

Land Use Policies – Non-Urban Area

The land use policies for non-urban areas reinforce the Greenline/Urban Growth Boundary and protect hillsides, habitat, and scenic vistas. They identify appropriate uses for the areas on the perimeter of the City that need special consideration given their unique geologic, environmental, or aesthetic characteristics.

Urban Growth Boundary

The Greenline/Urban Growth Boundary (UGB) establishes the maximum extent of urban development. All urban and suburban development should occur within this boundary and the areas outside of this boundary are intended to remain permanently rural in character. To ensure the long-term stability and integrity of this strategy, significant modifications to the UGB and its supporting policies are strongly discouraged and should only occur as part of a Major General Plan Update.

The Greenline/Urban Growth Boundary (UGB) serves multiple purposes. The UGB is intended to preserve substantial areas of the surrounding hillsides, baylands, and other lands, as open spaces both to conserve the valuable natural resources contained on these lands and to protect views from the valley floor. In furtherance of the City's fiscal goals, the UGB is intended to direct urban development within infill locations where the City can most efficiently provide urban services. Consistent with the General Plan's growth strategy, the UGB will also help steer new development and public and private investment into the more environmentally sustainable infill growth areas of San Jose. The UGB will also protect public health and safety by preventing urban development in areas subject to natural hazards such as wild fires and land slides. The UGB Goals and Policies work in concert with many other goals and policies in this Plan, such as those in the Hillside & Rural Preservation and the Fiscal sections.

The Greenline/Urban Growth Boundary is indicated on the Land Use / Transportation Diagram and is typically coterminous with the Urban Service Area boundary and the 15% slope line except in the area of the Urban Reserves. The UGB is intended to exclude new development above the 15% slope line, defined as the point where the hillside topography exceeds a 15% incline based upon 1 foot slope contour data. In some instances the UGB has been established above the 15% slope line due to the presence of existing development implemented prior to the adoption of current General Plan policy. The 15% Slope Line is included for reference purposes on the Land Use / Transportation Diagram.

Goal LU-16 – Urban Growth Boundary

Respect the Greenline/Urban Growth Boundary to preserve the beauty and natural resources of the rural and hillside areas, to maintain the fiscal health of the City, to direct private and public investment within identified growth areas, and to preclude development in areas subject to natural hazards.

Policy – Urban Growth Boundary

- LU-16.1 Maintain the Greenline/Urban Growth Boundary to delineate the extent of existing and future urban activity and to reinforce fundamental policies concerning the appropriate location of urban development.
- LU-16.2 Prohibit new urban development outside of the Greenline/Urban Growth Boundary (UGB) allowing only low intensity non-urban uses. Appropriate land use designations for areas outside of the UGB include Agriculture; Open Hillside; Open Space; Park and Habitat; Public / Quasi-Public; and Urban Reserve. To reflect pre-existing development, the Private Recreation, and Industrial Park designations are also applied outside of the UGB, but these and other urban designations may not be applied to additional lands outside of the UGB.
- LU-16.3 Reserve areas outside the Greenline/Urban Growth Boundary (UGB) & Urban Service Area (USA) for rural, agricultural, open space, habitat, or other very low-intensity uses. To this end:
- Prohibit subdivisions outside of the UGB and USA except at rural or agricultural densities (minimum twenty acre parcels), and consistent with other policies in this plan.
 - Prohibit development outside of the UGB & USA that exceeds one dwelling unit per 20 acres, except when development of a single dwelling unit on would result in development at a higher density.
 - Maintain the City and County commitments to restrict land uses outside of the UGB and USA to uses that maintain the rural, agricultural, habitat, or other low-intensity character of these areas.
- LU-16.4 Do not provide urban services to new development outside of the Greenline/Urban Growth Boundary.
- LU-16.5 Use the Greenline/Urban Growth Boundary and Urban Service Area boundary to protect public health and safety by preventing urban development in areas subject to natural hazards, in accordance with the Hillside & Rural Preservation Policies and the Safety & Hazards Management Policies.
- LU-16.6 Prohibit major outward expansion of the Greenline/Urban Growth Boundary (UGB) except through a Major General Plan Update process. Any expansions to the UGB must be consistent with the City's fiscal goals, applicable LAFCO policies and all applicable provisions of both the City and County General Plans and the City's municipal code (i.e. Title 18).
- LU-16.7 Consider minor adjustments and contractions to the Greenline/Urban Growth Boundary (UGB) through a General Plan Amendment process, but do not expand the UGB to include new areas located above the 15% Slope Line.

LU-16.8 Maintain consistency between City and County land use and development policies for the lands outside the Greenline/Urban Growth Boundary and continue the referral process for development proposals or policy proposals affecting these lands.

Actions

LU-16.9 Establish a program to create new zoning districts for hillside areas and rezone those lands outside of the Greenline/Urban Growth Boundary (UGB) under City jurisdiction to conform with the General Plan designations of these areas and to be consistent with the purposes of the UGB.