

RETOOLING THE ZONING CODE

City Council Study Session ■ November 20, 2012



OVERVIEW

- ❑ **WHY “retool” the Zoning Code?**
- ❑ **GOALS**
- ❑ **PROGRESS**
- ❑ **IMPLEMENTATION**



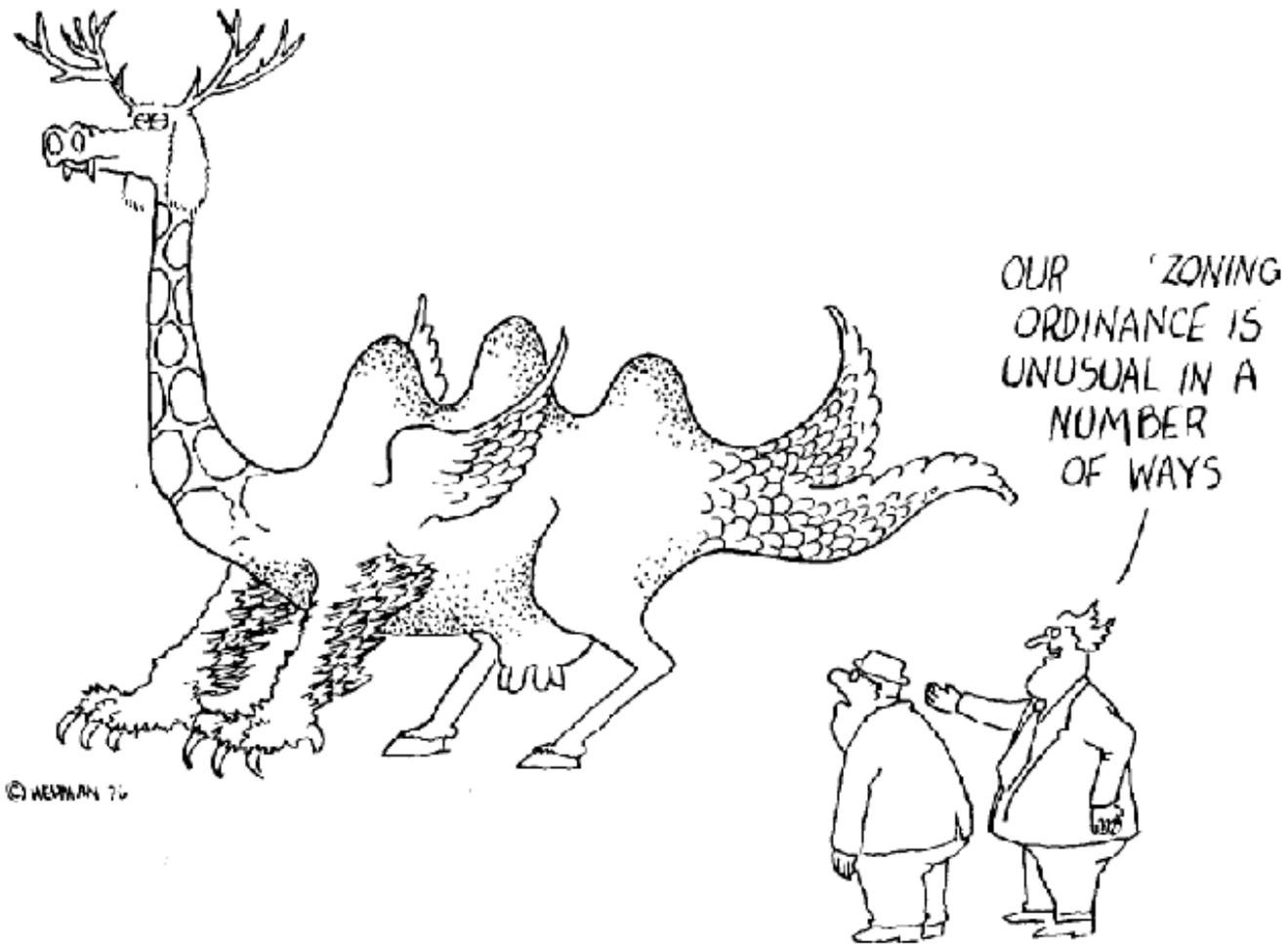
Why retool the Zoning Code?

