

ORDINANCE NO. 2887-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SUNNYVALE AMENDING CERTAIN SECTIONS AND TABLES OF CHAPTERS 19.12 (DEFINITIONS); 19.18 (RESIDENTIAL ZONING DISTRICTS); 19.20 (COMMERCIAL ZONING DISTRICTS); 19.22 (INDUSTRIAL ZONING DISTRICTS); 19.24 (OFFICE, PUBLIC FACILITIES AND CIVIC CENTER ZONING DISTRICTS); 19.28 (DOWNTOWN SPECIFIC PLAN DISTRICT); 19.46 (OFF-STREET PARKING AND LOADING); 19.82 (MISCELLANEOUS PLAN PERMIT); AND 19.98 (GENERAL PROCEDURES) OF TITLE 19 (ZONING) OF THE SUNNYVALE MUNICIPAL CODE RELATED TO PARKING STANDARDS FOR MEDICAL CLINICS

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SUNNYVALE DOES ORDAIN AS FOLLOWS:

SECTION 1. SECTION 19.12.140 AMENDED. Section 19.12.140 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.140. "M"

(1) "Major tenant" means a business or use occupying ten thousand or more square feet of floor area.

(2) "Medical Clinic" is a medical office with ancillary uses, such as laboratories, pharmacies, medical retail or education. A medical clinic is distinct from a medical office. See 19.12.160 (2)(c) "Medical office."

(3) "Mobile home" means a structure designed for human habitation and for being moved on a street or highway under permit pursuant to Vehicle Code Section 35790, a mobile home, as defined in Section 18008 of the Health and Safety Code, or a manufactured home, as defined in Health and Safety Code Section 18007. A mobile home does not include a recreational vehicle as defined in Civil Code Section 799.24 and Health and Safety Code Section 18010, a commercial coach, or factory-built housing as defined in Health and Safety Code Section 19971, or successor section.

(a) - (e) [Text unchanged.]

(4) "Mobile living unit" means any type of portable or mobile unit without a foundation, capable of human occupancy and usually consisting of sleeping, cooking and bathroom facilities including, but not limited to, mobile homes, travel trailers, portable offices, motor homes, recreational vehicles and guard shacks.

(5) "Monopole" means a single pole support structure greater than fifteen feet in height, erected on the ground or on a structure which may support antennas, connecting appurtenances or other facilities not associated with telecommunication facilities (e.g., a light pole on which antennas may also be installed).

(6) “Multi-tenant” means multiple businesses or franchises on a lot, including separate service businesses that are not dependent on the sale of goods from other businesses on-site.

SECTION 2. SECTION 19.12.160 AMENDED. Section 19.12.160 of Chapter 19.12 (Definitions) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.12.160. “O”

(1) “Obnoxious, offensive or nuisance uses” means a use which creates a nuisance to the occupants or visitors of a building or adjacent buildings or premises by reason of the emission of dust, fumes, glare, heat, liquids, noise, odor, smoke, steam, vibrations or similar disturbances.

(2) “Office.”

(a) “Administrative office” means offices and service facilities performing headquarters, regional or other level management and administrative services for firms and institutions.

(b) “Ground floor dependent office” means an office use where the requirement for ground floor visibility in commercial districts is essential to serve patrons on an unannounced or drop-in basis, and to rely upon a product or service display in the store frontage. Examples of such offices uses include, but are not limited to, travel agencies, insurance agencies, income tax preparers, real estate agencies, notary publics and other uses as determined by the director of community development to be consistent with the character of the underlying retail district.

(c) “Medical office” means offices of doctors, dentists, chiropractors, physical therapists, athletic trainers, acupuncturists, optometrists and other similar health related occupations, where patients visit on a daily basis. A medical office is distinct from a medical clinic. See 19.12.140 (2).

(d) “Professional office” means a use providing professional or consulting services in fields such as law, architecture, design, engineering, accounting and similar professions and does not include medical or dental offices.

