

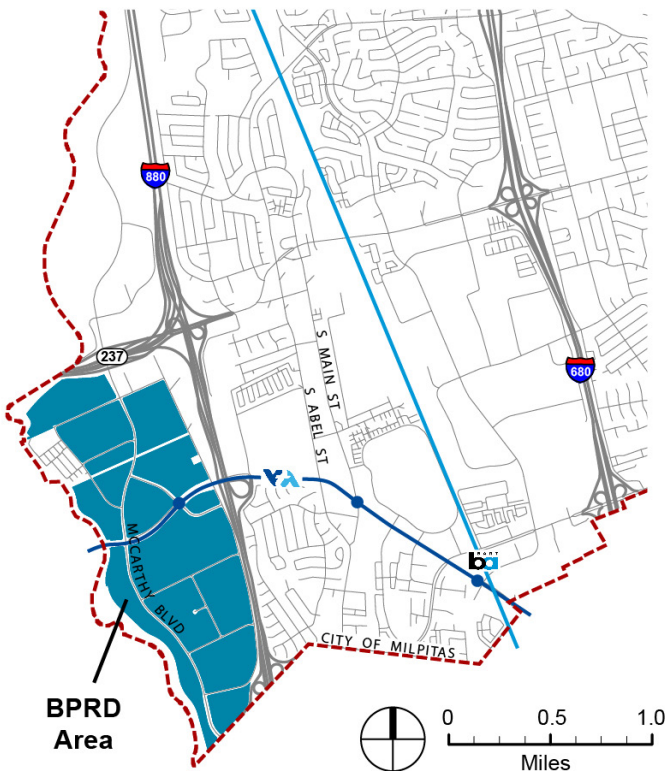


# City of Milpitas

## Zoning Ordinance Update

# New Draft Business Park Research and Development (BPRD) Zone

The Public Draft of New Zoning Districts was made available for public review in August 2023. This handout summarizes the **new BPRD zone standards** introduced in that Public Draft. The planning team will continue to make refinements before hearings begin in early 2024. Your review and feedback is greatly appreciated!



## THE NEW BPRD ZONE

The Milpitas Comprehensive Zoning Ordinance follows the 2021 adoption of Milpitas General Plan. The Zoning Ordinance Update will implement the General Plan, modernize the Ordinance, and create a flexible, user-friendly set of land use and development regulations that helps implement the community's vision.

General Plan Policy LU 1-2 calls for a 485-acre area west of I-880 to be re-zoned from industrial park (MP) and highway service (HS) to a new **Business Park Research and Development (BPRD) zone**.

The new BPRD zone will allow existing operations to remain while supporting **business parks, offices, manufacturing, and other light industrial facilities** to best accommodate the growing high-tech manufacturing sector.

## USES

The BPRD zone will allow **many of the same uses that are currently allowed** under the area's existing MP (Industrial Park) zoning designation.

