



Planning Commission Study Session

Item 2. Zoning Code Update Orientation

October 27, 2021

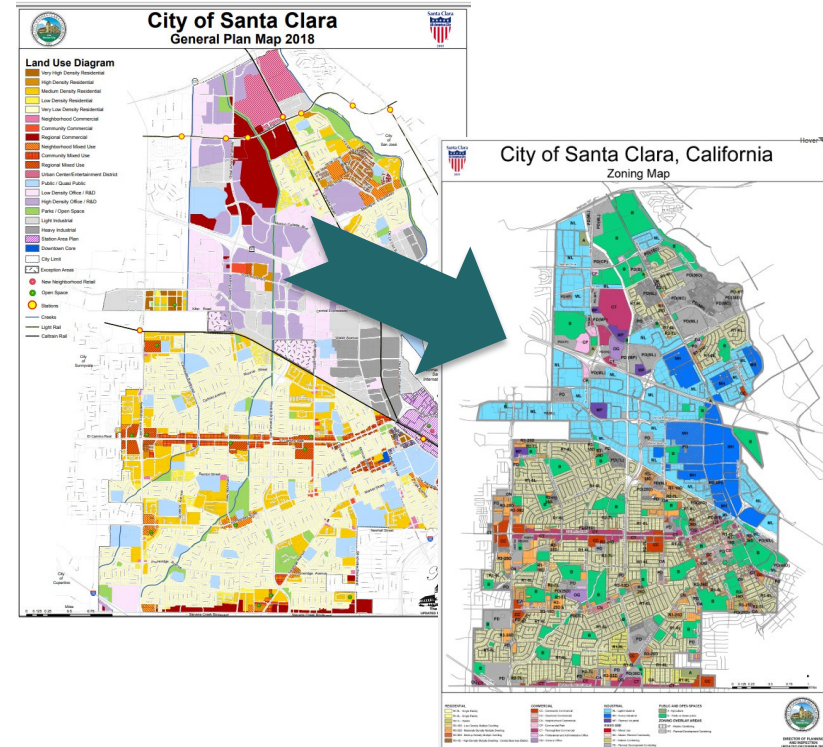
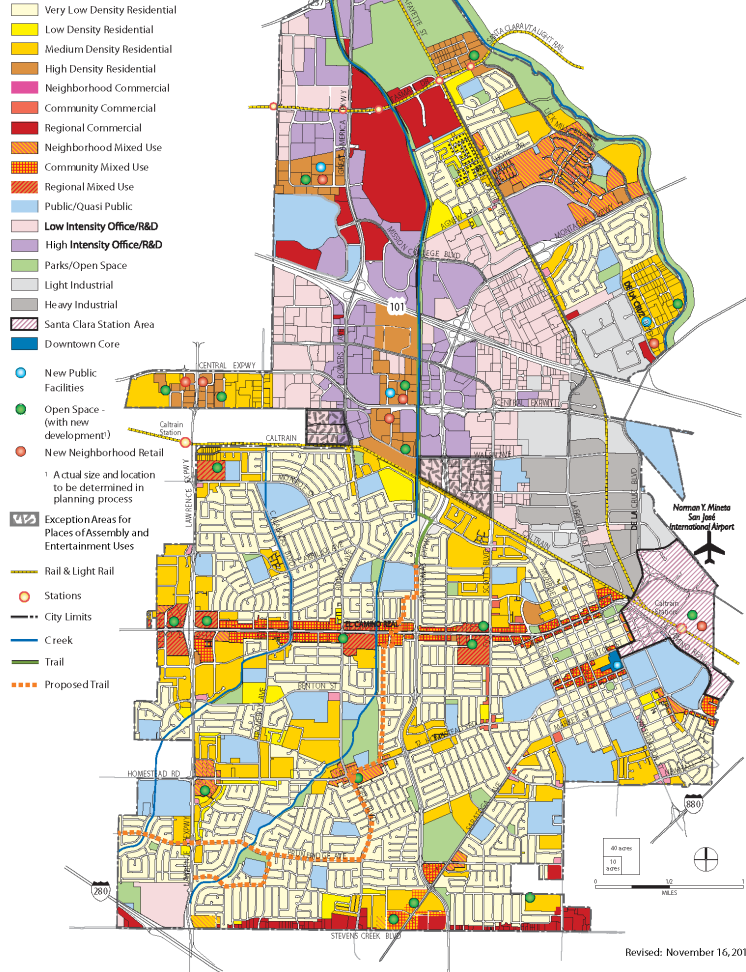


Figure 5.2-3
Land Use Diagram
Phase III: 2025-2035



**City of
 Santa Clara**
 The Center of What's Possible

Zoning Code Update

New Zoning Districts

- High-Density Residential designations
- Mixed-use districts for commercial corridors
- New office and industrial districts
- New Public/Quasi-public district



Zoning Code Update

Single-family Refinements

Refinements have been made to the single-family section of the zoning ordinance that respond to typical stumbling blocks to single-family additions



Zoning Code Update

Covered porches in the setback

Existing

1. Open uncovered porches or landing places not exceeding 3 feet in height may project to within three feet of any side lot line, and not exceeding 6 feet into any required front yard.