(e) “Research and development office” means office space associated with a use engaged in study, testing, design, analysis and experimental development of products, processes or services, including incidental manufacturing of products or provisions of services to others.

(3) – (8) [Text unchanged.]

SECTION 3. TABLE 19.18.030 AMENDED. Table 19.18.030 of Chapter 19.18 (Residential Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

**TABLE 19.18.030
Permitted, Conditionally Permitted and Prohibited Uses in Residential Zones**

In the table, the letters and symbols are defined as follows:

P = Permitted use
MPP = Miscellaneous Plan Permit required
UP = Use Permit required
SDP = Special Development Permit required
N = Not permitted, prohibited

RESIDENTIAL ZONES	R-0/R-1	R-1.5	R-1.7/PD	R-2	R-3	R-4	R-5	R-MH
Nos. 1-6 [Text unchanged]								
7. Other Uses								
A. Administrative, professional and medical offices, and medical clinics	UP	UP	UP	UP	UP	UP	UP	N
B. Adult business establishments	N	N	N	N	N	N	N	N
C. Electric distribution substations	UP	UP	SDP	UP	UP	UP	UP	UP
D. Electric transmission substations	N	N	N	N	N	N	N	N
E. Massage establishments	N	N	N	N	N	N	N	N
F. Public service buildings and accessory uses	UP	UP	SDP	UP	UP	UP	UP	UP
G. Public utility buildings and service facilities	UP	UP	SDP	UP	UP	UP	UP	UP
H. Recycling centers	N	N	N	N	N	N	UP	N
I. Storage of materials, supplies or equipment used for nonresidential purposes	N	N	N	N	N	N	N	N
J. Storage of materials or equipment between the face of the main building and a street-unless fully screened from view ⁵	N	N	N	N	N	N	N	N
K. Any use which is obnoxious, offensive or creates a nuisance	N	N	N	N	N	N	N	N
L. Automobile/vehicle repair ⁷	N	N	N	N	N	N	N	N

Footnotes

1. For use by owner and/or operator only.
2. For use by mobile home park occupants only.
3. Maximum of two dwelling units per parcel.
4. Processing requirements vary, see Chapter 19.40.
5. Does not apply to vehicles which are currently licensed and operable. Screening must meet requirements of Chapter 19.46.
6. Required to comply with setback, height, and lot coverage requirements of underlying zone.
7. Automobile/vehicle repair may only be allowed pursuant to Section 19.18.050

SECTION 4. TABLE 19.20.030 AMENDED. Table 19.20.030 of Chapter 19.20 (Commercial Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

TABLE 19.20.030
Permitted, Conditionally Permitted and Prohibited Uses in Commercial Zones

In the table, the letters and symbols are defined as follows:

- P** = Permitted use
- UP** = Use permit required
- MPP** = Miscellaneous plan permit
- N** = Not permitted, prohibited

COMMERCIAL ZONES	C-1	C-2	C-3	C-4
Nos. 1-6 [Text unchanged]				
7. Office				
A. Ground floor dependent office less than 1,000 square feet	P	P	P	MPP
B. Ground floor dependent office greater than 1,000 square feet	MPP	MPP	MPP	UP
C. Office not located on the ground floor	P	P	P	P
D. Financial institutions	MPP	UP	MPP	UP
E. Research and development office	N	N	N	N
F. Medical Clinics	MPP	MPP	MPP	UP
Nos. 8-10 [Text unchanged]				

- 1 Uses which are greater than 10,000 square feet, propose significant changes to the exterior of an existing building, or include construction of a new building require a Use Permit.
- 2 Donation centers shall have a minimum separation of 1.5 miles.
- 3 Subject to provisions of Chapter 9.41.
- 4 Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.
- 5 Educational and recreational uses and places of assembly shall not be located in retail centers in a manner that disrupts the flow of pedestrians between retail establishments.
- 6 Except caretaker residence ancillary to a permitted use.
- 7 Automobile service stations with sale of groceries, beer and wine, or both, require findings as set forth in 19.98.020(i) and/or (j), as applicable.
- 8 In the C-4 zoning district, wholesale storage or warehousing is permitted up to 35% FAR, and requires a use permit for >35% FAR

