

PROPOSED WORK PLAN TITLE 20 ZONING ORDINANCE



The Zoning Ordinance is a key tool for the implementation of the General Plan. The Draft Envision San José 2040 General Plan makes references to zoning regulation changes that are needed in order to implement new goals and policies. At the same time, the Zoning Ordinance includes references in several places to General Plan designations and policies which should be updated to align with the Envision Plan.

The following work plan is proposed to update the Zoning Ordinance to better align with the Envision 2040 General Plan. The work plan is organized according to the complexity of the change, the amount of time that would likely be required to make those changes. This is a working list; the scope and order in which the City undertakes these items in the future may vary.

First level Zoning Ordinance changes

1. Basic “clean up” of the Zoning Ordinance
 - a. Standardize references made to the General Plan.
 - b. Remove references to General Plan Overlays that are not in Envision Plan.
2. Update Table 20.70: Conformance of Zoning Districts to General Plan Designations.
3. Update development and performance standards:
 - a. Height: i) Reference to the General Plan Height policies.
ii) Wireless Communications Antennas
 - c. Noise: Align Zoning and General Plan performance standards.

Second level Zoning Ordinance changes

1. Urban Village: Add new Chapter in Zoning Ordinance to establish land use and development standards for a Village Zoning district.
2. Create other new Zoning Districts (e.g., Open Hillside district, to align with Envision Land Use / Transportation Diagram)
3. Develop revised zoning regulations and development standards to support various Envision San Jose 2040 General Plan key goals, policies and action items, such as:
 - a. Energy Conservation and Renewable Energy Use
 - b. Access to Healthy Food and a Healthful Community
 - c. Urban Agriculture (Community Gardens)

Third level Zoning Ordinance changes

1. Ensure that existing Zoning Districts fully align with the goals and policies of the Envision General Plan including: definition and scope of each district, allowed uses, and form standards.
2. Ensure that Zoning Ordinance includes districts that support higher density and mixed uses as preferred and consistent with the City's transition to a more urban environment. Streamline the permit requirement process for these urban uses to facilitate physical development in conformance with the Envision General Plan.
3. Incorporate other changes as necessary to facilitate implementation of the General Plan goals and policies, including those contained in the Envision General Plan as Action items.