



City of Milpitas Comprehensive Zoning Ordinance Update

Planning Commission Study Session

August 30, 2023, 6:00 pm

Council Chambers, Milpitas City Hall

455 E. Calaveras Blvd.

[Virtual via Zoom](#)



Introductions

Lisa Wise Consulting, Inc. (LWC)

- Jen Murillo, AICP, Director/Project Manager
- Monica Szydlik, AICP, Senior Associate
- Caroline Chen, Associate



08/30/2023

Agenda

- **Project Overview**
- **Background/Recommendations Report**
- **New Zoning Districts**
- **Zoning Map Update**
- **Wrap Up & Next Steps**



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Project Overview



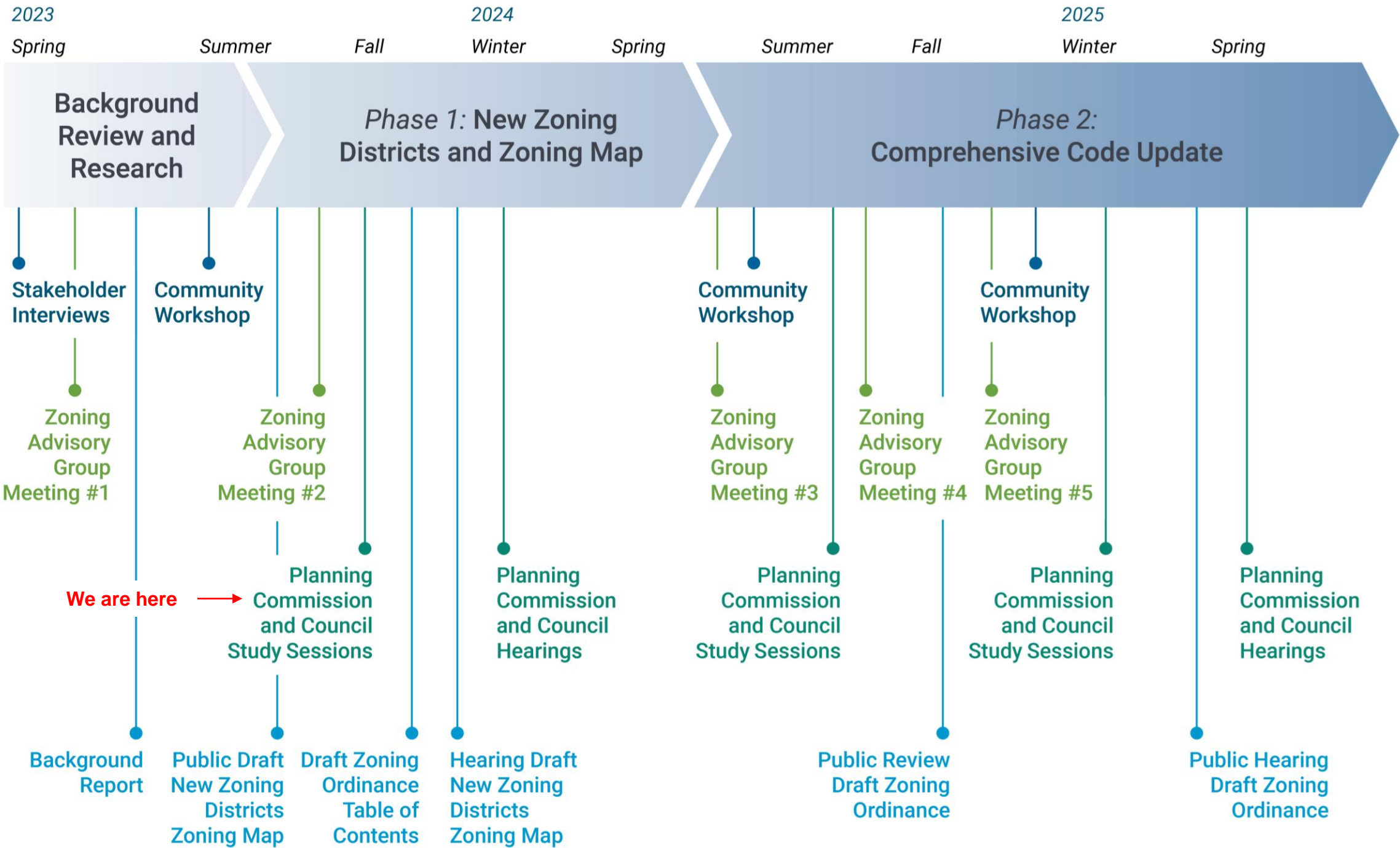
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Zoning Ordinance Update Objectives

1. **Modernize** the Zoning Ordinance.
2. Make the Zoning Ordinance more **user-friendly**.
3. Ensure **consistency** across all applicable City documents.
4. Promote more **compact, mixed-use** and **transit-oriented development** types, where appropriate.



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Initial Input and Outreach



Technical Advisory Committee Meetings



Stakeholder Interviews



Zoning Advisory Group Meetings



Community Workshop



Background and Recommendations Report Overview

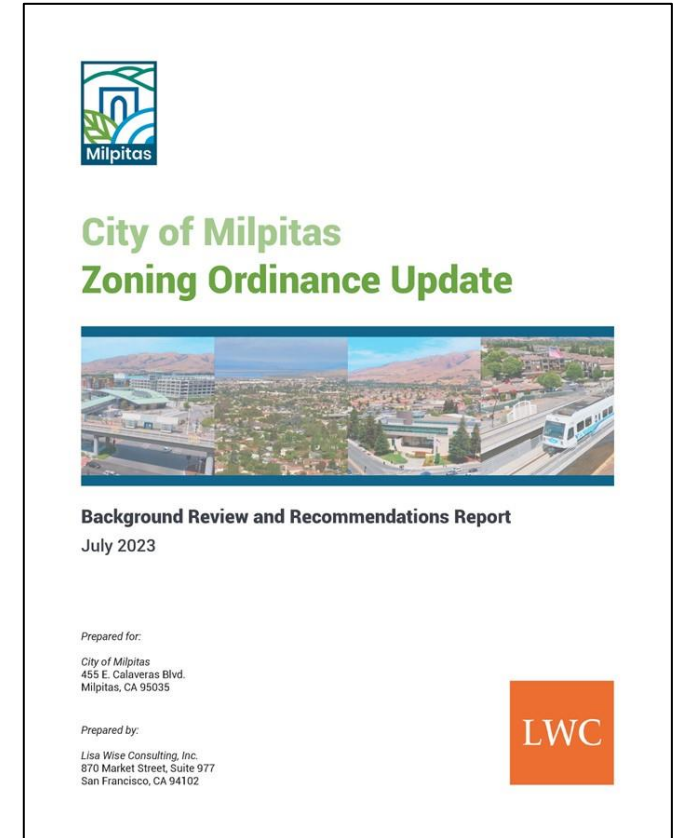


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Background/Recommendations Report