SECTION 5. TABLE 19.22.030 AMENDED. Table 19.22.030 of Chapter 19.22 (Industrial Zoning Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby deleted and replaced in its entirety to allow re-organization of the columns and amended to read as follows:

TABLE 19.22.030
Permitted, Conditional Permitted and Prohibited Uses in Industrial Zones

In the table, the letters and symbols are defined as follows:

P = Permitted use
MPP = Miscellaneous plan permit required
UP = Use permit required
N = Not permitted, prohibited
FAR = Floor area ratio restrictions
> = Greater than
N/A = FAR does not apply

Use Regulations by Zoning District USE	M-S Districts FAR ³	M-S Districts	M-S/POA Districts	M-3 Districts FAR ³	M-3 Districts
1. Manufacturing					
A. – J. [Text unchanged.]					
2. Office, Research and Development					
A. Administrative, professional, medical and research and development offices	To 35% > 35%	P UP	P UP	To 35% > 35%	P UP
B. Medical Clinics	To 35% > 35%	MPP UP	MPP UP	To 35% > 35%	MPP UP
C. Financial institutions, banks, and savings and loan associations without drive-through facilities	To 35% > 35%	UP UP	UP UP	To 35% > 35%	UP UP
D. Explosive or propellant research and development related manufacturing, processing, assembly and storage	N/A	UP	UP	N/A	UP
3. – 6. [Text unchanged.]					

¹ Subject to provisions of Chapter 19.60.

² Subject to provisions of Chapter 9.41.

³ 5% FAR bonus for green buildings may apply. See Section 19.32.075.

⁴ Automobile service stations with sale of groceries, beer and wine, or both, require findings as set forth in 19.98.020(i) and/or (j), as applicable.

SECTION 6. TABLE 19.24.030 AMENDED. Table 19.24.030 of Chapter 19.24 (Office, Public Facilities and Civic Center Districts) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended, as follows:

TABLE 19.24.030
Permitted, Conditionally Permitted and
Prohibited Uses in Office Public Facilities Zones

In the table, the letters and symbols are defined as follows:

P = Permitted use
UP = Use permitted required
MPP = Miscellaneous plan permit required
N = Not permitted, prohibited

OFFICE AND PUBLIC FACILITIES ZONES	O	P-F
<i>1. Office/Care Facilities</i>		
A. Administrative, professional, medical, and research and development offices	P	UP
B. Medical Clinics	MPP	UP
C. Financial institutions such as banks and savings and loan associations	UP	N
D. Hospitals	N	UP
E. Rest homes and convalescent hospitals	UP	UP
Remainder of Table [Text unchanged]		

Footnotes

¹ Subject to provisions of Chapter 9.41.

² Recycling centers must be located in convenience zones, (the area within a one-half mile radius of a supermarket) as defined in Public Resources Code Section 14509.4.

SECTION 7. TABLE 19.28.070 AMENDED. Table 19.28.070 (“Permitted, Conditionally Permitted and Prohibited Uses in Mixed Use, Commercial and Office DSP Blocks”) of Section 19.28.070 (Permitted, Conditionally Permitted and Prohibited Uses in Mixed Use, Commercial and Office DSP Blocks) of Chapter 19.28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

**TABLE 19.28.070
Permitted, Conditionally Permitted and Prohibited
Uses in Mixed Use, Commercial and Office DSP Blocks**

In the table, the letters and symbols are defined as follows:

- P** = Permitted use
- SDP** = Special development permit required
- MPP** = Miscellaneous plan permit required
- N** = Not permitted, prohibited

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20
Nos. 1-2 [Text unchanged]								
3. Commercial Uses								
A. Assembly, compounding, manufacture or processing of merchandise or products, except such as are customarily incidental or essential to permitted retail commercial and service uses	N	N	N	N	N	N	N	N