Proposed

1. Considering allowing a 6 foot encroachment in to the required front setback for covered porches





Zoning Code Update

Non-conforming Setbacks

Existing

1. Any new additions to residences need to meet the current setbacks regardless of the existing nonconforming setbacks.

Proposed

1. Allow homeowners to match the existing nonconforming side setback down to a minimum of 3 feet for one-story additions to the rear of the house.

Helpful for properties in the Old Quad as many properties have narrow lots and existing residences do not meet existing side yard setback standards



Zoning Code Update

Accessory Dwelling Unit Development Standards

Proposed

1. Height
 - Attached: 25 ft.
 - Detached: 22 ft.
2. Size
 - Attached: 50% of the living area of the main dwelling (up to 1,000 sq. ft.)
 - Detached: 1,000 sq. ft.
3. Stories
 - Attached: 2
 - Detached: 1.5





Zoning Code Update

Accessory Dwelling Unit Materials and Roof Forms

Existing

Roof, siding, and windows must be consistent with the roof slope, materials and design of the main dwelling unit. Additional regulations apply to attached second-story accessory units.

Proposed

Exterior materials and cladding do not need to be consistent with the primary structure for detached ADUs for historic houses.



Zoning Code Update

Simplified Processes

- Creation of the Minor Use Permit process



Zoning Code Update

Code Changes to Encourage Placemaking

- Streamlining the live entertainment permit process





Zoning Code Update

Code Changes to Encourage Placemaking

- Increasing the amount of outdoor seating allowed by right
- Re-working the Special Permit process





Zoning Code Update

Regulatory Framework – Fair Housing

- All City laws must be consistent with Federal Fair Housing Laws
 - Cannot create laws that discriminate
 - Cannot define family



**EQUAL HOUSING
OPPORTUNITY**



Zoning Code Update

Current Zoning Definitions

- **“Boarding house or rooming house”** means a dwelling, other than a hotel, where lodging or lodging and meals for two or more persons is provided for compensation. 18.06.010(b)
- **“Housekeeping unit”** means an individual or group of persons occupying a dwelling unit that has a single kitchen. 18.06.010(h)



Zoning Code Update

Proposed Changes to the Definitions

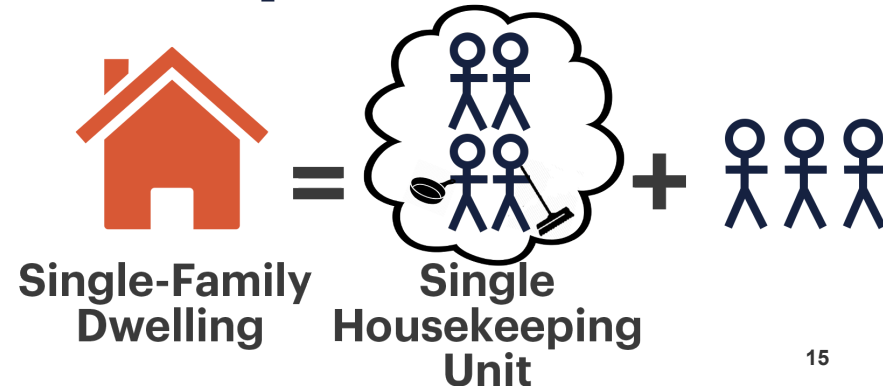
- **Revise** definition of “Single Housekeeping unit.” Means an individual or group of persons occupying a dwelling unit used as a common living arrangement. Evidence of a common living arrangement may include some or all of the following: sharing living expenses, such as rent or mortgage payments, food and utility costs, a single lease, or shared chores. ~~that has a single kitchen.~~
- The primary single housekeeping unit can either be renters or owners of the unit/house



Zoning Code Update

Occupancy in a Residence

- Create cap on the number of who individuals may reside long-term based on unit type (in addition to the single housekeeping unit/single household):
 - Single-Family Dwelling = three additional individuals
 - Duplex = two additional individuals per unit
 - Multiple Dwelling Unit = two additional individuals per unit
- Number of individuals within a single household/housekeeping unit would **not** be regulated/limited





Zoning Code Update

Common Habitable Area

- Applicable to new construction Single-Family Residences and Duplexes
- Creating a minimum percentage (%) of habitable floor area available to all for common use (ex: dining room, living room, kitchen)
 - Garages and hallways are not considered common use areas
- Minimum common habitable area for new construction must be **25%** of total habitable area for single-family residences



Zoning Code Update

Short-term rentals (less than 30 days)

- Requirement to register short-term rental units with the City annually and pay Transient Occupancy Tax (TOT)
- Time Limit on unhosted rentals: 90 days in a calendar year
- Occupancy Limits for Short-Term Rentals:
 - **Individual Rooms or Studio Units:** Two people
 - **One-bedroom Units:** Three people
 - **All Other Dwelling Units:** Two people per bedroom for each bedroom in excess of one bedroom, but not to exceed eight short-term rental occupants total.



Zoning Code Update

Outreach to Date

- Stakeholder meetings
- Public meetings
- Old Quad neighborhood outreach
- Online Survey



What's Next?

Fall and Winter 2021-2022

Planning Commission and
Council Study Sessions

Spring 2022

Planning Commission
adoption hearings

November 2021

Release of the Public
Review Draft

Late Spring 2022

City Council adoption hearings



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