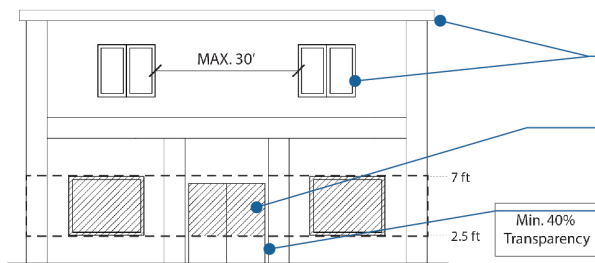
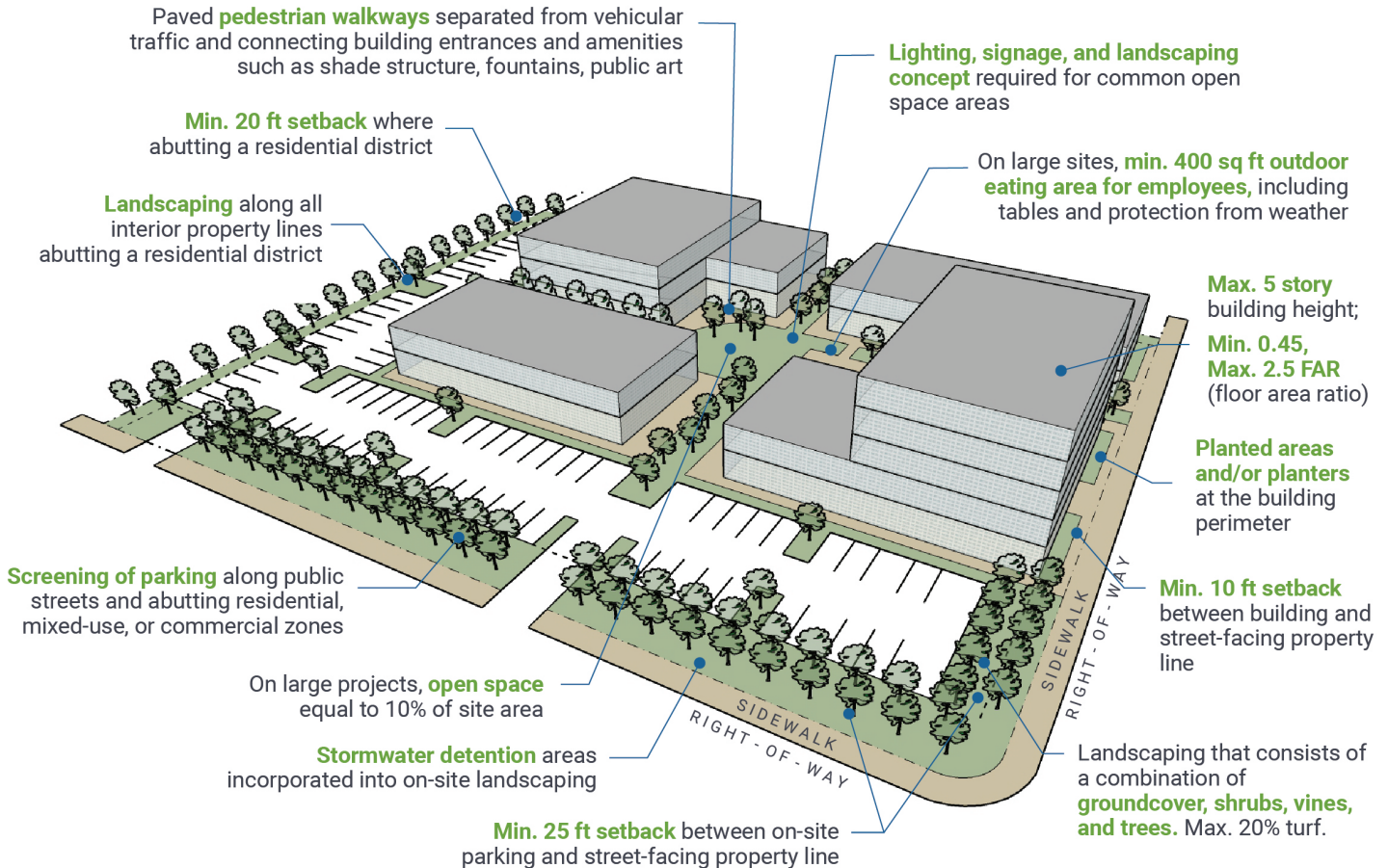
**New Uses Allowed.** Uses proposed to be allowed going forward in the area include **advanced manufacturing, research and development, limited retail supporting primary uses, colleges and universities, custom and artisan manufacturing, and childcare centers**. The new

zone will also permit warehousing (the City is revising the current draft to be flexible in allowing warehousing in this new zone).

**Uses No Longer Allowed.** To facilitate and prioritize the light industrial and campus-like development, some uses are proposed to no longer be supported in the area. These include general retail, auto sales and repair, public assembly and utilities, hospitals, and lodging.

# DEVELOPMENT AND DESIGN STANDARDS

The development and design standards for the new BPRD zone are intended to encourage high-quality, attractive development with site amenities. Specifically, they encourage projects that can consolidate research and development, management, warehouse, light manufacturing, and some limited commercial uses on a single, integrated, and walkable site. Draft standards are summarized below.



Facades incorporate design elements that add **visual interest** (trim, window recesses, cornices, changes in material, textures, colors)

Windows, doors, or other **openings** with transparent glazing that provide views into active spaces

#### Building entrance design:

- Oriented toward street frontage
- Projection and/or recess a min. 40 sq ft and 5 ft deep

## VIEW THE FULL DRAFT

To view the Public Draft New Zoning Districts in full, visit the City of Milpitas Comprehensive Zoning Ordinance Update Website:

[www.milpitaszoningupdate.org](http://www.milpitaszoningupdate.org)

## QUESTIONS/COMMENTS?

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