Corridor Study
Implementing the vision along River Road

CAC Subgroup and TAC
December 2, 2019
GOAL
- Vibrant Mixed Use Corridor with Neighborhood Centers and Corridor Housing
- Middle Housing Options within ¼ Mile of River Road Corridor
- “Urban” character middle housing on key side streets

SUMMARY
- R1 and AG parcels within Corridor Area become SFO (upon annexation) (391 acres)
- New SFO parcels fronting Irving, Hunsaker, and Maxwell have an SFO+ overlay applied (upon annexation) (19 acres)
- All C1 and C2 in Corridor Area becomes C-MU (167 acres)
- R1, R2, and AG fronting River Road (excluding several flag lots) becomes C-RES (upon annexation) (109 acres)

QUESTIONS
- Preserve GO, or switch to C-MU or C-RES?
- Is this resolution of ends-of-blocks suitable?

NEXT STEPS
- City auditing zones against Metro Plan
- 12/17/19 CAC preliminary review
- Jan 2020 - CAC review and decision
CONCEPT 3: Working-Draft Recommended Concept

EXISTING ZONING

CONCEPT 3: (DRAFT: 12/03/19)

EXISTING PROPOSED

R1 AG → SFO
All R1 and AG parcels within the 1/4 mile Corridor Area

EXISTING PROPOSED

R1 AG → SFO+
The SFO+ overlay is applied to SFO parcels directly fronting Maxwell, Irving, and Hunsaker (excluding flag lots)

EXISTING PROPOSED

C1 C2 → C-MU
All C1 and C2 parcels

EXISTING PROPOSED

R1 R2 AG → C-RES
On R1, R2, and AG parcels touching River Road (excluding flag lots)

*All concepts are draft, subject to change, and do not constitute an active rezoning.
Possible Development Standards: R-1 adjacent to SFO+

Below are examples of how development standards can be used to help ensure compatibility with development on different sites and to make sure that building size and privacy is not a negative impact. This illustration shows an example existing single family home in the R-1 zone next to new rowhouses in the SFO+ Zone.

SETBACKS

Possible Standard
- Establish front, rear, and side setbacks (minimums and maximums) to control where building can happen on a site

Benefits
- Ensures buildings, especially of different sizes, don’t overwhelm each other
- Helps keep shadows from falling on neighboring homes and properties

HEIGHT LIMITS

Possible Standard
- Establish building height maximums by zone and partially dependent on neighboring properties

Benefits
- Ensures building heights don’t dominate over neighboring homes and lots
- Generally helps new development match a scale suitable for the area

DENSITY

Possible Standard
- Control density either through dwellings per acre or development standards including height, site coverage, setbacks, and stepbacks
- Establish minimum lot sizes for various development types

Benefits
- Aligns different densities across zones to ensure suitable scale and transitions
- Provides opportunities for a greater range of compatible housing/development types
Possible Development Standards: R-1 adjacent to SFO+

**SITE COVERAGE**

- **R-1** (example: existing detached house)
- **SFO+** (example: rowhouses)

**Possible Standard**
- Control the maximum percentage of a site area (i.e. 50%) allowed to be covered by building, parking, or other uses

**Benefits**
- Ensures buildings are appropriately scaled to their sites and leaves space between structures and properties

**OPEN SPACE**

- **REMAINDER OF R-1 LOT IS OPEN SPACE (NOT FORMALLY REQUIRED)**

**Possible Standard**
- Require a minimum amount of open space, to be provided for common and private use. Could be applicable to some SFO+ development (not applied to existing R-1)

**Benefits**
- Provides areas for gathering and play in new development projects
- Uses open space to help create spacing and buffering between buildings and properties

**PARKING**

- **EXISTING R-1 ZONE REQUIRES GARAGES BE SETBACK FROM FRONT LOT LINE**

**Possible Standard**
- Require that parking be located on building sides and rears to minimize impacts
- Ensure that parking is screened from streets and neighboring properties with landscaping, trees, and other visual buffers

**Benefits**
- Encourages site designs that use buildings (not parking) to active street frontages
- Uses landscaping and other buffering to conceal parking visual and noise impacts
Possible Development Standards: R-1 adjacent to SFO+

**Possible Standard**
- Require landscape, trees, fences, or other screening between properties. These standards are generally less necessary when similar zone abut each other, such as R-1 and SFO+

**Benefits**
- Provides visual, light, and noise privacy between properties
- Adds to the green ecological qualities of a development

**BUFFERING AND SCREENING**

R-1
(example: existing detached house)

SFO+
(example: rowhouses)

BUFFERING AND SCREENING COULD BE USED TO DEFINE PROPERTIES AND CREATE MORE PRIVACY
Possible Development Standards: SFO adjacent to C-MU

Below are examples of how development standards can be used to help ensure compatibility with development on different sites and to make sure that building size and privacy is not a negative impact. This illustration shows an example new duplex in the SFO zone next to a new mixed-use building in the C-MU Zone.