DSP MIXED USE, COMMERCIAL AND OFFICE BLOCKS	1	1a	2	3	7	13	18	20
B. Automobile service stations	N	N	N	N	N	N	N	N
C. Automobile vehicle-related parts sales, rentals, sales, repair or service uses	N	N	N	N	N	N	N	N
D. Childcare center	SDP	SDP	SDP	SDP	SDP	SDP	SDP	SDP
E. Drive-through businesses	N	N	N	N	N	N	N	N
F. Financial institutions such as banks and savings and loans	MPP	MPP	MPP	MPP	MPP	MPP	MPP	MPP
G. Hotels and Motels	SDP	SDP	N	SDP	SDP	SDP	SDP	N
H. Medical clinic	MPP	MPP	MPP	SDP	MPP	SDP	MPP	MPP
I. Office: administrative, professional, medical and R&D (except ground floor)	P	P	P	SDP	P	SDP	P	P
J. Office: ground floor administrative, professional and medical (ground floor dependent; not to exceed 1000 square feet per shopping center)	P	P	P	SDP	P	SDP	P	P
K. Office: ground floor administrative, professional medical and R&D (not ground floor dependent or in excess of 1000 square feet per shopping center)	P	MPP ¹	MPP ¹	SDP ¹	MPP ¹	SDP ¹	P	P
K. – R. [Renumber L.– S. , consecutively; text unchanged.]								
[Remainder of Table text unchanged]								

Footnotes:

1. Any lease for office use entered into prior to June 1, 2001 and any subsequent renewals of such existing leases, shall not be subject to the permit requirements set forth in this section. New office leases entered into with new or different tenants on or after June 1, 2001 shall be subject to the provisions of this section.
2. Subject to provisions of Chapter 9.41.
3. Except that daytime and overnight parking of up to five commercial motor vehicles (of a type that are less than 10,000 pounds in gross vehicle weight with not more than two axles) that are owned or operated by the person(s), company or business which conducts the primary use is permitted, provided the vehicles are used for purposes of delivery, pick up or service to patrons of the primary use only, do not utilize on-site required parking and are not utilized for purposes of advertising.

SECTION 8. TABLE 19.28.080 AMENDED. Table 19.28.080 (“Permitted, Conditionally Permitted and Prohibited Uses in Residential DSP Blocks”) of Section 19.28.080 (Permitted, Conditionally Permitted and Prohibited Uses in Residential DSP Blocks) of Chapter 19.28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

TABLE 19.28.080
Permitted, Conditionally Permitted and
Prohibited Uses in Residential DSP Blocks

In the table, the letters and symbols are defined as follows:

- P** = Permitted use
- SDP** = Special development permit required
- MPP** = Miscellaneous plan permit required
- N** = Not permitted, prohibited

DSP RESIDENTIAL BLOCKS	4, 5, 14, 15, 16	6, 10a	8, 9, 10, 11, 12 and 17	8a	8b, 9a
Nos. 1-5 [Text unchanged]					
6. Other Uses					
A. Office: administrative, professional and medical	N	N	SDP	SDP ¹	N
B. Adult entertainment establishments, as defined in this code	N	N	N	N	N
C. Electric transmission substations	N	N	N	N	N
D. Massage establishments²	P	P	P	P	P
E. Medical Clinic	N	N	SDP	SDP ¹	N
F. Public service buildings and accessory uses	SDP	SDP	SDP	SDP	SDP
F. – K. [Renumber G.– L., consecutively; text unchanged.]					

