



# PLACES OF ASSEMBLY / EDUCATIONAL USES

The gathering of people is a valuable asset of a community. The City encourages uses which provide these opportunities while maintaining land use compatibility and balance.

## TERMS AND DEFINITIONS

<input type="checkbox"/> <b>Education - Primary &amp; High School</b>	A state licensed facility for kindergarten through 12 <sup>th</sup> grade education.
<input type="checkbox"/> <b>Education - Institution of Higher Learning</b>	Any business, professional, technical or trade school where training is conducted and educational credits, degrees or certificates of completion are earned or granted for students over the age of eighteen. Also included are post-secondary institutions for higher learning that grant master and doctoral degrees including community colleges that grant associate or bachelor certificates of completion.
<input type="checkbox"/> <b>Education - Recreation and Enrichment</b>	A facility which is used primarily for teaching learned skills to children or adults for purposes of recreation, amusement or enrichment. It includes uses such as karate studios, music and dance studios, arts and crafts studios, and tutoring centers. It does not include licensed day care centers and pre-schools, facilities for primary and high school education, and/or institutions of higher learning. It also does not include retail uses, fitness centers, bowling alleys and ice skating rinks where classes may be offered, but such classes are ancillary to the primary use.
<input type="checkbox"/> <b>Places of Assembly Combining District</b>	The City of Sunnyvale created a combining district called Places of Assembly (POA) that could be combined with the M-S (Industrial and Service) Zoning District. This POA combining district allows the consideration of places of assembly (business and community serving), recreation uses and institutions of higher learning. Primary and high school educational uses are not permitted in the POA. (see map on page 3 of this handout for areas with the POA combining district.
<input type="checkbox"/> <b>Places of Assembly (Business Serving)</b>	The permanent headquarters and meeting facilities for organizations operating on a membership basis for the promotion of the interests of the members, such as business associations, professional membership organizations, labor unions and similar organizations.
<input type="checkbox"/> <b>Places of Assembly (Community Serving)</b>	Permanent headquarters and meeting facilities for civic, social and fraternal organizations (not including lodging), political organizations, and other membership organizations. This category includes religious uses and facilities operated for worship; promotion of religious activities, including houses of worship and education and training; and accessory uses on the same site, such as living quarters for ministers, and staff, and child day care facilities where authorized by the same type of land use permit required for the primary use. Other establishments maintained by religious organizations, such as full-time educational institutions, hospitals and other related operations) such as recreational camps) are classified according to their respective activities.
<input type="checkbox"/> <b>Recreation &amp; Athletic Facilities</b>	A facility offering space and equipment for persons to engage in sports and other forms of physical activity and recreation. It includes uses such as athletic clubs, fitness centers, swim clubs, bowling alleys, and miniature golf courses, batting cages, ice skating rinks, roller skating rinks, rock climbing centers, shooting galleries and arcades. It does not include ordinary golf courses or facilities ancillary to another primary permitted uses such as school gyms.
<input type="checkbox"/> <b>Sensitive Populations</b>	Children under the age of 18 years, adults with mental or physical disabilities, adults over the age of 65 years, or any persons who have mobility limitations, difficulty understanding and executing directions or orders, or increased sensitivity to hazardous materials.

**Places of Assembly - Business Serving**

Zoning	Process
Residential Zones	Not Permitted
Commercial Zones	Use Permit/Special Development Permit
Office and Public Facility Zones	Use Permit
Industrial Zones (no POA)	Not Permitted in M-S and M-3. Special Development Permit in MP-I and MP-TOD.
Industrial Zones with POA Combining District	Use Permit

**RESIDENTIAL ZONES** include R-0, R-1, R-2, R-3, R-4, R-5 and RMH.

**COMMERCIAL ZONES** include C-1, C-2, C-3, C-4 and MP-C. Educational uses and places of assembly may not disrupt the flow of pedestrians between businesses in retail centers.

**OFFICE AND PUBLIC FACILITY ZONES** include P-F and O.

**INDUSTRIAL ZONES** include M-S, M-3, Moffett Park MP-I and MP-TOD.

**Places of Assembly - Community Serving**

Zoning	Process
Residential Zones	Use Permit
Commercial Zones	Use Permit/Special Development Permit unless in C-4 or MP-C Zoning Districts, where it is not permitted.
Office and Public Facility Zones	Use Permit
Industrial Zones (no POA)	Not Permitted
Industrial Zones with POA Combining District	Use Permit

**Education - Recreation & Enrichment and Recreation & Athletic Facilities**

Zoning	Process
Residential Zones	Not Permitted
Commercial Zones	Miscellaneous Plan Permit for Enrichment and Use Permit for Athletic in C-1 and C-2. Both not permitted in C-4
Office and Public Facility Zones	Use Permit in PF. Not Permitted in O.
Industrial Zones (no POA)	Both not permitted in M-S and M-3. For MP-I and MP-TOD, consult with Planner on duty
Industrial Zones with POA Combining District	Use Permit

**DOWNTOWN SPECIFIC PLAN AREA**  
For Downtown Specific Plan areas, refer to SMC 19.28.

**PERMIT TYPES**  
Miscellaneous Plan Permits (MPPs) are reviewed at the staff level and take two weeks to get first set of comments.

