheads, and trim.

Z. Communal Refuse and Recycling Collection Areas.

a. For development projects with communal refuse and recycling areas/containers, a communal refuse room or enclosure structure shall be provided that is adequate in capacity, number, and distribution to accommodate all waste generation of the site. The number of containers and collection areas shall be reviewed and approved by the local disposal service.

b. Location and Screening of Communal Refuse and Recycling Enclosures. Refuse and recycling collection areas shall be integrated into building and landscape design and located to minimize impact on the pedestrian experience and neighboring properties by complying with the following the standards. See additional requirements in SCCC Section 18.30.060 (Solid Waste and Recycling Enclosures and Storage Areas).

i. Refuse and recycling collection areas shall be prohibited along front or street side frontages, or in any required parking spaces, required landscape areas, and open space areas.

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- ii. Refuse and recycling collection areas shall be located inside of buildings or inside of covered enclosures located along alleys, in parking areas, or at the rear and side of buildings.
- iii. Refuse and recycling collection areas, to the extent feasible, shall be located as far as possible from the residential portion of mixed-use buildings and open space areas. Storage areas shall not be located closer than 20 feet from doors or operable windows of adjacent structures.
- iv. Enclosures shall be on a concrete pad with a concrete apron that facilitates the handling of the individual bins or containers.
- v. Enclosures shall be adequate in height to fully screen containers and materials.
- vi. Enclosures shall be opaque and made of a primary exterior finish material(s) used on other portions of buildings, masonry, decorative block, or architectural grade wood, and may be accented with metal. Barbed wire and chain-link fencing are prohibited.
- vii. Enclosure doors shall not swing into any public right-of-way, driveway approaches, or drive aisles. In these cases, sliding doors may be used.

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- viii. Separate pedestrian access shall be provided to encourage main gates to remain closed. Enclosures shall be properly secured to prevent access by unauthorized persons, while allowing authorized persons access for disposal of materials.

AA. Lighting and Security.

- a. Open parking areas and common open space areas shall include lighting which provides a minimum illumination of one footcandle. Lighting fixtures shall be weather and vandal resistant. Lighting shall reflect away from residential areas and public streets.
- b. All main entrance doors to individual dwelling units shall be equipped with one hundred eighty (180) degree door viewers. Each main entrance door shall be equipped with a deadbolt lock with a cylinder guard, a minimum of one-inch bolt projection and a maximum security strike plate.
- c. All sliding glass doors and ground floor windows shall be equipped with auxiliary locks, as approved by the Chief of Police.

18.27.910 Additional Development Standards Townhomes.

- A. **Maximum Townhome Units in Row.** There shall be a maximum of 10 townhome units per building/row.

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B. Minimum Building to Building Distance:

- a. When townhomes face each other onto a landscaped central path/open space (personal and/or common) there shall be a minimum width of 30 feet from building face to building face. Balconies may project up to five feet from either building face into the central path/open space. Other building projections are allowed to encroach within the minimum width of the common path/open space per SCCC Section.
- b. The minimum garage alley width (from building face to building face) shall be 20 feet for emergency vehicle access. The minimum distance from garage door to garage door shall be 26 feet.

C. Facade Modulation. Townhome units shall employ at least two of the following building modulation strategies:

- a. Varied roof forms, including but not limited to changes in roof height, offsets, change in direction of roof slope, dormers, parapets, etc.;
- b. Use of balconies, front porches, overhangs, or covered patios; and/or,
- c. Projections, offsets, and/or recesses of the building wall at least two feet in depth, such as bay windows.

D. Facade Articulation. All building elevations that face a street or a shared driveway shall employ varied facade articulation of wall surfaces. Facades shall incorporate at least three of the following features, consistent with the design style, which provide articulation and design interest:

- a. Variation in texture or material, provided all exterior wall textures and materials are consistent with the overall architectural style of the dwelling;

- b. Building base (typically bottom three feet) that is faced with a stone or brick material, or is delineated with a channel or projection;
- c. Railings with a design pattern and materials such as wood, metal, or stone which reinforces the architectural style of the building;
- d. Decorative trim elements that add detail and articulation, such as door surrounds with at least a two-inch depth, decorative eave detailing, belt courses, etc.;
- e. Decorative window elements such as, lintels, shutters, window boxes, etc.; and/or,
- f. Roof overhangs at least 18 inches deep.

E. **Corner Side Units.** Any end unit where the side facade faces the public right-of-way, private street, or publicly-accessible pathway is considered a Corner Side Unit and shall meet the following standards:

- a. The Corner Side Unit building facade shall have a glazing area greater than or equal to 15 percent of the facade area.
- b. The Corner Side Unit facade shall have at least one architectural projection that projects a minimum of 18 inches from the street facing facade (e.g., bay windows on the exterior of the house, canopies/screening devices, etc.) with a minimum width of two feet.

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F. Building Entries.

a. Orientation.

i. Dwelling units that abut a public right-of-way shall orient the primary entryway toward the public street. Deviations from this requirement may be approved by the Director for projects where the project site is located on an expressway, provided the facade facing the public street is designed with similar details and treatments to those of the front facade.

ii. Dwelling units located in the interior of a development shall orient the primary entryway toward and be visible from a private street, pedestrian pathway, or courtyard/ common open space.

b. Weather Protection. Primary entries shall have a roofed projection (such as a porch) or recess that is a minimum four feet wide and three feet deep by recessing the entry or using a combination of these methods (not including primary roof overhang).