RETOOL \(\,)rē-'tü\

- : To reequip with tools
- : Reorganize
- : Revise, Modify



Zoning



Adopted from *Stop Me Before I Plan Again* by Richard Hedman, copyright 1981 by the American Planning Association.



Public Accessibility

- ❑ Disorganization
- ❑ Outdated definitions
- ❑ Complex regulations and processes
- ❑ Legalese



Major Planned Updates

- ❑ Housing and Community Revitalization Sub-Element
- ❑ Nonresidential Parking Regulations
- ❑ Signs
- ❑ LUTE
- ❑ LSAP
- ❑ Other studies resulting in Zoning Code amendments



Time to Revisit

ZONING ORDINANCE, CITY OF SUNNYVALE, 1951

[The following text is a highly degraded scan of a zoning ordinance document, appearing as a dense grid of black and white noise. It is illegible due to the quality of the scan.]



GOALS



GOALS

- ✓ Clear and user-friendly
- ✓ Easy to navigate and update
- ✓ Updated and streamlined permitting procedures

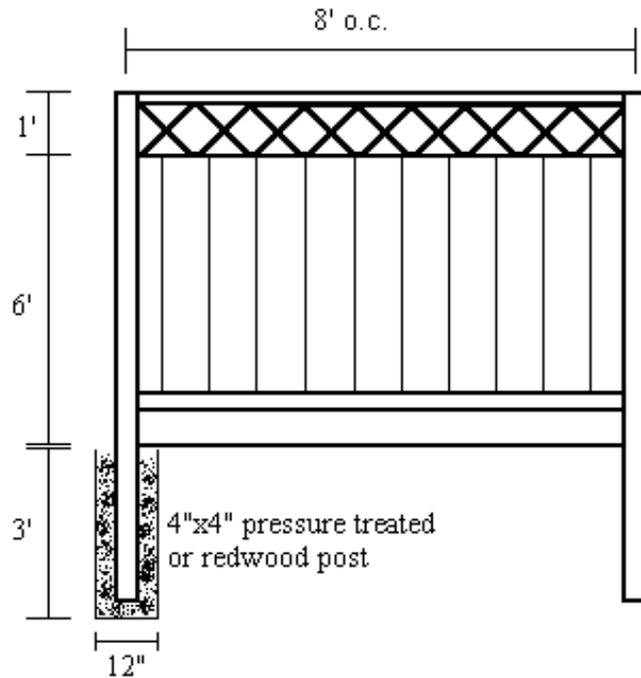


HOWS

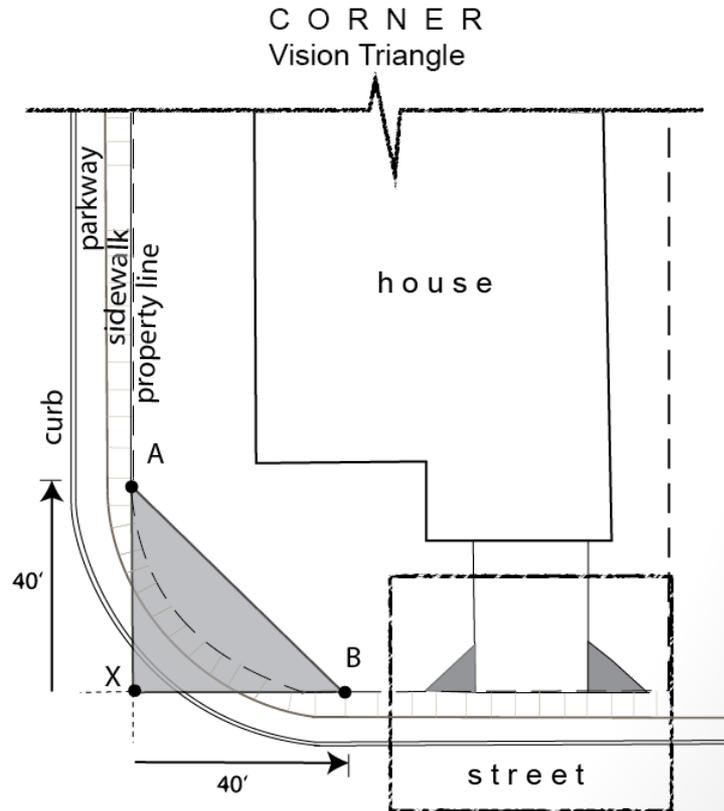
- ❑ Clarify, reorganize and rewrite
- ❑ Clarify intent of each permit type
- ❑ Create new permit types as necessary
- ❑ Minimize variations in permitting procedures