**Education - Primary and High School**

Zoning	Process
Residential Zones	Use Permit/Special Development Permit
Commercial Zones	Use Permit/Special Development Permit unless in C-4 or MP-C Zoning Districts, where it is not permitted.
Office and Public Facility Zones	Use Permit in PF. Not Permitted in O.
Industrial Zones (no POA)	Not Permitted in M-S and M-3. Special Development Permit in MP-I and MP-TOD.
Industrial Zones with POA Combining District	Not Permitted

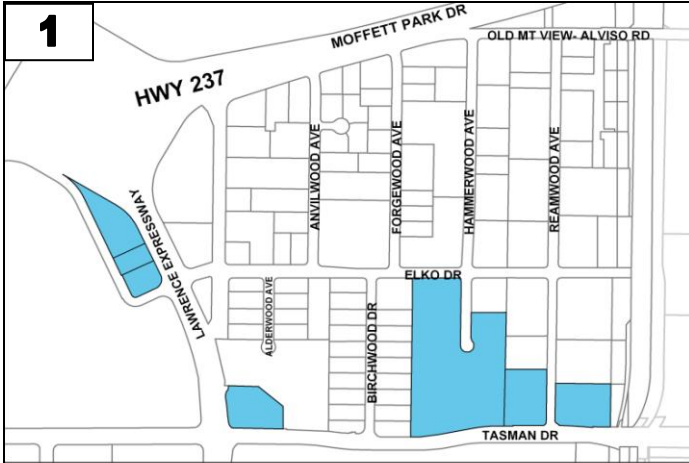
Use Permits (UP) and Special Development Permits (SDP) both require a public hearing and typically take 6-8 weeks.

SDPs are required when a project is located in any zoning district with a Planned Development (PD), a POA combining district or are located in the MP-I, MP-TOD or MP-C Zoning Districts.

**Education - Institutions of Higher Learning**

Zoning	Process
Residential Zones	Not Permitted
Commercial Zones	Use Permit/Special Development Permit (except not permitted in C-4 or MP-C)
Office and Public Facility Zones	Use Permit
Industrial Zones (no POA)	Use Permit/Special Development Permit
Industrial Zones with POA Combining District	Use Permit

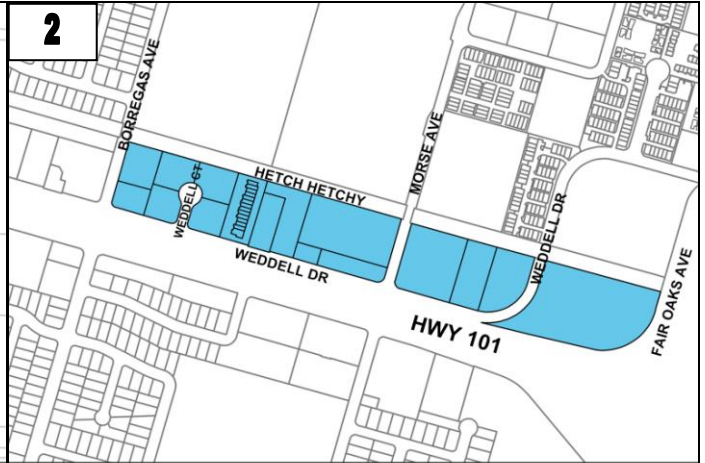
# INDUSTRIAL AREAS IN SUNNYVALE WITH THE POA COMBINING DISTRICT



Places of Assembly  
Approved sites zoned M-S/ POA  
Lawrence Expwy and Hwy 237



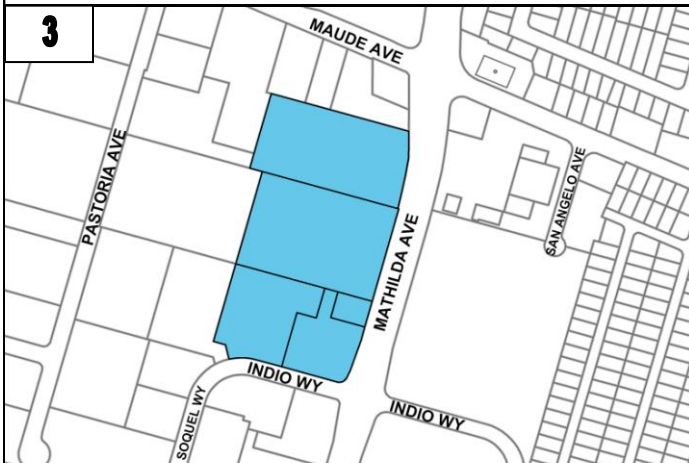
0 550 1,100 2,200 Feet



Places of Assembly  
Approved sites zoned M-S/ POA  
Fair Oaks Ave. and Weddell Dr.