Purpose

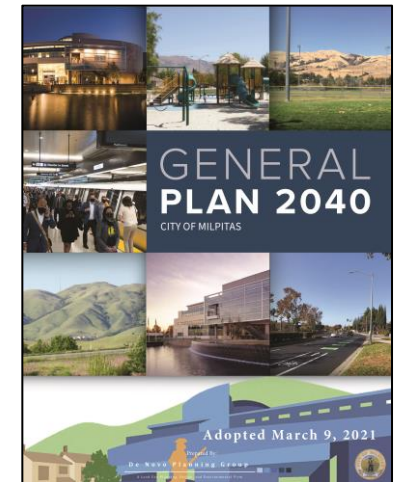
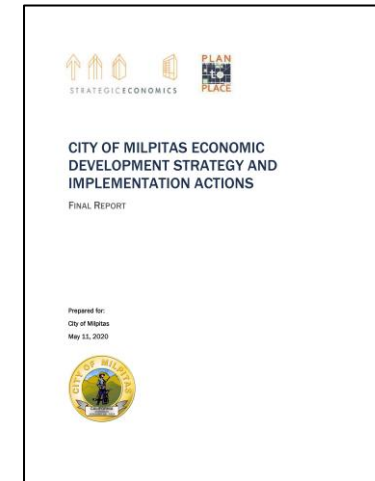
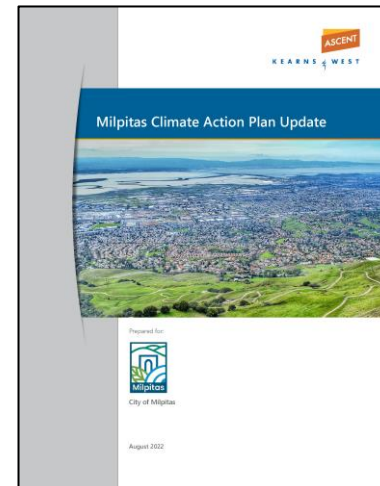
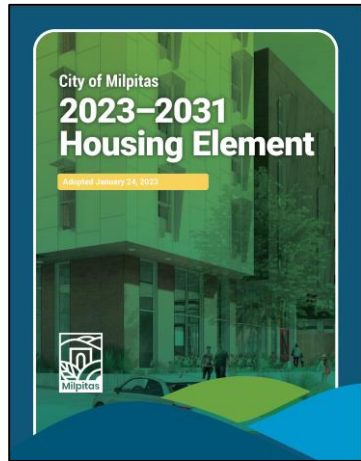
- Evaluate the **effectiveness** of the existing Zoning Ordinance
- **Review inconsistencies** between the existing Zoning Ordinance and City planning, regulatory, and policy documents
- Identify **key issues** to be addressed and **recommendations** to be considered for the Zoning Ordinance Update
- Preliminary recommendations to be **refined and expanded** as work proceeds



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Background/Recommendations Report

Review: Policy Documents

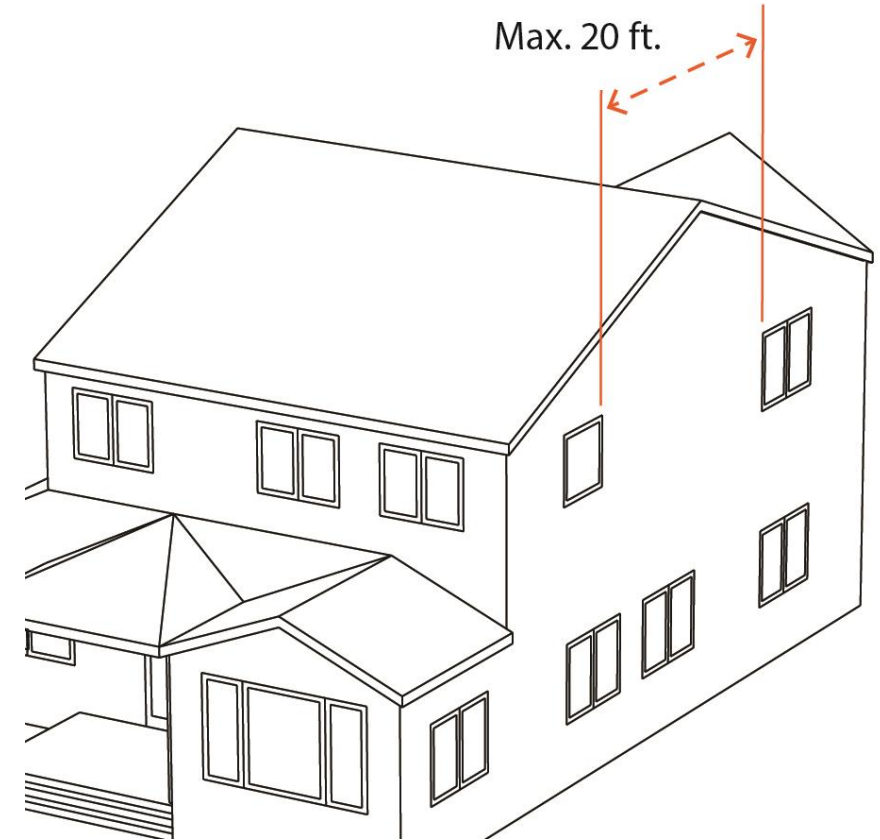


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Background/Recommendations Report

Recommendations Overview

- Code Organization
- Zoning Districts
- Use Regulations
- Development and Design Standards
- Sign Standards
- Administration and Procedures



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New Zoning Districts and Related Code Amendments



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New Zones

- **Definitions (Section 2)** → Adds some new definitions and edits some existing definitions
- **Industrial Zones (Section 7)** → Adds BPRD to the Industrial Zones Section
- **Metro Area Zones (NEW Section 9)** → Adds new Section for the 7 new “-Metro” zones
- **Off-Street Parking Requirements (Section 53)** → Adds parking standards for the new “-Metro” zones
- **Housing Element Sites (NEW Subsection 54.18)** → Codifies Housing Element requirements
- **Nonconforming Parcels (NEW Subsection 56.05)** → Clarifies nonconforming parcels are buildable



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New Zones

Definitions – Section 2

- Added “**Advanced Manufacturing**” to partially replace “Plant or Facility”
- Added “**Retail, Limited**” for consistency with the description of BPRD; “**Convenience Store**” to distinguish from traditional convenience markets; and “**Grocery Store, Small**” where floor size <15,000 sq ft
- Added “**Contractor’s Shop**” and “**Custom and Artisan Manufacturing**” to cover a broad range of maker’s spaces and to distinguish between lighter and heavier activities. *Together these replace “Plumbing, Metalworking, Glassworking or Woodworking.”*
- Updated definition of “**Research and Development Uses**”
- “**Residential Care Facility**” replaces “Nursing Home” for consistency with CA Gov’t Code.