Footnotes:

1. Within an existing building.
2. Subject to provisions of Chapter 9.41.
3. Subject to provisions of Section 19.18.050

SECTION 9. TABLE 19.28.140 AMENDED. Table 19.28.140 (“Parking Requirements”) of Section 19.28.140 (Parking Requirement) of Chapter 19.28 (Downtown Specific Plan District) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

**Table 19.28.140
Parking Requirements**

Land Use	Number of Parking Spaces Required	Maximum Percentage of Compact Spaces Allowed
Single-Family Residential	1 covered + 1 uncovered	None
Single-Family Residential with Accessory Living Unit	1 covered + 2 uncovered	None
Multiple-family Residential Studio or 1 bdrm	1 assigned and covered/unit + 0.75 unassigned/unit ¹	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Multiple-family Residential 2-bdrm or more	1 assigned and covered/unit + 1 unassigned/unit ¹	35% of uncovered, unassigned spaces in lots with more than 10 spaces
Office/Retail	1/250 sq. ft.	10% ²
Medical clinic	1/200 sq. ft.	10% ²
Restaurant without Bar	1/110 sq. ft.	10% ²
Restaurant with Bar	1/75 sq. ft.	10% ²
Bar only	1/50 sq. ft.	10% ²
Restaurants with 100% fixed seating and no bar	1/2 fixed seats + 1/400 sq. ft. of area not devoted to seating	10% ²
Assembly/Theater	1/3 seats	10% ²
Any use within the parking district	Parking requirements consistent with zoning code unless special circumstances arise	Not applicable

1 If more than one space is assigned per unit, additional parking may be required.

2 50% of compact spaces must be along the periphery and as employee parking. The remaining 50% may be interspersed throughout the lot.

SECTION 10. SECTION 19.46.045 AMENDED. Section 19.46.045 is hereby added to Chapter 19.46 (Off-Street Parking and Loading) of Title 19 (Zoning) of the Sunnyvale Municipal Code to read as follows:

19.46.045. Parking management plans—when required.

Applicants shall provide to the director of community development a parking management plan for all new mixed uses, multi-family residential, new commercial or shopping center uses, medical clinics and places of assembly uses, or as otherwise required by use permit or miscellaneous plan permit.

SECTION 11. TABLE 19.46.050 AMENDED. Table 19.46.050 ("Parking Requirements") of Section 19.46.050 (Parking standards) of Chapter 19.46 (Off-Street Parking and Loading) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read, as follows:

19.46.050. Parking standards.

The number of parking spaces and related standards required for various uses are set forth in Table 19.46.050. The table does not apply to parcels located within downtown specific plan.

**Table 19.46.050
Parking Requirements**

LAND USE	NUMBER OF PARKING SPACES REQUIRED			MAX. PERCENTAGE OF COMPACT SPACES ALLOWED
RESIDENTIAL USES				
Single-Family and Duplex:	2 covered spaces per unit, plus 2 uncovered spaces on driveway (minimum dimensions 17 ft. x 20 ft.). For projects located on streets with limited or no on-street parking, projects shall provide an additional 0.4 unassigned parking spaces per unit. The two driveway spaces shall not be counted as unassigned spaces.			N/A
Multifamily, Townhouses, Condos and Apartments:	Specific ratios based on the type of parking facilities provided are noted below. See also Notes 1 and 2.			
	Carports, Underground and Open Parking Lot	One Fully-Enclosed Garage Space and Open Parking Lot	Two or More Fully-Enclosed Garage Spaces	
Studio, efficiency, or 1 bedroom units	1 covered space per unit, plus 0.5 unassigned space per unit.	1 covered space per unit, plus 0.8 unassigned space per unit.	2 covered spaces per unit, plus 0.25 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
2 bedroom units	1 covered space per unit, plus 1 unassigned space per unit.	1 covered space per unit, plus 1.33 unassigned spaces per unit.	2 covered spaces per unit, plus 0.4 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.

