North Fair Oaks Community Council

CMU-3 and M-1 Rezoning, North Fair Oaks

May 16, 2019
Background and Purpose

- Final phases (Phases 2B and 3) of proposed rezonings in North Fair Oaks

- New commercial mixed-use (CMU-3) zoning, and modifications to existing M-1/NFO and M-1/NFO/Edison Zoning Districts

- Rezonings to implement North Fair Oaks Community Plan, and make zoning districts consistent with Community Plan land use designations, as required by law

- Zoning establishes new rules for development and use of properties, consistent with the NFO Plan
North Fair Oaks Rezoning Areas

Phase 1 (2015)

Phase 2A (2017)

Phase 2B

Phase 3
Revised Zoning Standards: All Districts

- **Allowed uses** (*residences, businesses, others*)
- **Maximum heights**
- **Residential density** (*units allowed per acre*)
- **Max lot coverage** (*what % of a property may be covered by a building*)
- **Floor Area Ratio** (*building square footage in proportion to lot square footage*)
- **Setbacks** (*how far a building must be from the property lines*)
- **Stepbacks** (*how far upper floors of a building must step back*)
- **Parking** (*required parking spaces per unit, or per square foot*)
- **Design standards** (*how buildings must look*)
Commercial Mixed Use Zoning: Allowed Uses

- Middlefield Road: commercial-residential mixed-use allowed *by right*; other uses require *use permits*

- Off Middlefield: commercial-residential mixed-use and 100% residential allowed *by right*

- Various office and ground-floor light industrial allowed with *use permits*

- Some current uses no longer allowed (but existing businesses may stay)
Commercial Mixed Use Zoning: Height, Density, FAR

- Heights: 4 to 6 stories (50 to 70 feet) depending on location
- Residential densities: 80 to 120 units/acre
- Floor area ratio:
  - Mixed-Use: 2.0
  - Commercial: 1.5
  - Institutional: 1.0
  - Industrial: 0.75
  - Residential: N/A (governed by density limits)
Setbacks, Stepbacks and Heights

North Fair Oaks Rezoning
Commercial Mixed Use Zoning: Other Standards

- Parking
  - Standards to ensure each building/use has sufficient parking
- Design standards (Chapter 29)
  - How individual buildings may be designed
  - How buildings maintain compatibility with each other and the neighborhood
Industrial Mixed Use Zoning: Basic Concept

- A mix of lighter, less-intensive industrial uses with commercial, institutional limited office, and limited residential uses
- Multifamily residential only in designated areas
- Strict limits on allowed office development
- Live-work (low density residential combined with industrial or commercial) allowed

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Industrial Mixed Use Zoning: Proposed Uses

- Light industrial (without use permits)
- Commercial/retail (with use permits)
- Institutional (with use permits)
- Live-work (with use permits)
- Limited office (maximum 25% of any project, with use permits)
- Limited multifamily residential (only in delineated residential-adjacent areas, with use permits)
Industrial Mixed Use Zoning Development Standards

North Fair Oaks Rezoning

<table>
<thead>
<tr>
<th>Use</th>
<th>Floor to Area Ratio</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>N/A (governed by density)</td>
</tr>
<tr>
<td>Commercial</td>
<td>0.75</td>
</tr>
<tr>
<td>Institutional &amp; Industrial</td>
<td>1.25</td>
</tr>
<tr>
<td>Mixed-Use</td>
<td>1.0</td>
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</tbody>
</table>
Chapter 29: Design Standards

- Apply to CMU-1, CMU-2, CMU-3, NMU-ECR, M-1/NFO and M-1/Edison NFO districts

- Standards largely unchanged; rewritten for clarity

- Now divided into **Base** and **Additional** standards
  - Base standards apply to all buildings
  - Additional apply to higher visibility areas, and specific uses

- Permitting and review process clarified

North Fair Oaks Rezoning
Next Steps

▪ Planning Commission Hearings: June/July

▪ Board of Supervisors Hearings: July/August

http://planning.smcgov.org/rezoning
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