G. Roof Edge Treatment. All townhomes with sloping roofs shall have eave overhangs of not less than 12 inches measured from the vertical side of the residential structure unless overhangs are incompatible with the architectural style of the structure.

H. Window Recess/Trim. Windows shall be recessed at least three inches from the plane of the surrounding exterior wall or shall provide a combination of trim and recess with a minimum one-inch recess.

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I. Colors and Materials.

- a. Variation in Materials. At least two materials shall be used on any building frontage, in addition to glazing and railings. Any one material must comprise at least 20% of the building frontage, excluding windows, railings, and trim.
- b. Material Changes at Corners. A change in material shall be offset by a minimum of two inches in depth. Materials shall continue around corners for a minimum distance of four feet. If feasible, the same material should continue to the next change in the wall plane.

J. Durable Materials. Buildings shall incorporate durable finish and/or accent materials, which include masonry, tile, stone, stucco, architectural grade wood, brick, glass, and finished metal. Low quality materials including corrugated metal, stucco foam trim, and T1-11 siding are prohibited.

K. Building Component Colors. All vents and electrical conduits shall be painted the same color as the adjacent surface.

SECTION 2: That section 17.15.310 (“Standards deemed minimum requirements”) of Chapter 17.15 (“Property Developments”) of Title 17 (“Development”) is hereby amended to read as follows:

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“17.15.310 Standards deemed minimum requirements.

- A. The standards established by this Chapter are minimum standards only, and the City Council reserves the right to require higher standards in the event that the City Manager of the City shall find that the minimum standards established by this chapter are not adequate, suitable, or proper because of traffic patterns, the location, soil structure or any other cause in the area in which the improvement of facility is located.
- B. Notwithstanding any other provision of this Chapter, in the event of any conflict between the terms of this Chapter and the terms of Chapter 18.27 (“Regulations for the El Camino Real Corridor”) of Title 18 (“Zoning”), as may be amended, the terms of Chapter 18.27 shall control.”

SECTION 3: That a new section 17.40.117 is hereby added to Chapter 17.40, Citywide Affordable Housing Requirements, of Title 17 (entitled “Development”), of “The Code of the City of Santa Clara, California” (“SCCC”) to read as follows:

“17.40.117 Affordability Levels – El Camino Real Specific Plan.

For either ownership or rental housing developed under the El Camino Real Corridor Zoning Districts in the El Camino Real Specific Plan Area, the following affordable housing requirements apply:

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(a) Notwithstanding Subsection 17.40.080(a), residential ownership projects of ten or more units must provide at least fifteen percent (15%) of the units at affordable housing costs for extremely low, very low, low and moderate income households, or some combination of those income categories. A developer shall select income categories for each of the affordable units such that the average income of purchasers will not exceed eighty percent (80%) of AMI. Residential ownership projects of fewer than ten units may either provide one dwelling at an affordable housing cost for a household earning up to eighty percent (80%) of AMI, or pay an in-lieu fee identified for residential ownership projects in the affordable housing master fee schedule.

(b) Notwithstanding Subsection 17.40.090(a), residential rental projects of ten or more units must provide at least fifteen percent (15%) of the units at affordable housing costs made available at affordable rental prices to extremely low, very low, low, and moderate income households as long as the distribution of affordable units averages to a maximum of eighty percent (80%) of AMI. Residential rental projects of fewer than ten units may either provide an affordable unit at an affordable housing cost for a household earning up to eighty percent (80%) of AMI, or pay an in-lieu fee identified for residential rental projects in the affordable housing master fee schedule.

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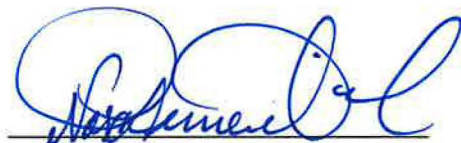
(c) In-Lieu Fee for Rental Units. In order for residential development projects under the El Camino Real Corridor Zoning Districts in the El Camino Real Specific Plan Area to satisfy the affordable housing requirement through payment of an In Lieu Fee, the City Council shall establish a fee per square foot for the Specific Plan Area to reflect the reduced average AMI of 80 percent.”

SECTION 4: Effective date. This ordinance shall take effect thirty (30) days after its final adoption; however, prior to its final adoption it shall be published in accordance with the requirements of Section 808 and 812 of “The Charter of the City of Santa Clara, California.”

PASSED FOR THE PURPOSE OF PUBLICATION this 19th day of May, 2026, by the following vote:

AYES:	COUNCILORS:	Chahal, Jain, Hardy, and Park, and Mayor Gillmor
NOES:	COUNCILORS:	None
ABSENT:	COUNCILORS:	Cox and Gonzalez
ABSTAINED:	COUNCILORS:	None

ATTEST:



NORA PIMENTEL, MMC
ASSISTANT CITY CLERK
CITY OF SANTA CLARA

Attachments incorporated by reference: None