3 bedroom units	1 covered space per unit, plus 1 unassigned space per unit.	1 covered space per unit, plus 1.4 unassigned spaces per unit.	2 covered spaces per unit, plus 0.5 unassigned and guest parking spaces per unit.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
4 or more bedroom units	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	Add 0.15 unassigned spaces per bedroom per unit to the 3 bedroom requirement.	10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
Single Room Occupancy and Residential Hotels with units:	Specific ratios based on the size of units noted below.			
Less than 200 sq. ft.	0.25 spaces per unit.			10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
200 to 250 sq. ft.	0.5 spaces per unit.			10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
Greater than 250 sq. ft.	1 space per unit.			10% of uncovered and unassigned spaces in parking lots with more than 10 spaces.
Mobile Home Park:	2 spaces per unit, plus 1 space per employee living off-site, plus 1 space per special purpose vehicle. Tandem parking is permitted.			N/A
Mixed Use	Parking ratios shall be based on accepted guidelines such as ITE or ULI subject to the approval of the director of community development			

Note 1: Multifamily residential developments of five or more units shall have secured bicycle parking at a ratio of one secured bicycle parking space for every four units, but no fewer than four spaces.

Note 2: Projects with limited street parking may be required to provide on-site parking beyond minimum requirements adequate to satisfy all parking demands for the project.

LAND USE	NUMBER OF PARKING SPACES REQUIRED	MAX. PERCENTAGE OF COMPACT SPACES ALLOWED
NONRESIDENTIAL USES (cont.)	Parking Ratios reference Gross Floor Area Except as otherwise noted.	
Retail:	Specific ratios based on the type of retail noted below.	
General Retail and Personal Service Shops not in Shopping Centers	1 space per 180 sq. ft.	10% of required spaces. (50% along periphery and as employee parking. 50% interspersed)
Furniture and Appliances Stores	1 space per 400 sq. ft.	10% of required spaces (50% along periphery and as employee parking. 50% interspersed)
Shopping Centers with Retail less than 20,000 sq. ft. of gross floor area	1 space per 180 sq. ft.	10% of required spaces (50% along periphery and as employee parking. 50% interspersed)
Shopping Centers with Retail in 20,000 to 50,000 sq. ft. of gross floor area	1 space per 200 sq. ft.	10% of required spaces (50% along periphery and as employee parking. 50% interspersed)
Shopping Centers with Retail greater than 50,000 sq. ft. of gross floor area	1 space per 225 sq. ft.	10% of required spaces (50% along periphery and as employee parking. 50% interspersed)
Restaurants:	Specific ratios based on proposed seating/service noted below.	
Restaurants with 100% fixed seating and typically with 10 seats or less	1 space per every 2 fixed seats, plus 1 space per 400 sq. ft. of other area. In no case may restaurants provide less parking than would be required if the space was a retail use/shopping center use in which it is located.	10% of required spaces. (50% along periphery)
Restaurants with bars and Fast Food Restaurants	1 space per 75 sq. ft.	10% of required spaces. (50% along periphery)

LAND USE	NUMBER OF PARKING SPACES REQUIRED	MAX. PERCENTAGE OF COMPACT SPACES ALLOWED
Restaurants without fixed seating or bars	1 space per 110 sq. ft.	10% of required spaces. (50% along periphery)
Nightclubs and Bars not incorporated into Restaurants	1 space per 50 sq. ft.	10% of required spaces. (50% along periphery)
Office:	Specific ratios based on type and intensity of uses noted below.	
General Office Uses (free standing)	1 space per 225 sq. ft.	50% of required spaces.
General Office Uses (in a shopping center)	1 space per 180 sq. ft.	10% of required spaces. (50% along periphery)
Medical and Dental Office Uses	1 space per 200 sq. ft.	None.
Medical Clinics	1 space per 200 sq. ft.	None.
Research and Development, General Industrial, or Corporation Office Uses:	1 space per 500 sq. ft. minimum with a maximum of 1 space per 250 sq. ft. The maximum number of spaces allowed shall not be exceeded unless specifically allowed by use permit or special development permit.	50% of required spaces.
Industrial Warehouses:	1 space per 900 sq. ft. minimum with a maximum of 1 space per 600 sq. ft. The maximum number of spaces shall not be exceeded unless specifically allowed by use permit or special development permit.	50% of required spaces.
Commercial Storage and Self-Storage Uses:	1 space per 2,500 sq. ft. of floor area, plus 1 space per 225 sq. ft. of office space, plus 1 space per Live-in manager/employee, plus loading zone spaces as required in Note 3.	50% of required spaces.
Recycling Centers:	1 space per employee.	10% of required spaces (50% along periphery)
Vehicle Repair Garages:	1 space per 180 sq. ft. (including repair bays or covered stalls).	10% of required spaces. (50% along periphery)
Hospitals:	1 space per bed.	10% of required spaces. (50% along periphery)
Sanitariums and Rest Homes:	1 space per 2.25 beds.	10% of required spaces. (50% along periphery)

