



# **Planning Commission**

**June 10, 2026**

**Item #3: RTC26-310  
Zoning Code Cleanup  
Ordinance #3**

**Lesley Xavier, Planning Manager**



# Framing the Zoning Code Cleanup

The Zoning Code is the primary regulatory tool that implements the General Plan. 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.

- January 9, 2024, first comprehensive Zoning Code Update adopted
- July 16, 2024, the accompanying Zoning Map was adopted
- August 20, 2024, the first Zoning Code clean-up ordinance was adopted
- June 10, 2025, second cleanup ordinance was adopted



# Zoning Code Cleanup Actions

- Incorporating the provisions of the (HT) Historic Combining Districts into the Updated Zoning Code
  - Re-establishes its place within the Code
- Allowing for existing Wireless Facilities to be reinstalled as building mounted facilities after redevelopment.
- Differentiating institutional uses from assembly uses in the (PQP) public/quasi-public district
  - Important for new institutional uses like Sutter Health.



# Zoning Code Consistency Actions

## Building Height for Public/Quasi-Public District

Allowing additional height for institutional uses.

### Current

Development Feature (minimum unless otherwise indicated)	OS	PQP	Additional Regulations
Rear	10	10	
<b>Height (maximum) measured in feet</b>			
Height (within 20 feet of the R1 and R2 zones)	25	32	
Height (all other zones)	32	60	
Maximum Number of Stories	2	6	

### Proposed

<b>Height (maximum) measured in feet</b>			
Height (within 20 feet of the R1 and R2 zones)	25	32	
Height (all other zones)	32	60	18.18.040 (C)
Maximum Number of Stories	2	6	18.18.040 (C)

18.18.040 (C)

Medical Services, Hospitals; Colleges and Universities. On sites of 10 acres or more, Medical Services, Hospital uses and Colleges and Universities are allowed a maximum height of 200 feet and a maximum of 12 stories, subject to any height limits imposed by the FAA due to flightpaths for the San Jose International Airport.”



# Zoning Code Streamlining Actions

- Deleting the requirement for web posting of public hearing notices, which has not been the City's practice and is not a part of the Public Outreach Policy;
- With the adoption of Citywide Objective Standards, removing the public hearing requirement for architectural review of multi-family development projects; and
- Rezoning the Tasman East district from TN (this was a holdover district from the previous Zoning Code) to R6, which is now part of the current code.



# Zoning Code Consistency Actions

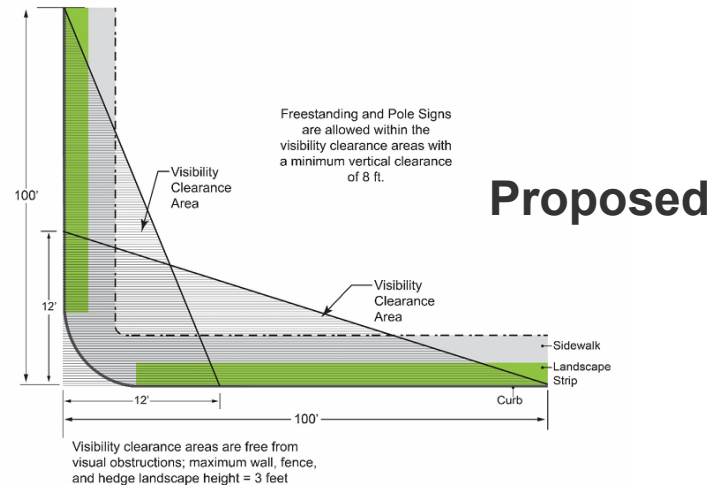
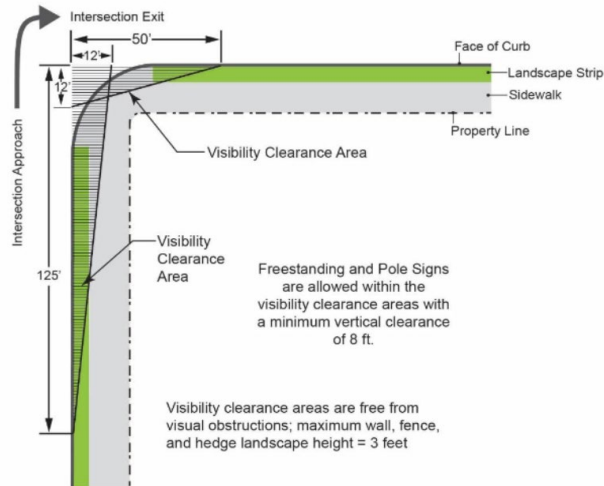
- Adding a definition for the term “Dwelling Unit”;
- Revising the definition of the term “Demolition” to square with the term presented in the Administration Chapter and State Building Code;
- Refining the definition of Smoke Shops;
- Making the General Plan and Zoning Code definitions of Floor Area Ratio consistent with each other; and

# Zoning Code Consistency Actions

## Visibility Clearance Diagram

Updating the Visibility Clearance Diagram following feedback from the Department of Public Works.

