



Historical and Landmarks Commission

Item 2. Zoning Code Update Study Session

January 6, 2022



Zoning Code Update

Relationship of the Zoning Code to the General Plan

Major Strategy 4.2:

The General Plan recognizes the importance and value of the City's neighborhoods and promotes opportunities for improvements as an important part of cultivating neighborhood character.

In addition, the Plan promotes preservation through goals and policies for neighborhood integrity that address the scale, density and design of new development adjacent to existing homes.



Zoning Code Update

Relevant Historic Preservation Goals

5.6.2-P1: Evaluate any proposed changes to properties within 100 feet of historic resources on the City's list of Architecturally or Historically Significant Properties for potential negative effects on the historic integrity of the resource or its historic context.

5.6.2-P2: Require that changes to properties that contribute to the context of a historic resource are compatible in scale, materials, design, height, mass and use with the historic resource or its context.



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Relevant Transition Policies

5.5.2-P1: Require that new development incorporate building articulation and architectural features, including front doors, windows, stoops, porches or bay windows along street frontages, to integrate new development into existing neighborhoods.

5.5.2-P2: Implement design review guidelines for setback, heights, materials, massing, articulation and other standards to support Transition Policies and promote neighborhood compatibility.



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Existing processes relevant to Historic Preservation

Chapter 18.106 of the Zoning Code – the City's Historic Preservation Ordinance

- Established the 200-foot HLC referral process
- Determination of the minimum front setback by averaging



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Standards and processes relevant to Historic Preservation

New zoning code standards:

- Removes the need for a variance to extend a legal non-conforming side setback to the rear of a house
- Increases to six feet the distance that covered, unenclosed porches can encroach into the front setback, consistent with the intent of General Plan transition policy 5.5.2-P1.
- Requires a 45-degree daylight plane for buildings in mixed use districts within 150 feet of abutting residential.



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New standards for single-family districts

- Restrictions on making additions to houses with one-car garages are proposed to be lessened.
- Development standards to allow one-and-a-half story accessory dwelling units (ADUs).
- Additional clarifying language has been added to delineate the prohibited activities in the front and side yards of residential uses



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Overcrowding in residences

Additional provisions requiring a minimum amount of common living area:

- Defined as the kitchen, dining room, living room, and any other common rooms, but excluding hallways and bathrooms
- The new regulations would require a minimum of 25% of the floor area to be dedicated to common living area.



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Short-term rentals

New provisions to limit short-term rentals of residential dwellings, which are less than 30 days in length.

- Unhosted short-term rentals would be limited to 90 days in a calendar year
- Required to pay Transient Occupancy Tax (TOT)
- Requires a local contact person to deal with complaints
- Also subject to occupancy limits, based on the size of the dwelling unit



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Future Planning efforts

- El Camino Real Specific Plan
- Downtown Precise Plan
- Santa Clara Station Area Plan



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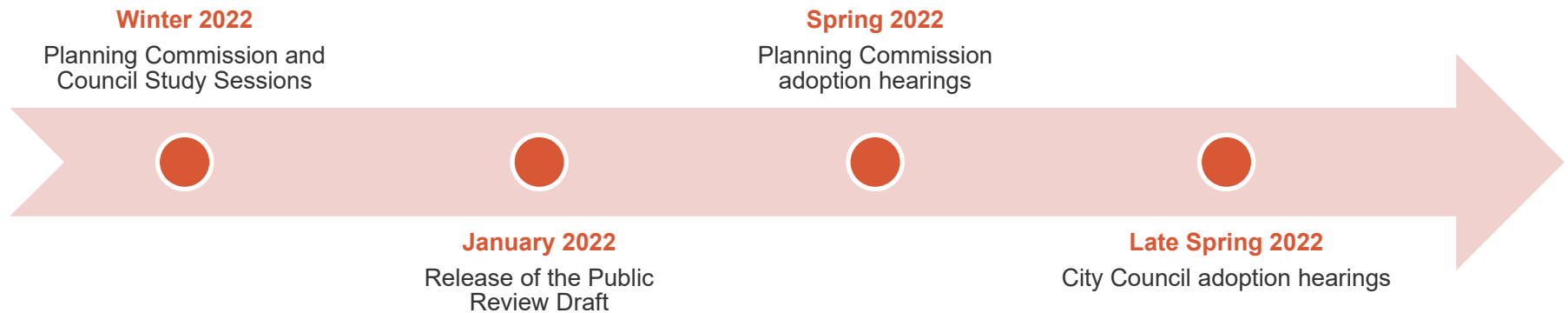
Reviewing the Zoning Code

- Questions?



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What's Next?





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