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New Zones

Definitions – Section 2

- New residential uses: **“Court Dwellings,” “Group Living Accommodations”**
- Other new commercial uses: **“Catering Establishment,” “Commissary,” “Mobile Fueling”**
- New public/institutional uses: **“Community Garden,” “College and University, Public or Private”**
- Other new industrial uses: **“Auto Repair Shop,” “Parcel Hub,” “Self-Storage or Mini-Storage,” “Warehousing, General,” “Wholesale Sales”**
- Amended definitions of **“Farmers’ Market,” “Public Utilities”**
- Added definition for **“Active Use”**



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New Zone – BPRD

General Plan Description of the new BPRD District

BUSINESS PARK RESEARCH & DEVELOPMENT (BPRD) (UP TO 2.5 FAR). The Business Park Research & Development (BPRD) is intended to accommodate business parks, high-intensity office buildings, light manufacturing parks, and light industrial areas that provide for a variety of businesses that support employment opportunities and services for Milpitas and the region. The BPRD designation would enable the integration of research and development, office, small warehouse and light manufacturing uses in one location, and allows existing firms to grow/expand operations onsite.

Additionally, as manufacturing in the city shifts to more high-tech products and services, the designation will support the consolidation of management, design, and manufacturing uses on a single, integrated site, which can be important for the overall efficiency of business operations, and potentially increase creative collisions, and local business-to-business transactions. The BPRD designation allows for an FAR up to 2.5.

Additionally, as part of campus-like development, uses that support businesses including, health and fitness centers, restaurants/cafés, limited convenience retail, and day care facilities may be conditionally allowed onsite as a minor use associated with a primary employment-generating use.



“...business parks, high-intensity office buildings, light manufacturing parks, and light industrial areas...”

“...integration of research and development, office, small warehouse, and light manufacturing in one location...”

“...management, design, and manufacturing uses on a single, integrated site...”

“...campus-like development...”

“...health and fitness centers, restaurants/cafes, limited convenience retail, and day care facilities...”

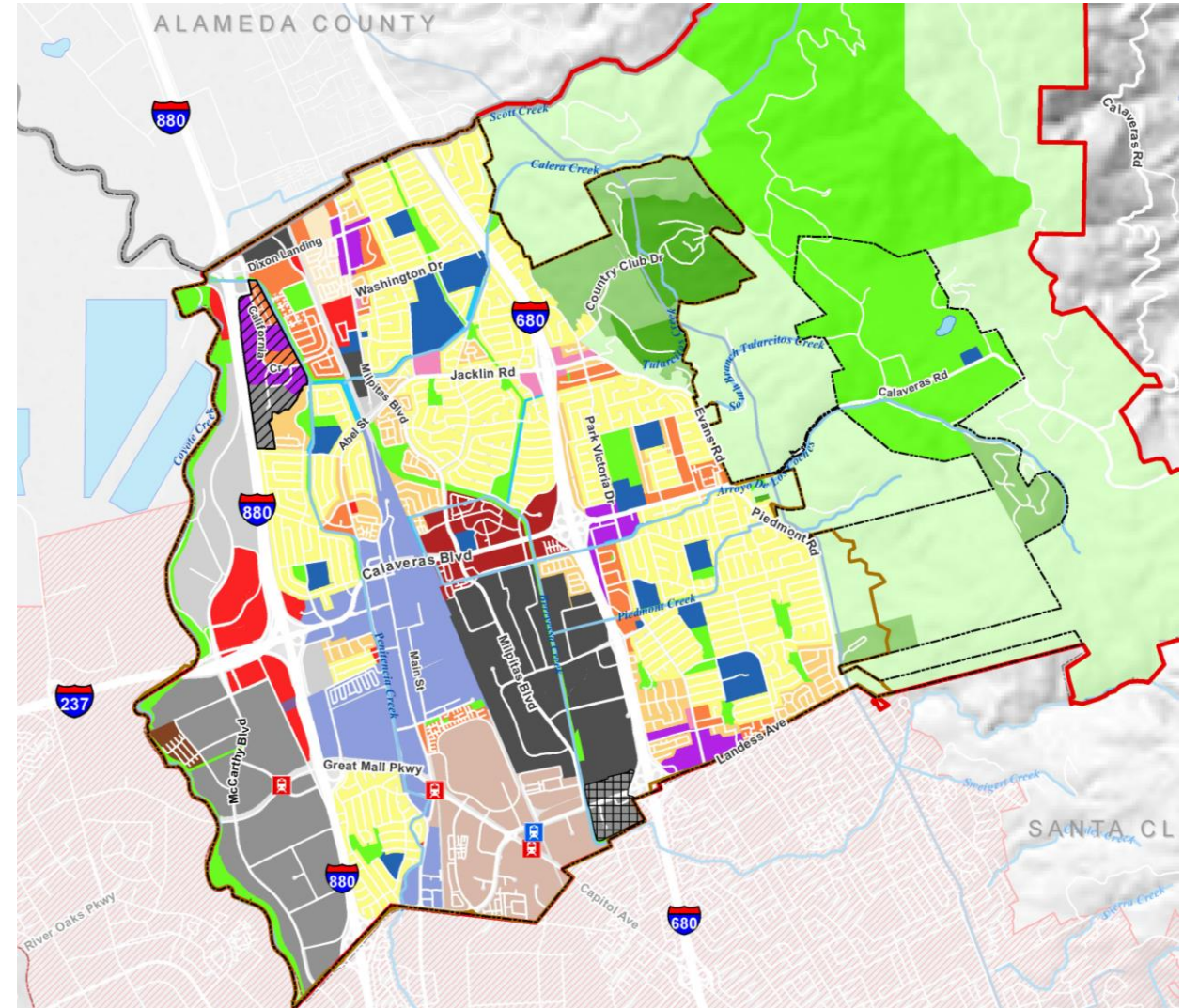


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New Zone – BPRD

Industrial Zones – Section 7

- Added BPRD designation to XI-10-7.01 **Purpose and Intent**.
- Added BPRD column and footnotes 14-16 to **Industrial Zone Uses** (Table XI-10-7.02).
- Added BPRD column to **Development Standards** table (Table XI-10-7.03-1).