□ Capture “intent”



□ Illustrations



Reorganize

Ch. 19.18 Residential Zoning districts

Ch. 19.20 Commercial Zoning districts

Ch. 19.20 Industrial Zoning districts

Ch. 19.24 Office and Public Facilities Zoning districts

Ch. 19.30 Lot Area and Lot Width

Ch. 19.32 Building Heights, Lot Coverages, and
Floor Area Ratios

Ch. 19.34 Front, Side, and Rear Yards



Rewrite

19.50.020. Nonconforming residential building.

(a) A building legally built and occupied as a dwelling, in all zoning districts except R-1 and R-2, which does not meet current development standards except for lot area per dwelling unit, may be repaired and altered, enlarged or replaced without requiring a variance provided:

(1) No increase in nonconformities will result; and

(2) Any required permits are obtained.

(a) Repair, Alteration and Expansion. A

nonconforming structure may be repaired or altered.

19.50.030. Nonconforming nonresidential building.

(a) A building legally built and used for nonresidential purposes, in any zoning district, which does not meet current development standards, may be repaired, altered, enlarged or replaced without requiring a variance provided any repair, alteration, addition or enlargement must comply with the rules applicable to zoning standards. Any required permits must be obtained.

Expansion of a nonconforming structure may only occur if there is no expansion of the nonconformity. For example, a building with a nonconforming setback may

be expanded provided it is not expanded along the

19.50.040. Nonconforming floor area ratio.

Nothing contained in this Chapter shall be construed to prohibit alterations to a building or use made nonconforming with respect to maximum floor area ratio, or with respect to maximum floor area ratio permitted without a use permit, due to the establishment or change of a zoning district or modification of the maximum floor area ratio limitations of Chapter 19.32, provided that such building or use was lawful at the time of such change and provided that the alteration does not increase the floor area ratio or the floor area occupied by the use made nonconforming.



PROGRESS



Process



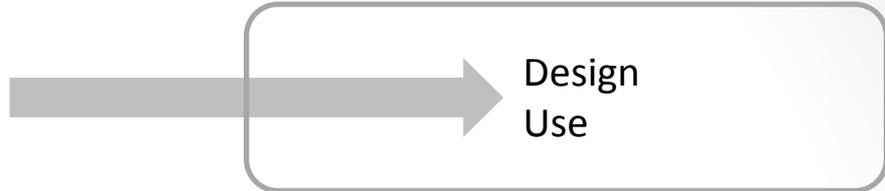
Guidelines and Structure

- ❑ **Goals and Guidelines**
- ❑ **Organizational Structure**
 - Use Tables
 - Chapter Organization
- ❑ **Examples**
 - Vision Triangles
 - Art in Private Development
 - Below Market Rate Housing
 - Mobile Home Park Conversion

