



## **City of Milpitas**

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## **Milpitas Zoning Ordinance Update**

Milpitas, CA – May 26, 2023 – FOR IMMEDIATE RELEASE

The City of Milpitas recently launched an effort to comprehensively update the Zoning Ordinance, which is the primary implementation tool for the City's General Plan with respect to land use and urban development. Milpitas residents, business owners, and other community members are invited to learn more about this project and share their perspectives and input.

Zoning regulations are tools that help implement the vision and goals for growth and development of the City by setting forth rules and standards for what may be built, and what type of use or business may be located where. A Zoning Ordinance addresses topics such as land use, procedures for new development and alterations to existing buildings and lots, development standards such as building height and lot coverage, and other important topics such as parking and landscaping.

"Zoning is the invisible hand that guides development decisions in virtually all U.S. cities. This is a wonderful opportunity to update and refresh the Milpitas Zoning Ordinance, and to ensure that our local land use regulations are consistent with current zoning practice and recent changes to state law," said Milpitas Planning Director Ned Thomas.

The City's Zoning Ordinance (Milpitas Municipal Code Title XI, Chapter 10) was originally written and adopted in 1955, with the most recent detailed update having taken place in 2008. Although there have been multiple ad hoc amendments in recent years in response to changes in State law, zoning practice, and technology, the Zoning Ordinance has not kept pace with changing trends in land use and economic development. It also does not reflect current best practices in planning and development regulations and contains many outdated terms. In addition, it does not fully reflect or align with the goals and policies of the recently updated General Plan.

The City of Milpitas and its consultant for the project, Lisa Wise Consulting (LWC), commenced work on the comprehensive zoning update in February 2023. The project will take approximately two and a half years to complete, with the goal of having the updated Zoning Ordinance adopted by the City Council by the summer of 2025. The first round of community workshops and public meetings will take place during the summer of 2023.

Acting City Manager Ashwini Kantak shared “I am looking forward to the Milpitas community’s engagement, which will guide us as we update our approach to regulation, development practices and trends. With a modernized Zoning Ordinance, Milpitas community members will be able to navigate the new zoning regulations with ease.”

Community members may learn more about the zoning update by visiting the project website at <https://www.milpitaszoningupdate.org/>. To stay informed about public events and opportunities to comment, interested parties may also sign up via this website.

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### **About the City of Milpitas**

Located at the southern end of San Francisco Bay, Milpitas is a progressive community that is an integral part of Silicon Valley. A full-service city with water utility, sewer utility, police and fire services, Milpitas is a flourishing community with a very diverse and inclusive resident population of over 80,000. Often referred to as the Crossroads of Silicon Valley, the City is situated between major thoroughfares in the Bay Area and considered a highly desirable location for world-class technology companies seeking to build a central base of operations. With the addition of the new Milpitas Transit Center offering BART, light rail, and bus service, and multiple new mixed-use development projects, along with a host of new City Plans and Programs in support of an inspiring and sustainable future, the City is at the forefront of building the next generation economy. For more information, visit: [www.milpitas.gov](http://www.milpitas.gov)