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New Zone – BPRD

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Business parks, high-intensity office buildings, adv. manufacturing, and other light industrial

...Enable integration and growth of R&D, office, small warehouse, and light manufacturing uses

...Allow supportive restaurants, health/fitness centers, limited retail, grocery stores, and child care facilities

0.5 - 2.5 FAR



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New Zone – BPRD

Industrial Zones – Section 7

- Added new section **XI-10-7.05 Special Design Standards** for the BPRD Zone.



- Building Entrances
- Façade Design and Articulation
- Pedestrian and Bicycle Circulation
- Site Design for Projects >80,000 Sq Ft
- Landscaping
- Parking and Loading
- Lighting



New Zones – Metro

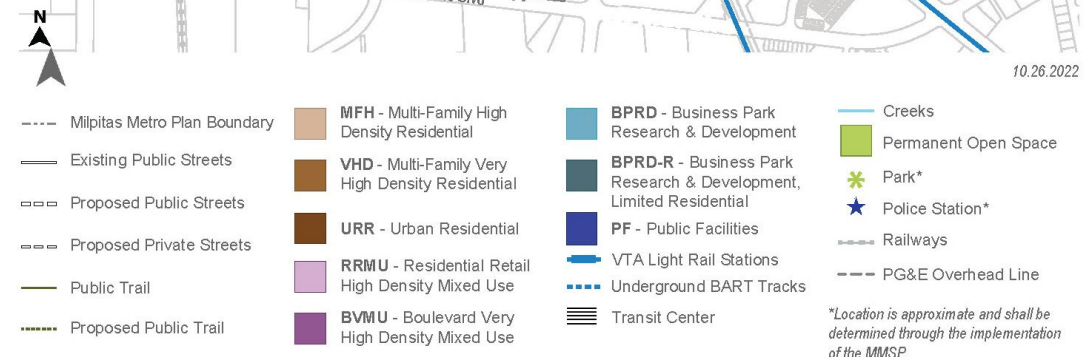
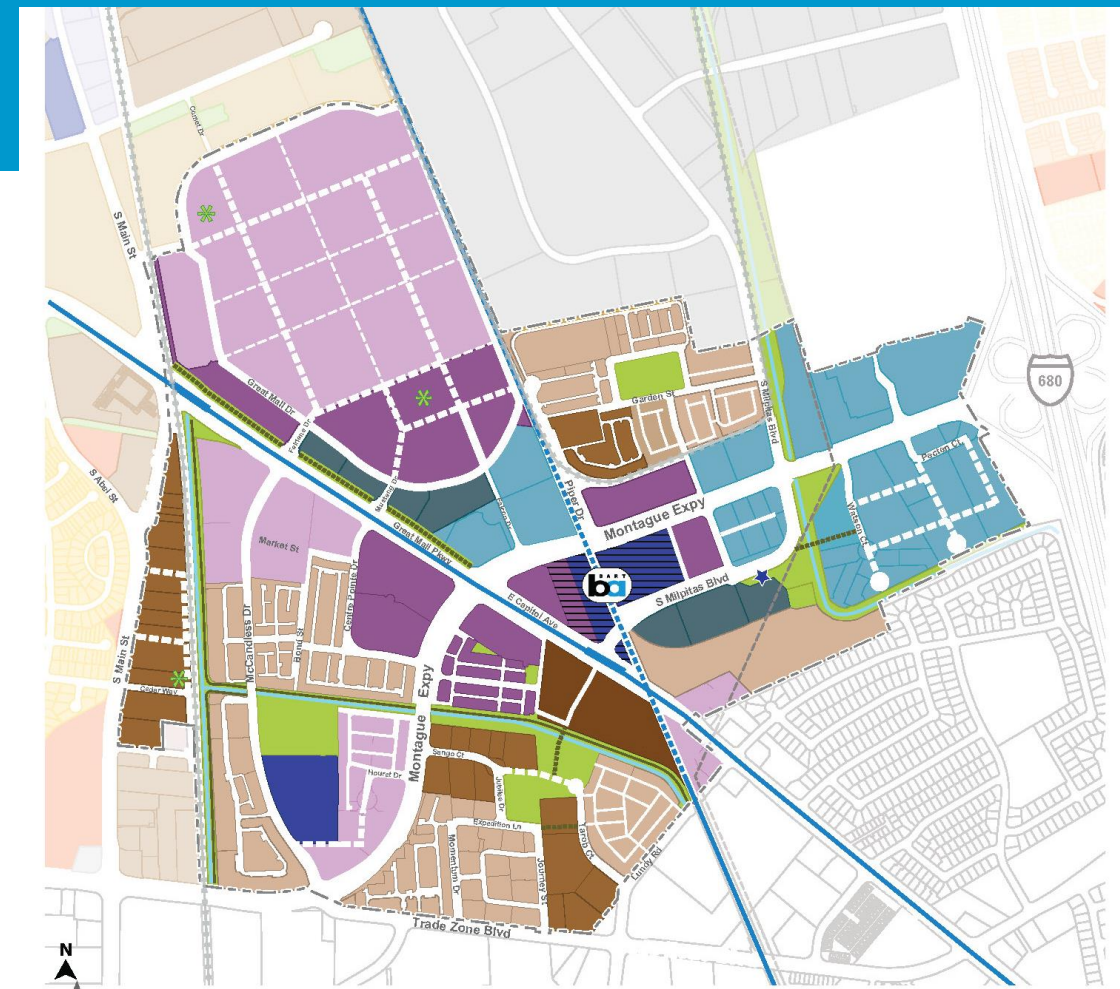
Metro Zones – NEW Section 9

- Purpose and Intent (XI-10-9.01)
- Metro Area General Use Regulations (XI-10-9.02)

R3 Metro	R4 Metro	R5 Metro	MXD2 Metro	MXD3 Metro	BPRD-R Metro	BPRD-Metro
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- Metro Area Special Use Regulations (XI-10-9.03)

- Similar to other Sections, provides special use standards for certain uses (personal services, public uses, uses requiring a MUP or CUP, outdoor music, restaurants).