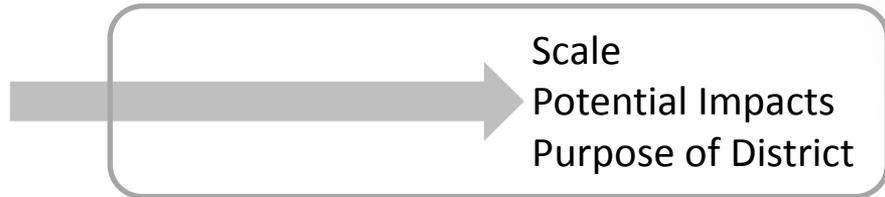


Permit Procedures

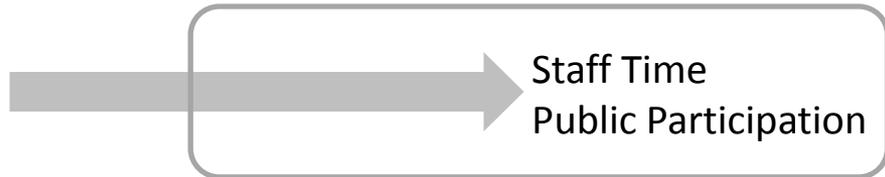
REORGANIZE PERMIT TYPES



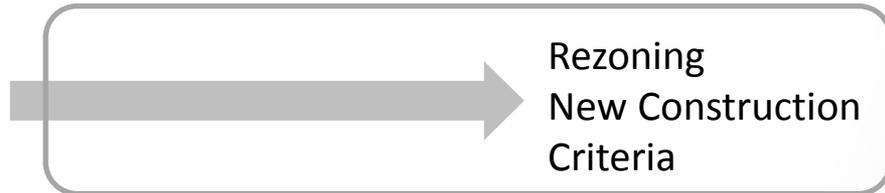
REALIGN LEVEL OF REVIEW



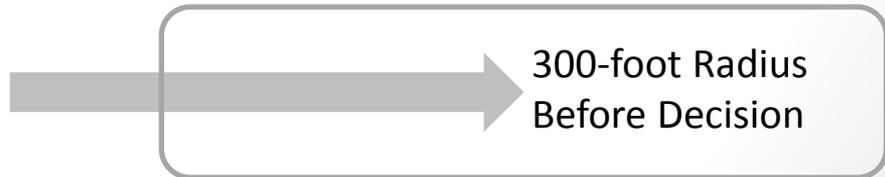
**RETHINK ZONING
ADMINISTRATOR HEARING**



