



Planning Commission

April 16, 2025

Item #5: Zoning Code Cleanup Ordinance

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Framing the Zoning Code Cleanup

The goal of the Zoning Code cleanup is to further refine the zoning code to be fully consistent with the General Plan and state law.



Zoning Code Cleanup Actions

- Recognizing existing patterns of development and building usage
 - Allowing the minor industrial use in the LO-RD Low-Intensity Office/R&D District.
 - functions as a catch-all for the wide variety of industrial uses that do not create external effects, including noise, odor or dust



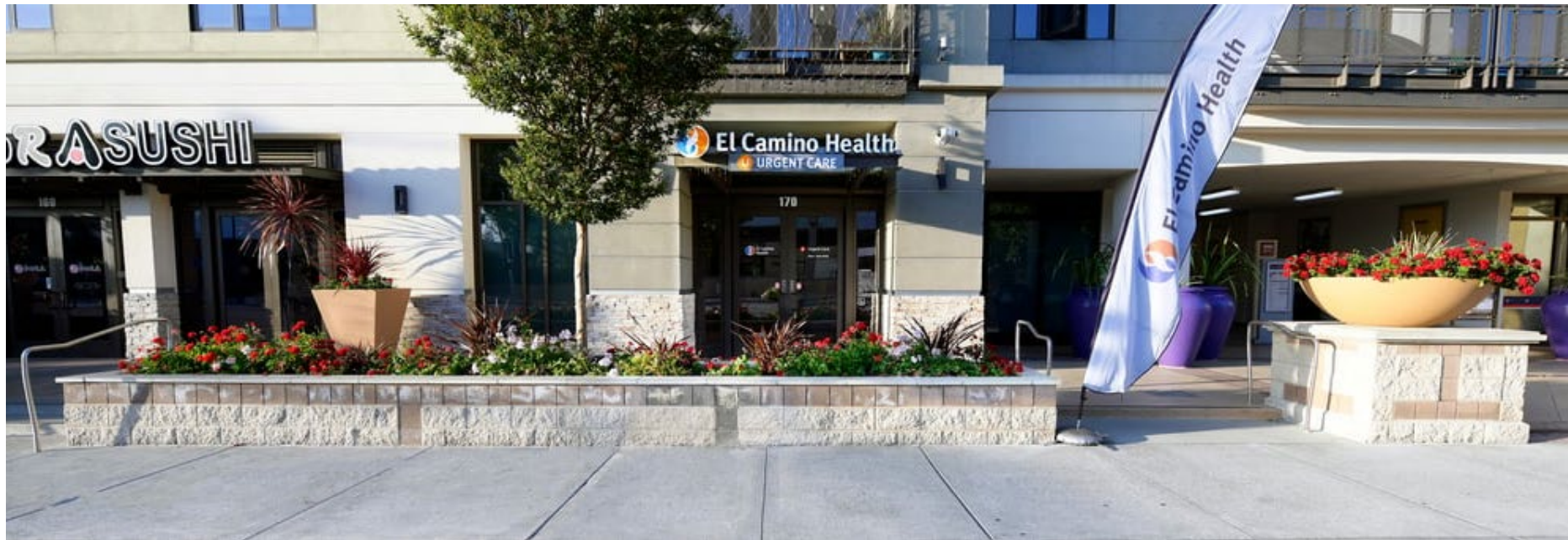
Recognizing Patterns of Development





Zoning Code Cleanup Actions

- Better aligning allowed uses with the General Plan



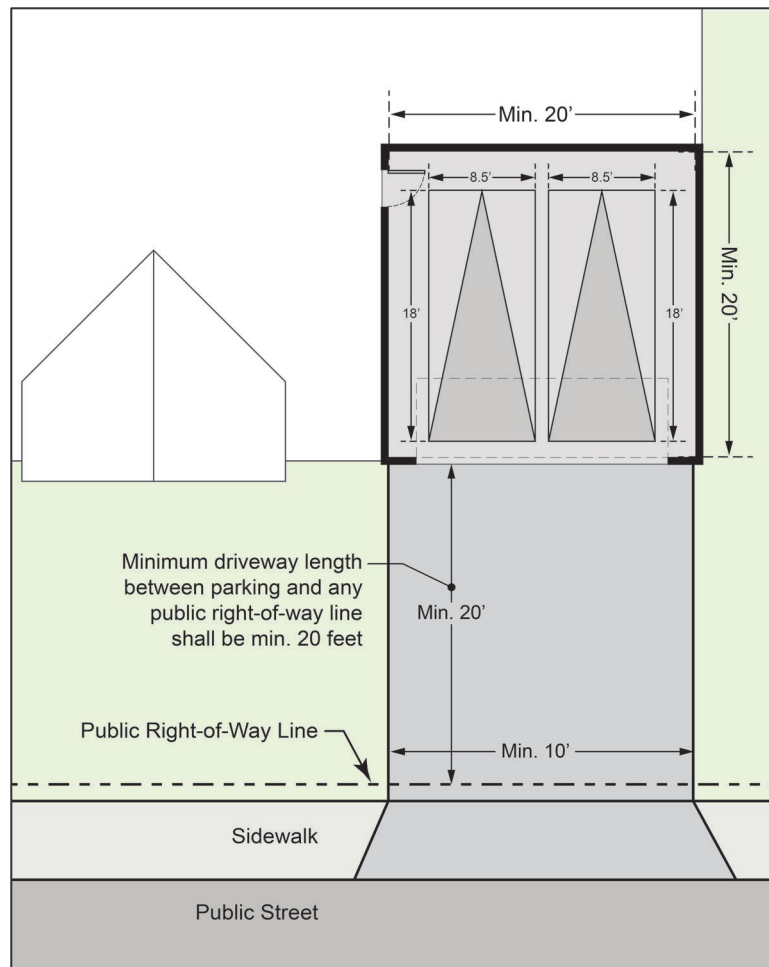


Zoning Code Cleanup Actions (cont'd)

- Better aligning allowed uses with the General Plan



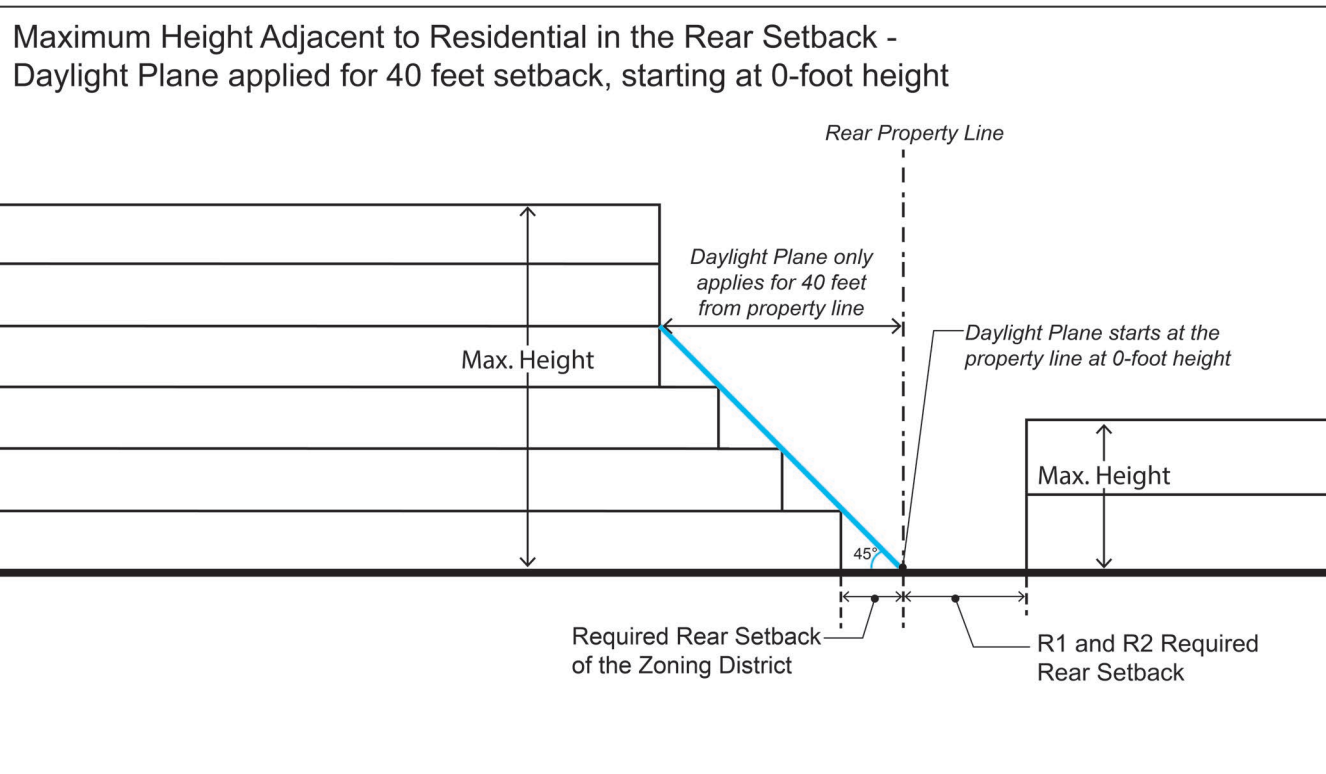
Zoning Code cleanup – garages



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Zoning Code Cleanup Actions (cont'd)