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New Zones – Metro

Metro Area Zones – Section 9

- **Metro Area General Development Standards (XI-10-9.04)** →

- Tabular format; lists basic development standards similar to other Sections

- Lot Size
- Residential Density
- Non-Residential FAR
- Active Use Requirements
- Setbacks (Front, Interior Side, Street Side, Rear, Creek Drainage Channel)
- Height (Primary, accessory building)
- Open Space (private, common, publicly accessible)



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New Zones – Metro

Metro Area Zones – Section 9

- **Metro Area Special Design Standards (XI-10-9.05)**
 - Specifies that all residential and residential mixed-use development in the Metro zones must comply with the Milpitas Residential and Mixed-Use Objective Design Standards
 - Specifies that the new BPRD design standards of Section 7 apply to all BPRD-Metro zones



New XI-10-7.05 Special Design Standards developed for the BPRD



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New Zones – Metro

Metro Area Zones – Section 9

- **Metro Area Special Design Standards (XI-10-9.05)**

- Introduces design standards for all development in the Metro Area Zones.



- Block Length
- Building Articulation
- Ground Floor Commercial Design
- Building Materials
- Residential Unit Design
- Landscaping and Site Design
- Parks and Public Open Space
- Common and Private Open Spaces
- Parking Design
- Pedestrian and Bicycle Circulation
- Utilities



New Zones – Metro

Metro Area Zones – Section 9

- **Affordable Housing** standards (XI-10-9.06)
- **Exceptions to Standards** (XI-10-9.07)



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New Zones – Parking

Off-Street Parking Regulations – Section 53

- Establishes **no minimum** vehicle parking requirements for uses in the Metro Area
- Establishes **new maximum** vehicle parking requirements for uses in the Metro Area
- Adds long-term and short-term **bicycle parking** requirements
- Adds **parking requirements for new uses** introduced into the Code (where they occur outside of the Metro Area)



New Zones – General Provisions

2023-2031 Housing Element Sites – Section 54

- **Reused Sites.** Establishes that owner-occupied and rental multi-family housing are allowed by right when at least 20% of units are affordable to lower income households.
- **Rezone Sites.** Establishes that:
 - Owner-occupied and rental multi-family housing are allowed by right when at least 20% of units are affordable to lower income households.
 - 100% residential use is allowed.
 - Min. 50% of floor area in mixed-use projects must be occupied by residential use.



New Zones – General Provisions

Nonconforming Parcels – Section 56.05

- **Legal Nonconforming Parcels.** Establishes that legal nonconforming lots are considered **buildable** parcels and may be developed and improved in accordance with zoning standards.