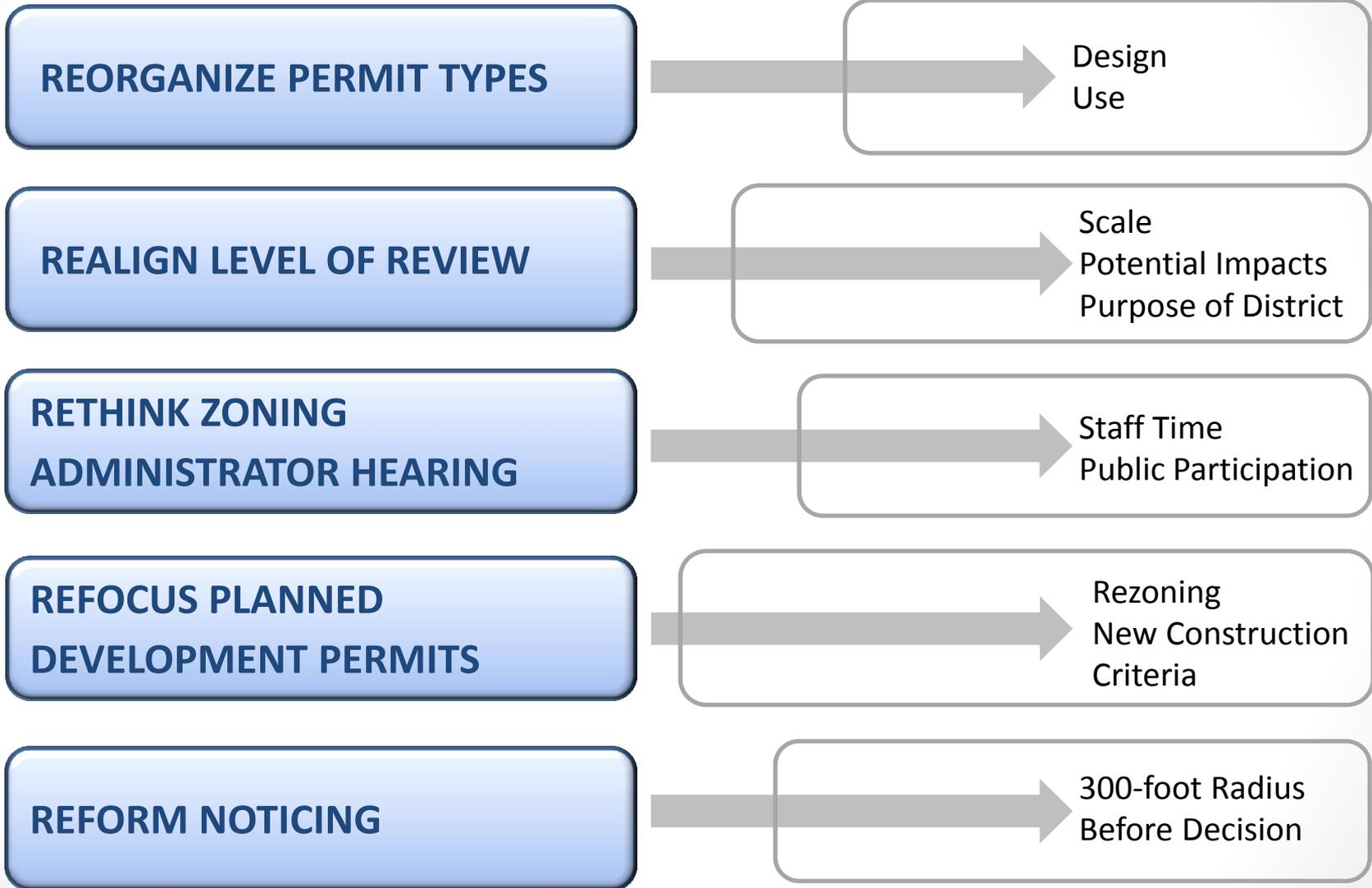
**REFOCUS PLANNED
DEVELOPMENT PERMITS**



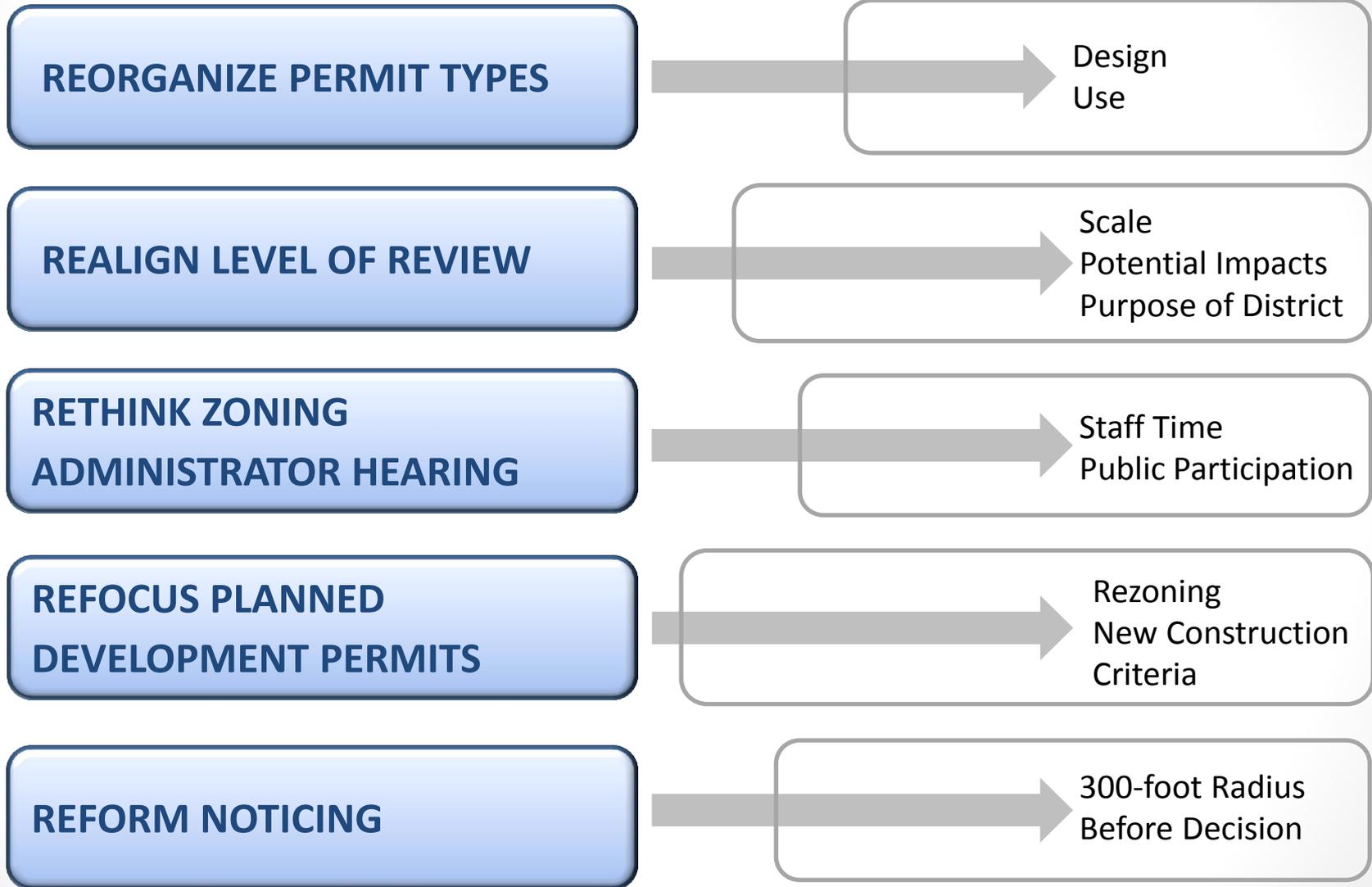
REFORM NOTICING