**Current**





## **Zoning Code Consistency w/ State Law**

To be consistent with State Law, the proposed Zoning Code update would also allow:

- Fully unbundled parking (no assigned spaces) for multi-family rental projects greater than 15 units per State law.



## **Staff Recommendation**

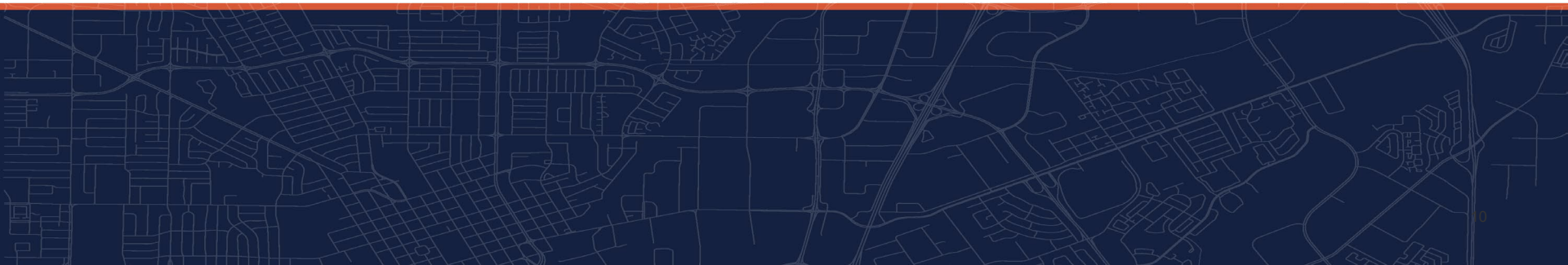
For the Planning Commission to:

- 1.** Recommend that the City Council adopt the Zoning Code clean-up ordinance; and
- 2.** Recommend that the City Council apply the R6 Transit Neighborhood District to the properties currently zoned TN on the Zoning Map, consistent with the General Plan.



# City of Santa Clara

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# Zoning Code Consistency Actions

## Dwelling Unit Definition

“Dwelling Unit. A room or group of rooms including living, sleeping, eating, cooking, and sanitation facilities, constituting a separate and independent housekeeping unit, occupied or intended for residential occupancy on a non-transient basis.”



# Zoning Code Consistency Actions

## Demolition Definition

“Demolition. Means removal of more than fifty percent of the exterior walls of a building.

1. A wall, or portion of a wall, is deemed "removed" when its structure is removed or moved to another location or elevation on site, when the wall is enclosed behind newly constructed space, or when the exterior siding of the wall is removed.
2. For the purposes of calculating the amount of exterior walls removed, the remaining exterior walls must be contiguous.
3. Removal and replication of framing and/or siding for purposes of repair only does not constitute removal or demolition.”



# Zoning Code Consistency Actions

## Smoke Shop Definition

“Smoke Shop: Any premises dedicated to primarily engaged in the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco, vaping, compressed gas (i.e. nitrous oxide), or cannabis paraphernalia. Any grocery store, supermarket, convenience store or similar retail use that only sells conventional cigars, cigarettes or tobacco as an ancillary sale shall not be defined as a “smoke shop” and is not subject to the restrictions in this chapter. For the purposes of this definition only, "primarily engaged" means when thirty percent (30%) or more of products sold at the retail establishment are smoking and tobacco products and accessories, and other products, devices and components reasonably assumed to be used for smoking and/or the inhalation or ingestion of any substance.”



# Zoning Code Consistency Actions

## Floor Area Ratio (FAR) Definition

“Floor Area, Gross. The floor area computed from the outside dimensions of the building, at or above grade, ~~and not excluding~~ including corridors and other design features ~~and aggregated for each additional story or mezzanine floor, and excluding any basement area, except as provided below.~~ Design features such as atria and mezzanines are not counted towards gross floor area, provided that those features do not increase the occupant load of the building. For purposes of this definition, where less than one-half the height of a basement is below grade, measured by reference to the average elevation of land within one hundred (100) feet of the building, such basement or ground floor shall be considered a story and contribute to the floor area.”