Zoning Map Update

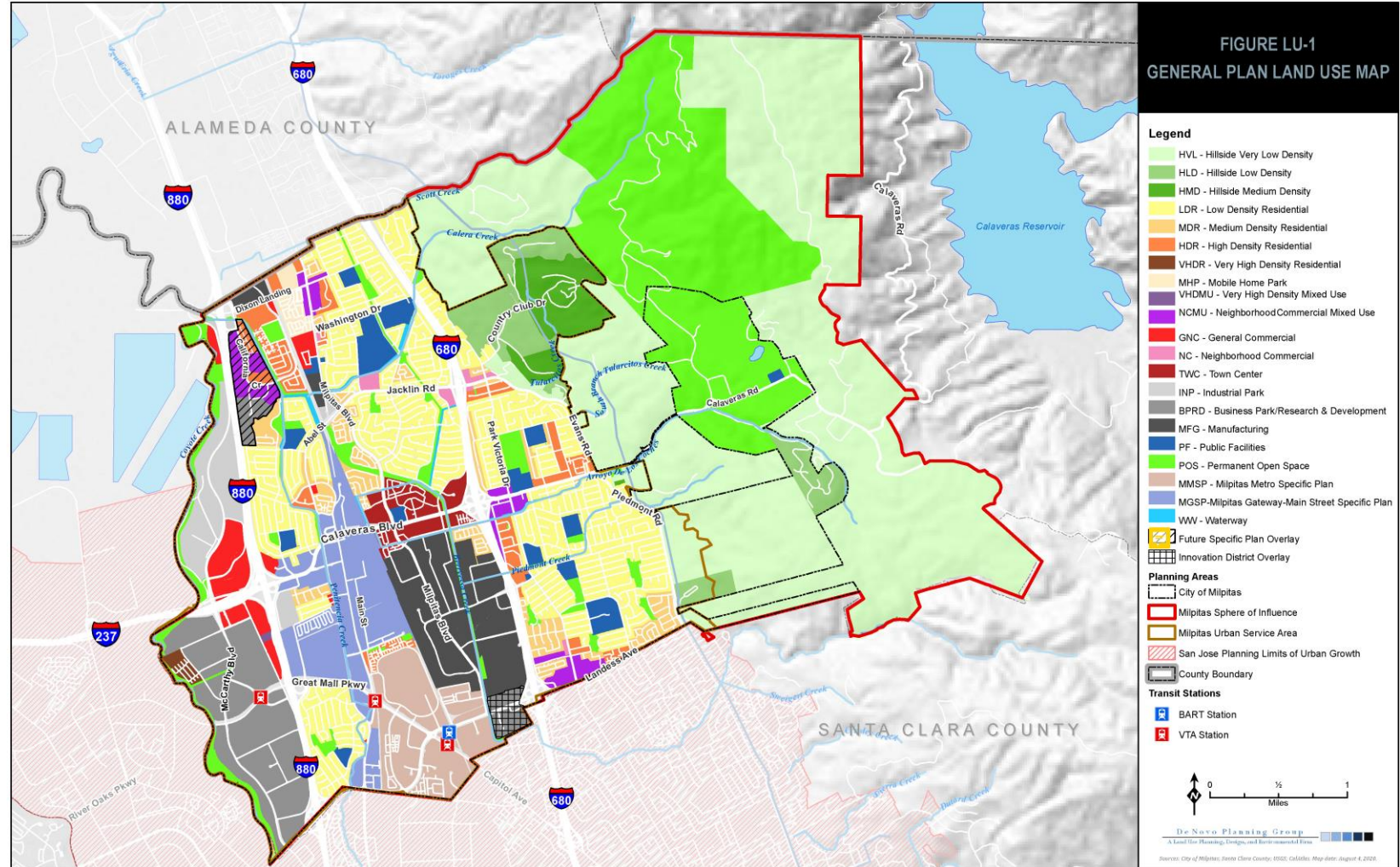


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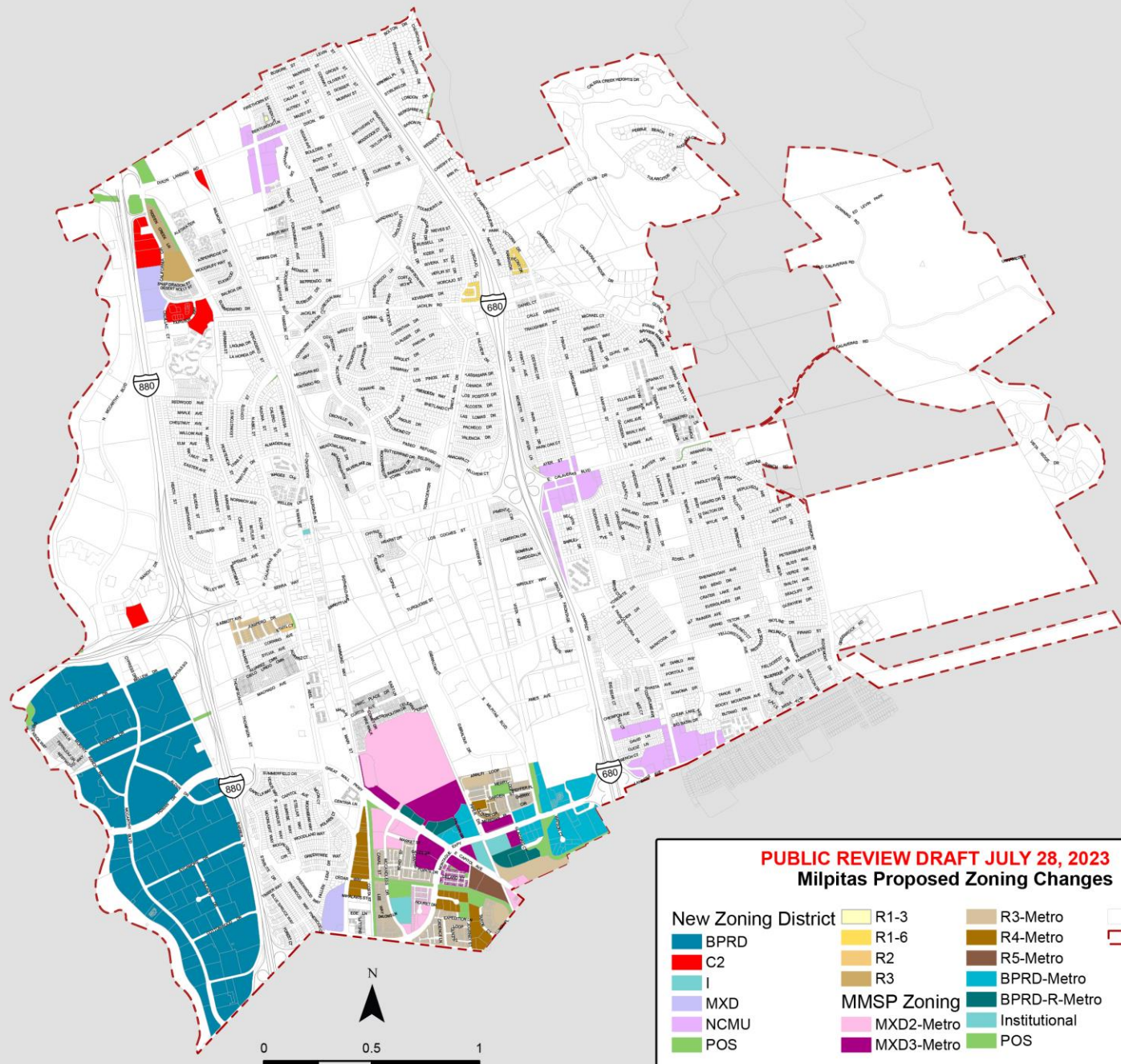
Zoning Map Update

Approach

- Make zoning consistent with General Plan and Metro Specific Plan land use maps
- Incorporate City-identified clean up edits

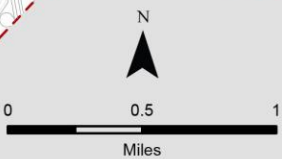


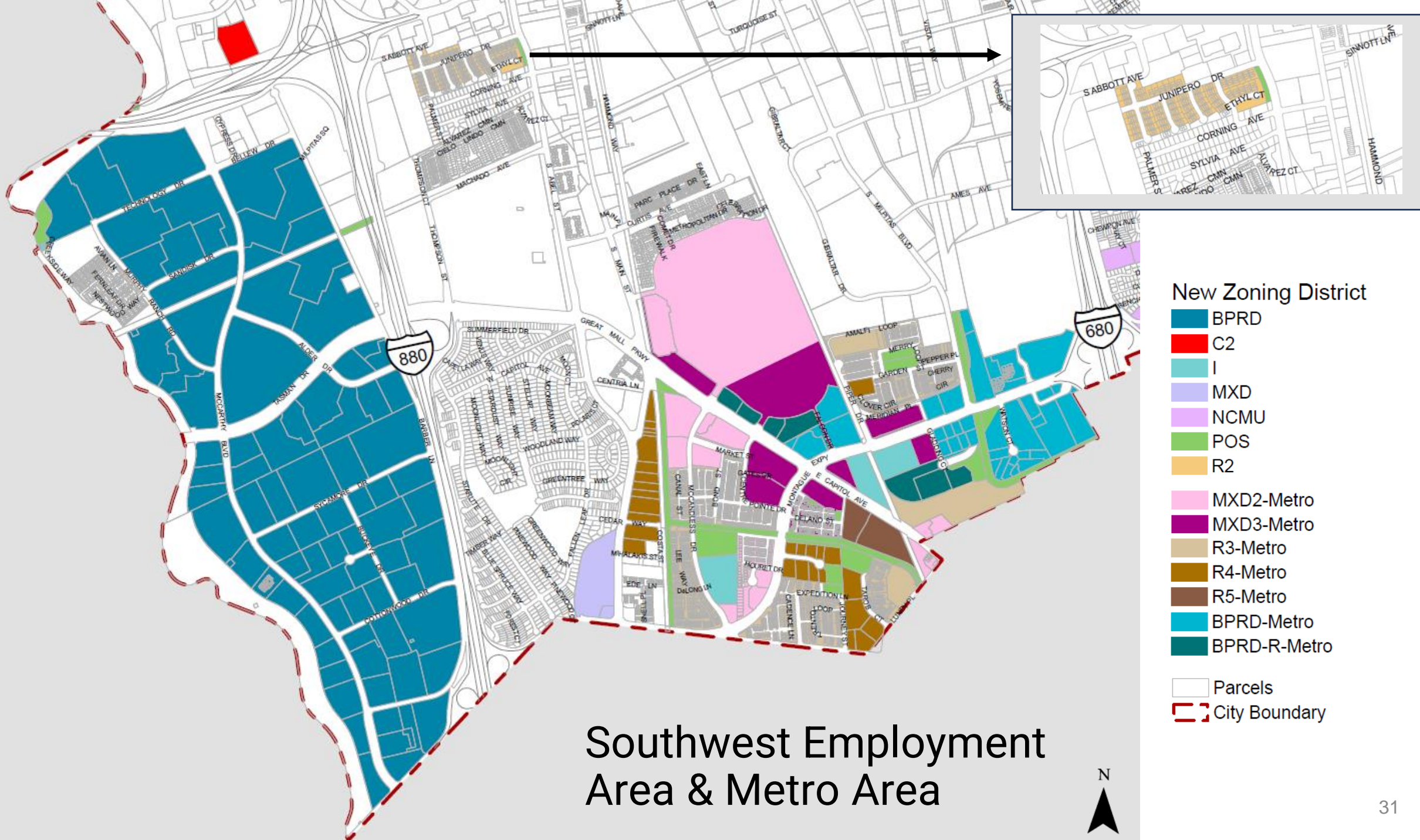
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**PUBLIC REVIEW DRAFT JULY 28, 2023
Milpitas Proposed Zoning Changes**