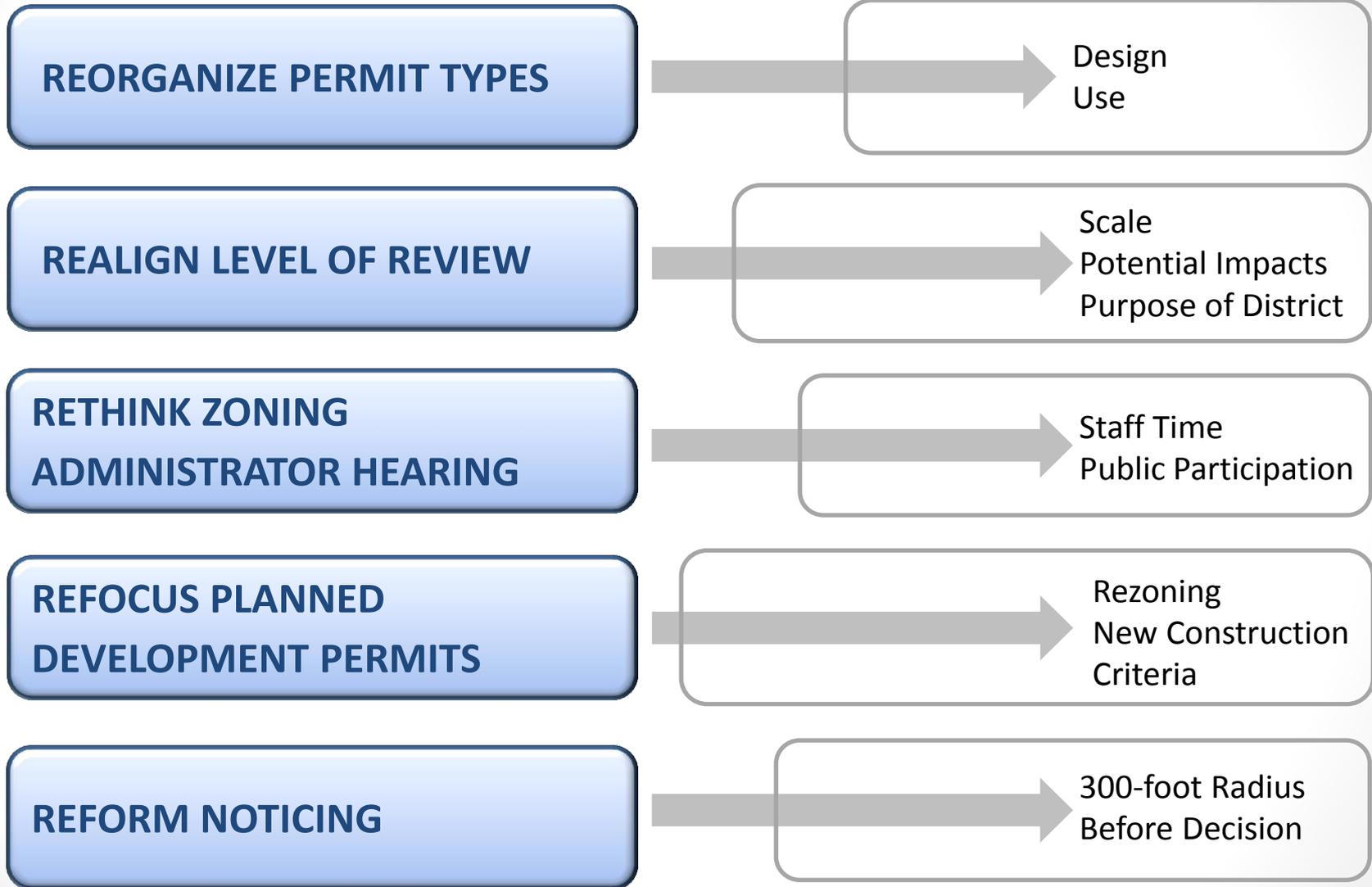
Permit Procedures



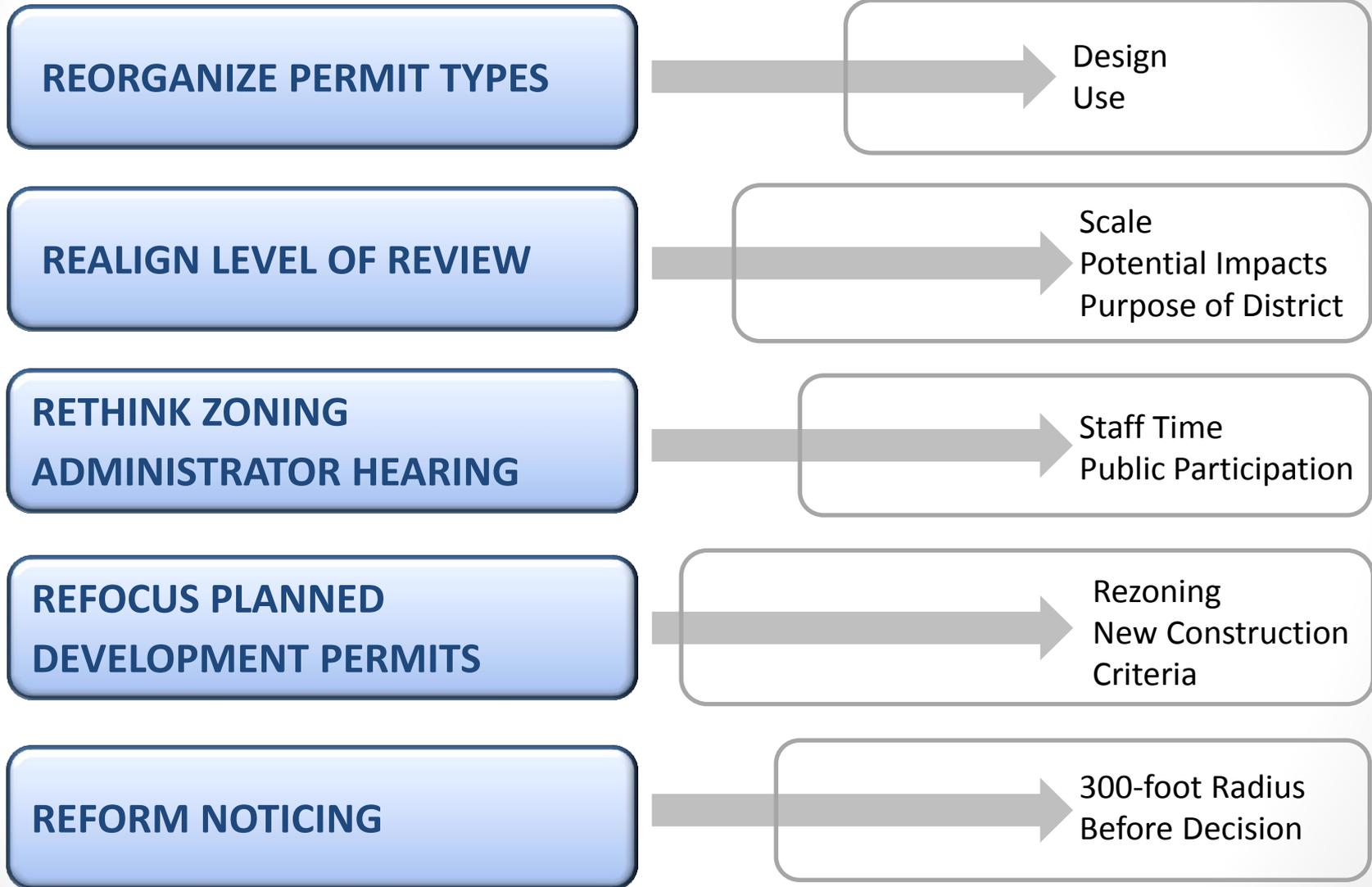
Permit Procedures



