

## February 28, 2019, Zoning Code Update Workshop

### Creation of New Zoning Districts

#### Existing Concerns:

**Planned Developments (PD's)** are approved regularly for all types of projects, even for minor modifications for single-family residences.

Currently PD's are treated as a "fall-back", when the existing adopted Zoning Code does not align with applicant needs. Typically, PD's are relied on sparingly and then only to facilitate a creative, innovative project design that can't be accommodated under existing development standards.

In the case of Santa Clara, the existing Zoning Code is **insufficient** and out of date, resulting in the increased use of PD's (and Variances) to "get around" antiquated Zoning Code requirements.

#### Tools to Consider:

- Creating **Mixed Use Zones consistent with the existing General Plan (GP) Mixed Use designations** to lessen the need for PD zoning and allow development of townhouses and varies densities.
- Requirements for the proposed Mixed Use Zones would be consistent with the General Plan Policies.
- General Plan Transition Goals and Policies are intended to address compatibility between existing and new development. Do we want to codify that Policy to be more sensible to the adjacent neighboring land uses?
- In order to be sensible to the existing single family houses, the height requirement would be lower within 20' of those land uses.

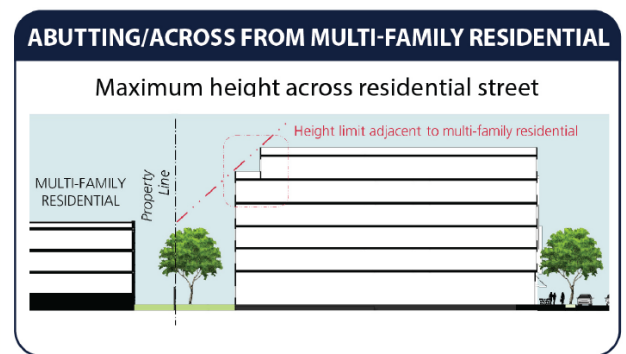
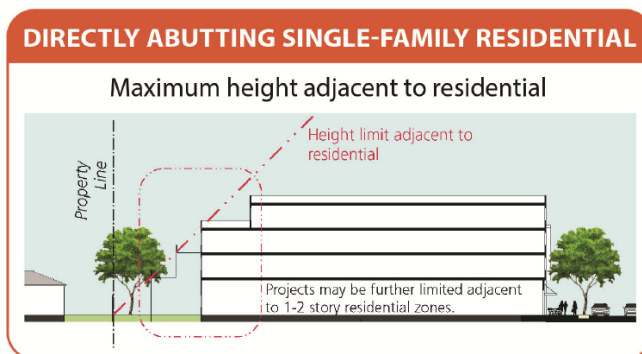
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### El Camino Real Specific Plan

## Neighborhood Transitions

- Directly abutting residential parcels



- Across the street from residential parcels



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#### **Existing General Plan Designations, Mixed Use**

##### **Neighborhood Mixed Use**

This classification combines the Neighborhood Commercial and Medium Density Residential designations and is intended for pedestrian-oriented development, with a focus on ground-level neighborhood-serving retail along street frontages and residential development on upper floors. A minimum 0.10 FAR is required for neighborhood-serving retail, service commercial and/or local office uses. Auto-oriented uses are not appropriate in this designation. For sites less than one acre, a minimum density of ten units per acre is required, and for sites larger than one acre, a minimum residential density of 20 units per acre is required, in addition to the minimum commercial FAR. The maximum number of units per acre is 36.

##### **Community Mixed Use**

This classification is a combination of the Community Commercial and Medium Density Residential designations and is intended to encourage a mix of residential and commercial uses along major streets. Auto-oriented uses are not appropriate in this designation, except under certain circumstances within the El Camino Real Focus Area. Parking should be behind buildings, below-grade or in structures, to ensure that active uses face public streets. Retail, commercial and neighborhood office uses, at a minimum FAR of 0.10, are required in conjunction with residential development between 20 and 36 units per acre.

##### **Regional Mixed Use**

This classification is a combination of the Regional Commercial and High Density Residential designations and is intended for high-intensity, mixed-use development along major transportation corridors in the City. This designation permits all types of retail, local serving offices, hotel and service uses, except for auto oriented uses, to meet local and regional needs. A minimum FAR of 0.15 for commercial uses is required. Residential development of 37 to 50 units per gross acre is required. Site frontage along major streets (arterials or collectors) is required to have active, commercial uses.

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#### Chapter 18.04 Existing Zoning Districts

A	Agricultural Zoning District
R1-8L	Single-Family Zoning District
R1-6L	Single-Family Zoning District
R2-7L	Duplex Zoning District
R3-18D	Low-Density Multiple-Dwelling Zoning District
R3-25D	Moderate-Density Multiple-Dwelling Zoning District
R3-36D	Medium-Density Multiple-Dwelling Zoning District
R3-M	Mobile Home Park Zoning District
R3-RV	Recreational Vehicle Park Zoning District
OG	General Office Zoning District
OA	Professional Office Zoning District
CN	Neighborhood Commercial Zoning District
CC	Community Commercial Zoning District
CT	Thoroughfare Commercial Zoning District
CD	Downtown Commercial Zoning District
CP	Commercial Park Zoning District
CR	Commercial Recreation Zoning District
MP	Planned Industrial Zoning District
ML	Light Industrial Zoning District
MH	Heavy Industrial Zoning District
B	Public or Quasi-Public Zoning District
PD	Planned Development Combining Zoning District
HT	Historic Combining Zoning District