New Zoning District	R1-3	R3-Metro	Parcels
BPRD	R1-6	R4-Metro	City Boundary
C2	R2	R5-Metro	
I	R3	BPRD-Metro	
MXD	MMSP Zoning	BPRD-R-Metro	
NCMU	MXD2-Metro	Institutional	
POS	MXD3-Metro	POS	





Southwest Employment Area & Metro Area

New Zoning District

- BPRD
- C2
- I
- MXD
- NCMU
- POS
- R2
- MXD2-Metro
- MXD3-Metro
- R3-Metro
- R4-Metro
- R5-Metro
- BPRD-Metro
- BPRD-R-Metro
- Parcels
- City Boundary

South I-680 Area

New Zoning District

- NCMU
- POS
- R1-3
- MXD2-Metro
- MXD3-Metro
- R3-Metro
- BPRD-Metro

- Parcels
- City Boundary



Northwest Area

New Zoning District





- NCMU
- POS
- R1-3
- C2
- MXD
- R3

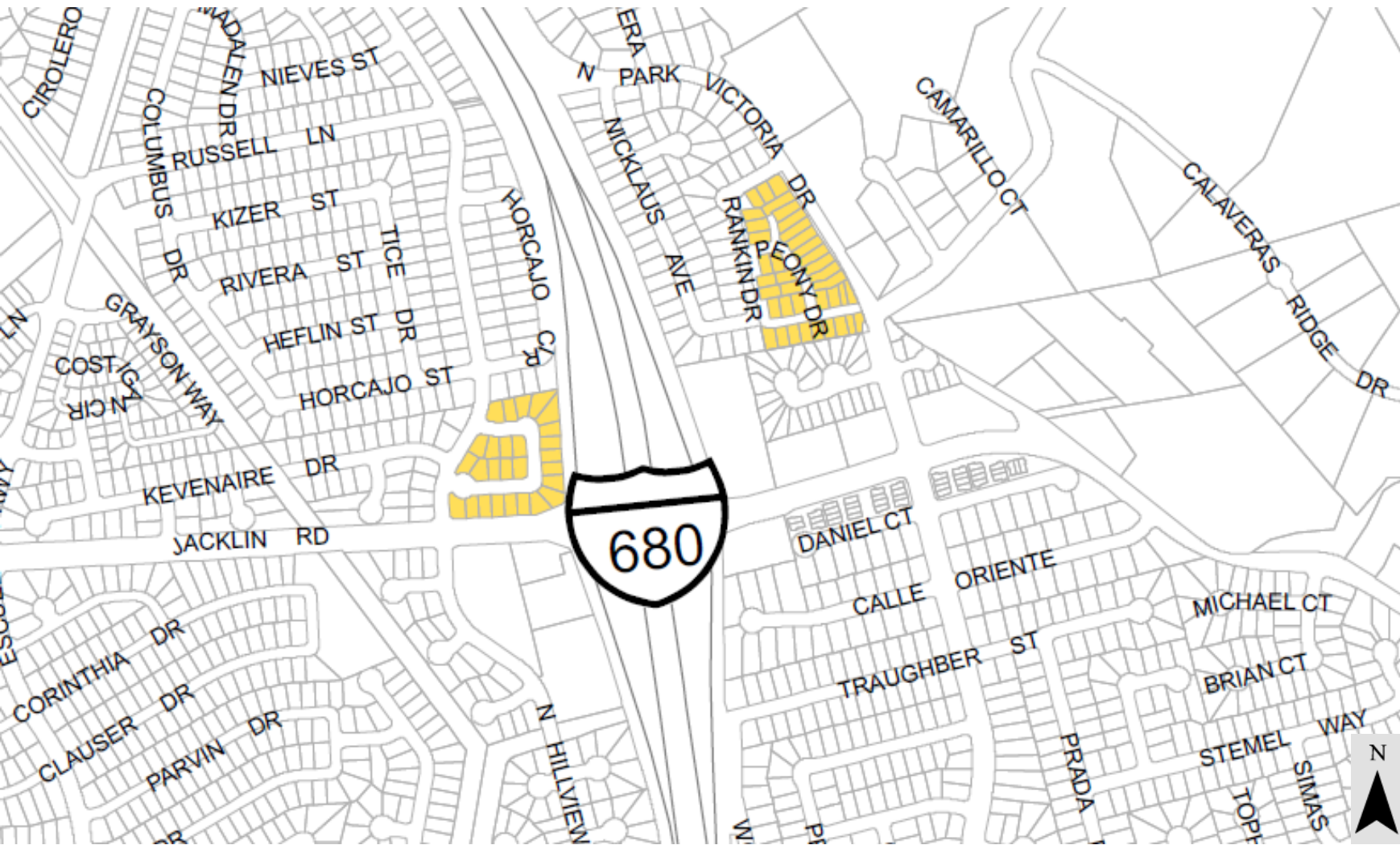
- Parcels
- City Boundary

General Plan Low Density Residential (LDR)