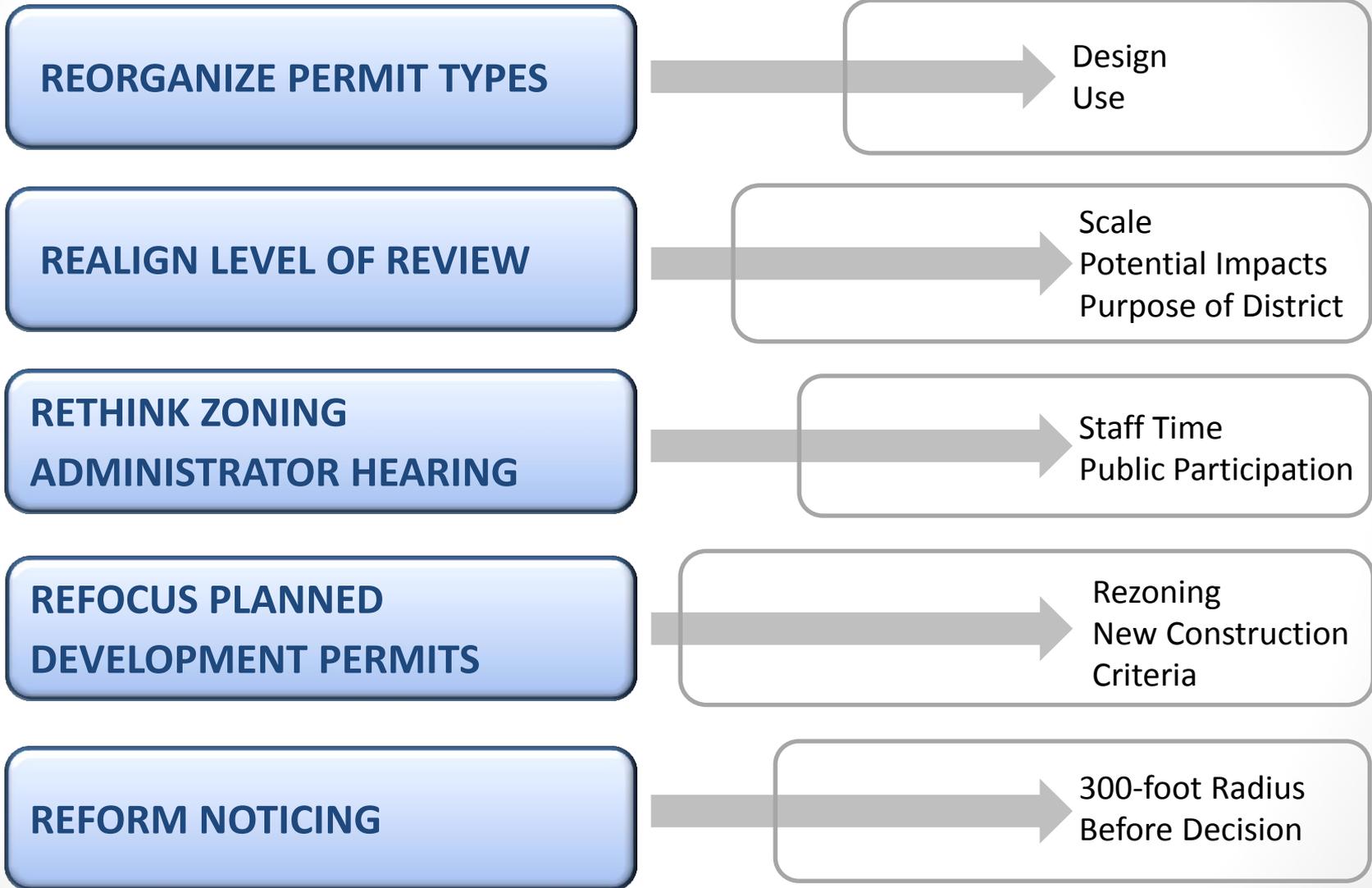
Permit Procedures



Permit Procedures



Permit Procedures



IMPLEMENTATION



Implementation

Jan 2012

Jun 2012

Feb 2013

Sep 2013

Phase I (DUG)

Phase II

Formal
Adoption



ZoningCode.inSunnyvale.com



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