LAND USE	NUMBER OF PARKING SPACES REQUIRED	MAX. PERCENTAGE OF COMPACT SPACES ALLOWED
Financial Institutions:	1 space per 180 sq. ft.	10% of required spaces. (50% along periphery)
Lodging and Board Uses: Lodging and Boarding Houses, Motels, and Hotels	1 space per living or guest unit, plus 1 space per employee living off-site, plus additional parking required for other on-site uses.	30% of required spaces.
Fraternities and Sororities:	1 space per bed or 0.75 members, whichever is greater, plus 1 space per employee living off-site.	35% of the required spaces, if the spaces are uncovered, unassigned, and the parking lot exceeds 10 spaces.
Libraries:	1 space per every 4 seats, plus 1 space per employee.	10% of required spaces. (50% along periphery)
Places of Assembly: Business-Serving and Community Serving	1 space per every 3 fixed seats, plus 1 space per 21 sq. ft. of open area or seating space, plus 1 space per 400 sq. ft. of additional floor area, plus 1 space per employee, plus 1 space per special purpose vehicle. A parking management plan may be required for highly-attended events.	10% of required spaces, if the spaces are uncovered and unassigned.
Recreational and Athletic Facilities:	1 space per every 3 fixed seats, plus 1 space per 21 sq. ft. of open area useable for seating, plus 1 space per 400 sq. ft. of additional floor area.	10% of required spaces. (50% along periphery)
Bowling Alleys:	1 space per lane, plus 1 space per employee, plus additional parking required for other on-site uses.	10% of required spaces. (50% along periphery)
Education—Recreation and Enrichment	1 space per 4 students, plus 1 space per employee, or 1 space per 250 sq. ft. of gross floor area, whichever is most restrictive	10% of required spaces. (50% along periphery)
Education—Child Care Uses and Primary, High School and Institutions of Higher Learning	Specific ratios based on proposed facilities and activities noted below.	
Pre-Schools, Child Care or Day Care	1 space per employee during maximum shift, plus 1 space per every 14 children/students.	35% of require spaces, if the spaces are unassigned

LAND USE	NUMBER OF PARKING SPACES REQUIRED	MAX. PERCENTAGE OF COMPACT SPACES ALLOWED
Grades K-8	3 spaces per classroom.	35% of required spaces, if the spaces are unassigned
Grades 9-12	1 space per every 4 students.	35% of required spaces, if the spaces are unassigned
Grades over 12	1 space per every 3 fixed seats, plus 1 space per 21 sq. ft. of open area or seating space, plus 1 space per employee, plus 1 space per special purpose vehicle.	35% of required spaces, if the spaces are uncovered and unassigned
School Offices	1 space per 225 sq. ft.	50% of required spaces, if the spaces unassigned
School Gyms and Other Facilities	1 space per every 3 fixed seats, plus 1 space per 21 sq. ft. of open area useable for seating, plus 1 space per 400 sq. ft. of additional floor area.	35% of required spaces, if the spaces are unassigned
Mixed Use:	Parking ratios shall be based on accepted guidelines such as ITE or ULI, subject to the approval of the director of community development.	
Uses Not Enumerated	Parking ratios shall be based on accepted guidelines such as ITE or ULI, subject to the approval of the director of community development.	10% of required spaces

Note 3: Loading zone spaces (minimum 10 feet x 50 feet) are required for storage facilities. One (1) loading zone space is required for facilities with 10,000 to 39,999 sq. ft. of gross floor area. Two (2) loading zone spaces are required for facilities with 40,000 to 100,000 sq. ft. of gross floor area. Facilities in excess of 100,000 sq. ft. shall provide 2 loading zones plus one additional loading zone for each 100,000 sq. ft. or portion thereof.