SETBACKS

SFO
(example: duplex)

C-MU
(example: 5-story mixed-use)

POTENTIAL SIDE AND REAR SETBACKS IN C-MU ZONE TO BUFFER NEIGHBORING SITES

HEIGHT LIMITS

30' HEIGHT LIMIT IN SFO ZONE (SAME AS R-1)

55' HEIGHT LIMIT IN C-MU ZONE

Possible Standard
- Establish front, rear, and side setbacks (minimums and maximums) to control where building can happen on a site

Benefits
- Ensures buildings, especially of different sizes, don’t overwhelm each other
- Helps keep shadows from falling on neighboring homes and properties

DENSITY

UP TO 20 DWELLINGS PER ACRE IN SFO - SUPPORTS "MIDDLE" HOUSING TYPES

DENSITY CONTROLLED BY DEVELOPMENT STANDARDS

Possible Standard
- Control density either through dwellings per acre or development standards including height, site coverage, setbacks, and stepbacks
- Establish minimum lot sizes for various development types

Benefits
- Aligns different densities across zones to ensure suitable scale and transitions
- Provides opportunities for a greater range of compatible housing/development types
Possible Development Standards: SFO adjacent to C-MU

**SLOPED SETBACK**

**Possible Standard**
- Create a sloping setback standard that restricts heights closer to smaller-scale adjacent zones

**Benefits**
- Reduces building height and shadow impacts on neighboring properties
- Helps preserve privacy across properties

**SITE COVERAGE**

**Possible Standard**
- Control the maximum percentage of a site area (i.e. approx. 50-60%) allowed to be covered by building, parking, or other uses

**Benefits**
- Ensures buildings are appropriately scaled to their sites and leaves space between structures and properties

**BALCONY OFFSETS**

**Possible Standard**
- Require balconies facing lower-density zones (for example, R-1 and SFO) to be setback from properties lines further than the standard setback

**Benefits**
- Ensures visual, light, and noise privacy across sites
Possible Development Standards: SFO adjacent to C-MU

OPEN SPACE

OPEN SPACE COULD BE REQUIRED FOR SOME SFO USES

PARKING

PARKING LOCATED TO SIDES OR REAR OF DEVELOPMENTS

BUFFERING AND SCREENING

BUFFERING AND SCREENING COULD BE USED TO DEFINE PROPERTIES AND CREATE MORE PRIVACY

SFO
(example: duplex)

C-MU
(example: 5-story mixed-use)

Possible Standard
- Require that parking be located on building sides and rears to minimize impacts
- Ensure that parking is screened from streets and neighboring properties with landscaping, trees, and other visual buffers

Benefits
- Encourages site designs that use buildings (not parking) to active street frontages
- Uses landscaping and other buffering to conceal parking visual and noise impacts

Possible Standard
- Require a minimum amount of open space in C-MU, to be provided for common and private use. Could be applicable to some SFO development (not applied to existing R-1)

Benefits
- Provides areas for gathering and play in new development projects
- Uses open space to help create spacing and buffering between buildings and properties
Possible Development Standards: SFO adjacent to C-RES

Below are examples of how development standards can be used to help ensure compatibility with development on different sites and to make sure that building size and privacy is not a negative impact. This illustration shows an example new single family home in the SFO zone next to a new apartment building in the C-RES Zone.

**SETBACKS**

Possible Standard
- Establish front, rear, and side setbacks (minimums and maximums) to control where building can happen on a site.

Benefits
- Ensures buildings, especially of different sizes, don’t overwhelm each other
- Helps keep shadows from falling on neighboring homes and properties

**HEIGHT LIMITS**

Possible Standard
- Establish building height maximums by zone and partially dependent on neighboring properties

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Possible Development Standards: SFO adjacent to C-RES

SITE COVERAGE

Possible Standard
• Control the maximum percentage of a site area (i.e. approx. 50-60%) allowed to be covered by building, parking, or other uses

Benefits
• Ensures buildings are appropriately scaled to their sites and leaves space between structures and properties

C-RES ZONE HEIGHT LIMIT FACING SFO TAPERS FROM 20’ TO 40’ TO HELP CREATE SCALE TRANSITION

SLOPED SETBACK

Possible Standard
• Create a sloping setback standard that restricts heights closer to smaller-scale adjacent zones

Benefits
• Reduces building height and shadow impacts on neighboring properties
• Helps preserve privacy across properties

BALCONY OFFSETS

Possible Standard
• Require balconies facing lower-density zones (for example, R-1 and SFO) to be setback from properties lines further than the standard setback

Benefits
• Ensures visual, light, and noise privacy across sites
Possible Development Standards: SFO adjacent to C-RES

**Buffering and Screening**

Buffering and screening could be used to define properties and create more privacy.

**Possible Standard**
- Require landscape, trees, fences, or other screening between properties.

**Benefits**
- Provides visual, light, and noise privacy between properties.
- Adds to the green ecological qualities of a development.

**Open Space**

Open space could be required for some SFO uses.

**Possible Standard**
- Require a minimum amount of open space in C-RES, to be provided for common and private use. Could be applicable to some SFO development (not applied to existing R-1).

**Benefits**
- Provides areas for gathering and play in new development projects.
- Uses open space to help create spacing and buffering between buildings and properties.

**Parking**

Garages in single-family homes required to be set back from property line.

**Possible Standard**
- Require that parking be located on building sides and rears to minimize impacts.
- Ensure that parking is screened from streets and neighboring properties with landscaping, trees, and other visual buffers.

**Benefits**
- Encourages site designs that use buildings (not parking) to active street frontages.
- Uses landscaping and other buffering to conceal parking visual and noise impacts.

**River Road Santa Clara Neighborhood Plan**

Possible Development Standards: SFO adjacent to C-RES

SFO (example: detached house)  
C-RES (example: 5-story mixed-use)