New Zoning District

 R1-6

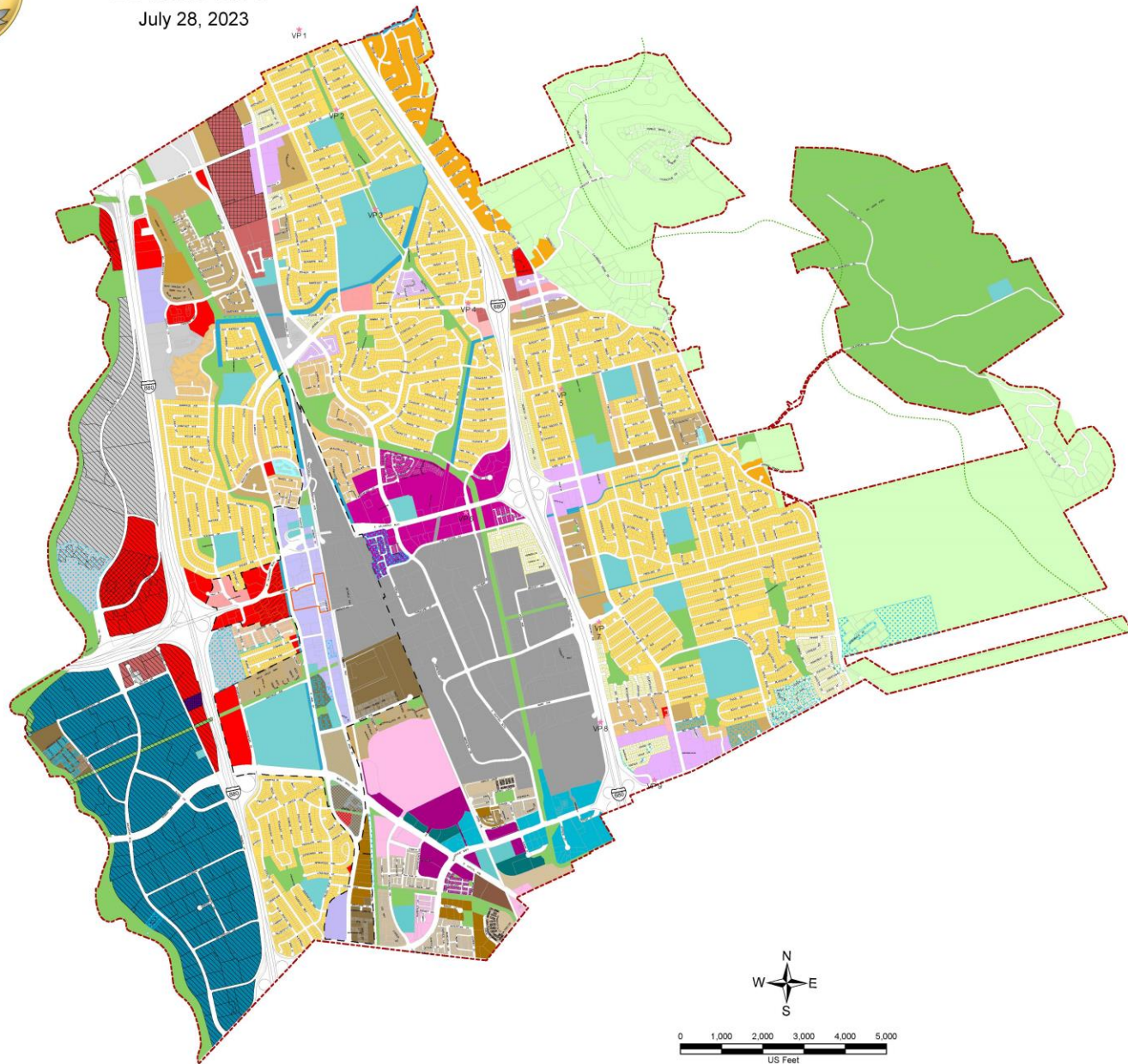
 Parcels
 City Boundary





PUBLIC REVIEW DRAFT
CITY OF MILPITAS
ZONING MAP

July 28, 2023



Legend

Zones

- Single Family Residential minimum lot size 2,500 s.f. (R1-2.5)
- Single Family Residential minimum lot size 3,000 s.f. (R1-3)
- Single Family Residential minimum lot size 4,000 s.f. (R1-4)
- Single Family Residential minimum lot size 5,000 s.f. (R1-5)
- Single Family Residential minimum lot size 6,000 s.f. (R1-6)
- Single Family Residential minimum lot size 10,000 s.f. (R1-10)
- Single Family Residential with Hillside Combining District (R1-H)
- One or Two Family (R2)
- Multi-Family Residential, High Density (R3)
- Multi-Family Residential, Very High Density (R4)
- Urban Residential (R5)
- Mixed Use (MXD)
- Mixed Use, High Density (MXD2)
- Mixed Use, Very High Density (MXD3)
- Administrative and Professional Offices (CO)
- Neighborhood Commercial Mixed Use (NCMU)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Highway Services (HS)
- Town Center (TC)
- Light Industrial (M1)
- Heavy Industrial (M2)
- Industrial Park (MP)
- Business Park Research & Development (BPRD)
- Institutional (I)
- Agricultural (A)
- Parks and Open Space (POS)
- Waterway

Milpitas Metro Specific Plan Zones

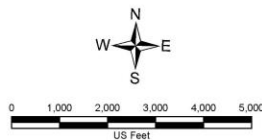
- Metro High Density Mixed Use (MXD2-Metro)
- Metro Very High Density Mixed Use (MXD3-Metro)
- Metro Multi-Family High Density Residential (R3-Metro)
- Metro Multi-Family Very High Density Residential (R4-Metro)
- Metro Urban (R5-Metro)
- Business Park Research & Development (BPRD-Metro)
- Business Park Research & Development, Limited Residential (BPRD-R-Metro)

Overlays

- Freeway Corridor Overlay (FC)
- High Rise Overlay (HR)
- Mobile Home Park Overlay (MHP)
- Office Overlay (OO)
- Recreation and Entertainment Overlay (RE)
- Site and Architectural Overlay (S)
- Transit Oriented Development Overlay (TOD)

Other Features

- Precise Plan Area
- Midtown Specific Plan Area
- City Boundary
- Parcels
- Crestline
- View Points



Wrap Up & Next Steps

Zoning Update Office Hours (virtual and in-person) – Through mid-October

September

- *Economic Development & Trade Commission Study Session – September 11, 2023*

October

- *City Council Study Session – October 3, 2023*

December 2023 / January 2024

- *Adoption Hearings (New Zones/Zoning Map) – December 2023/January 2024*



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Thank you!



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