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Changes to Density Bonus Law





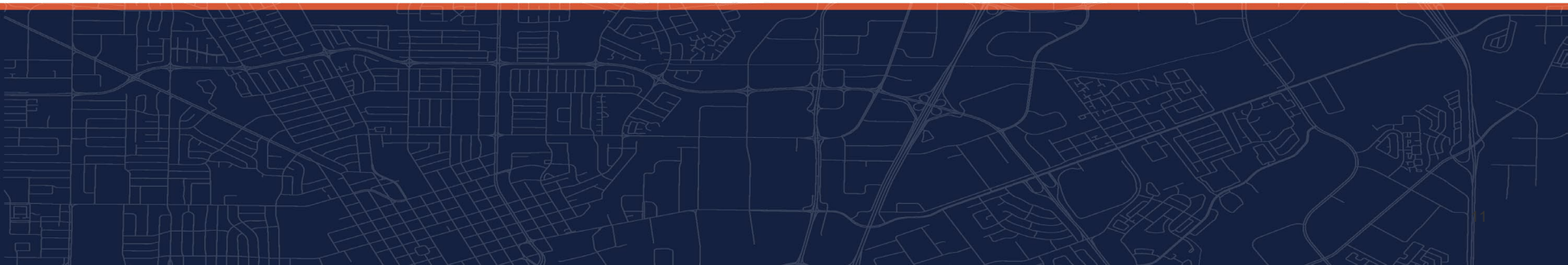
Staff Recommendation

1. Adopt a Resolution recommending that the City Council adopt the Zoning Code cleanup ordinance #2, including Code amendments to:
 - Recognize existing patterns of development;
 - Better align zoning districts with the General Plan;
 - Make changes to make the code consistent with state law.



City of Santa Clara

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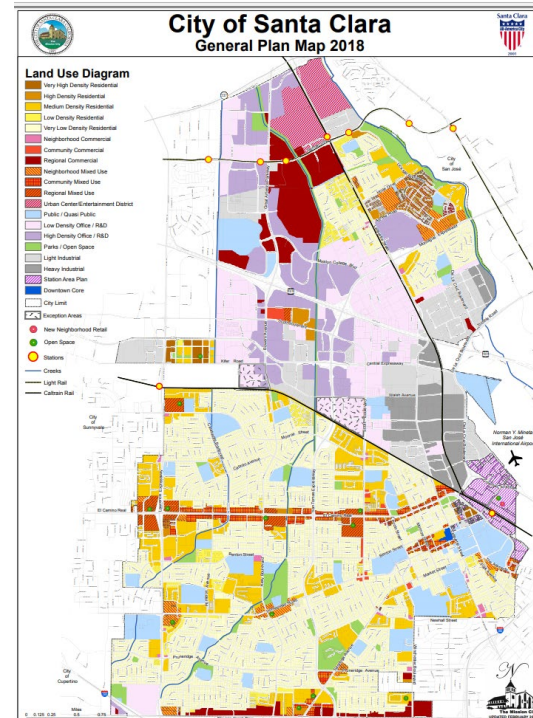
Zoning Code Cleanup Actions (cont'd)

- Incorporating Non-residential uses of the TN district



Implementing the General Plan

- Application of the new Zoning Code to the Zoning Map results in:
 - Mixed-use districts for mixed-use corridors
 - New office and industrial districts
 - New Public/Quasi-Public district





Zoning Code Cleanup Actions (cont'd)

- **Errata**
 - Clarifying the range of office uses allowed in the PHD High-Density Flex District
 - Calling out the minimum 0.1 commercial FAR in MU-CC and the minimum 0.2 commercial FAR in the MU-VHD District (not currently listed)
 - Removing the unnecessary requirement for notarization of appeals
 - Removing language about the provision of electronic notice as a legal option (can be used as a supplemental form of noticing)
 - Eliminating the allowance for 24-hour notice for off-site parking permits and temporary use permits, and making it parallel to other mailed notices (10 days)



Zoning Code Map Adoption

- General Plan Amendments (where necessary) to match existing uses
 - Parcels with duplexes and multi-family proposed for General Plan designations consistent with existing development densities
 - Parcels with Public uses proposed to be GP'd Public/Quasi-Public
 - Other existing residentially-designated parcels with commercial or industrial uses are not proposed for changed General Plan designations