SECTION 12. SECTION 19.82.020 AMENDED. Section 19.82.010 of Chapter 19.82 (Miscellaneous Plan Permit) of Title 19 (Zoning) of the Sunnyvale Municipal Code, is hereby amended to read, as follows:

19.82.020. When required.

(a) General Reviews:

(1) – (12) [Text unchanged.]

(13) Medical clinics;

(13)–(16) [Re-number consecutively (14)–(17); text unchanged.]

(18) Parking management plans;

(19) Recycling and trash enclosures. In making a determination, the director of community development shall be advised by the solid waste program manager on the size, number and type of enclosures, and by the

department of public safety on fire safety and hazardous materials containment requirements.

(19)–(28) [Renumber consecutively (20)–(29); text unchanged.]

SECTION 13. SECTION 19.98.040 AMENDED. Section 19.98.040 of Chapter 19.98 (General Procedures) of Title 19 (Zoning) of the Sunnyvale Municipal Code is hereby amended to read as follows:

19.98.040. Notice requirements.

(a) For design review, miscellaneous plan permits and tree removal permits, the director of community development may take an action without public notice or hearing (except as provided in (f) below).

(b) – (e) [Text unchanged.]

(f) With regard to any application for a medical clinic, notice of the pending application for a miscellaneous plan permit or notice of the time and place of any public hearing for a use permit or special development permit, shall be sent to all property owners and tenants within 300 feet of the subject site.

(g) For amendments to the general plan and precise zoning plan, notice of the time and place of each public hearing by the planning commission and city council required as a condition precedent to the consideration of the approval or revocation shall be given at least ten calendar days prior to the day of the hearing in the following manner:

(1) By publishing at least once in a newspaper of general circulation in the city a copy of the notice;

(2) Published notice of an amendment to the precise zoning plan shall include a map showing the subject property, surrounding properties and the nearest street intersection.

(g) – (l) [Renumber (h)-(m), consecutively; text unchanged.]

SECTION 14. CEQA EXEMPTION. The City Council finds, pursuant to Title 14 of the California Code of Regulations, Section 15061(b)(3), that this ordinance is exempt from the requirements of the California Environmental Quality Act (CEQA) in that it is not a Project which has the potential for causing a significant effect on the environment. The Council therefore directs that the Planning Division may file a Notice of Exemption with the Santa Clara County Clerk in accordance with the Sunnyvale Guidelines for the implementation of CEQA adopted by Resolution No. 118-04.

SECTION 15. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be invalid, such decision or decisions shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance, and each section, subsection, sentence, clause and phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared invalid.

SECTION 16. EFFECTIVE DATE. This ordinance shall be in full force and effect thirty (30) days from and after the date of its adoption.

SECTION 17. POSTING AND PUBLICATION. The City Clerk is directed to cause copies of this ordinance to be posted in three (3) prominent places in the City of Sunnyvale and to cause publication once in *The Sun*, the official newspaper for publication of legal notices of the City of Sunnyvale, of a notice setting forth the date of adoption, the title of this ordinance, and a list of places where copies of this ordinance are posted, within fifteen (15) days after adoption of this ordinance.

Introduced at a regular meeting of the City Council held on December 9, 2008, and adopted as an ordinance of the City of Sunnyvale at a regular meeting of the City Council held on _____, 2008, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

ATTEST:

APPROVED:

City Clerk

Mayor

Date of Attestation: _____
SEAL

APPROVED AS TO FORM AND LEGALITY:

David E. Kahn, City Attorney