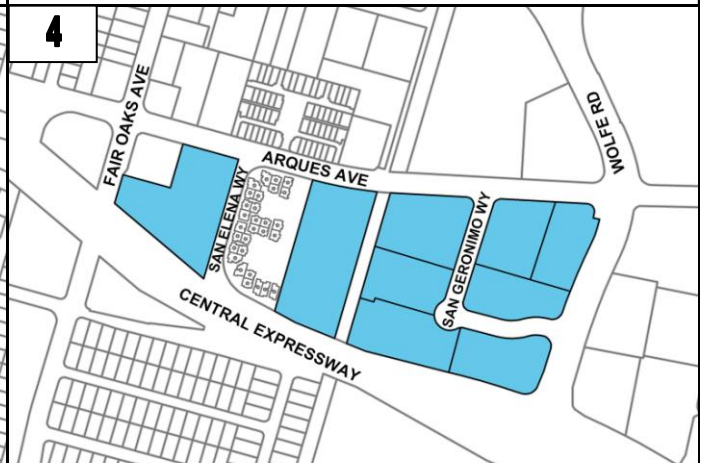
0 430 860 1,720 Feet



Places of Assembly  
Approved sites zoned M-S/ POA  
Mathilda Ave. and Maude Ave.



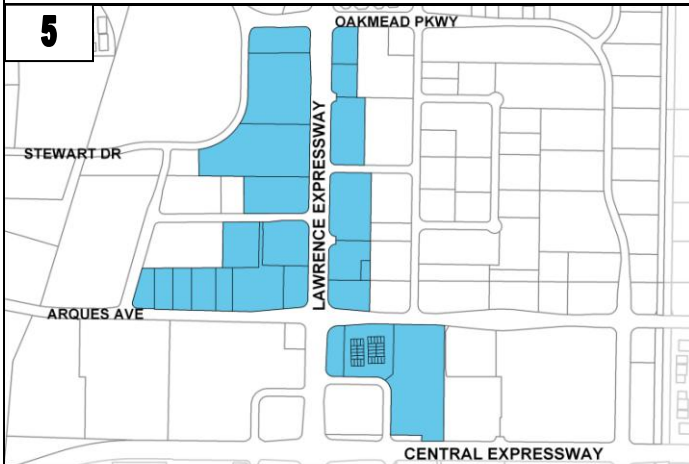
0 325 650 1,300 Feet



Places of Assembly  
Approved sites zoned M-S/ POA  
Arques Ave. and Wolfe Rd.



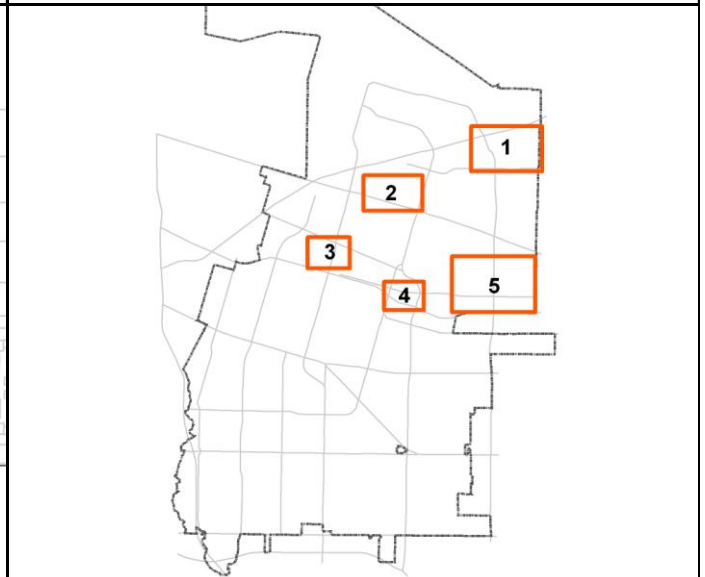
0 325 650 1,300 Feet



Places of Assembly  
Approved sites zoned M-S/ POA  
Lawrence Expwy and Oakmead Pkwy



0 650 1,300 2,600 Feet



One-Stop Permit Center - City Hall - 456 W. Olive Avenue - (408) 730-7444  
Planners and Building Division staff are available 8:00 a.m. to 5:00 p.m.  
[www.SunnyvalePlanning.com](http://www.SunnyvalePlanning.com) / [www.SunnyvaleBuilding.com](http://www.SunnyvaleBuilding.com)

## **BUILDING DIVISION REQUIREMENTS**

The Building Division has requirements about the type of construction for buildings that are used as places of assembly. Please contact the Building Division as soon as possible in your process to get further information about what types of upgrades may be required for your project.