

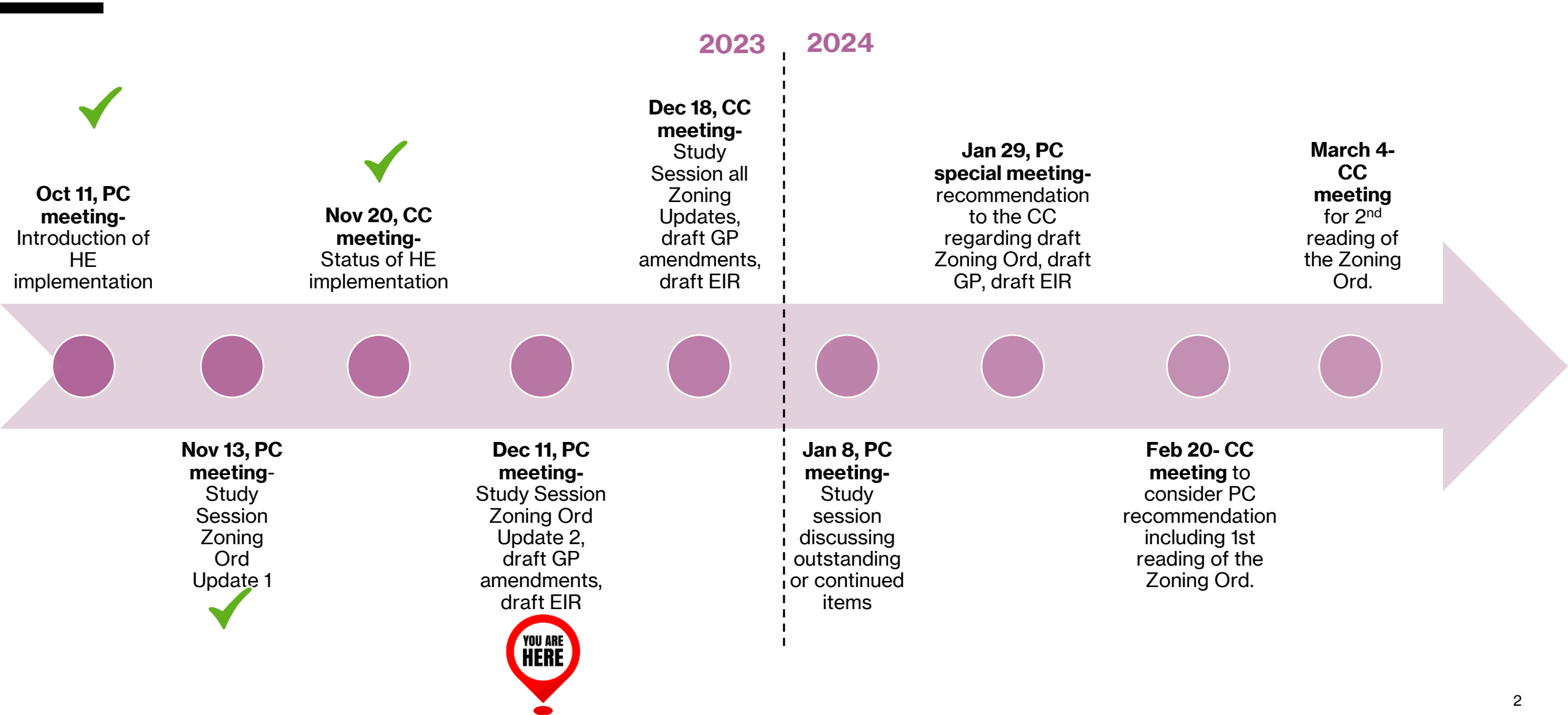


REVISIONS TO THE ZONING ORDINANCE

Piedmont Planning Commission

December 11, 2023

HE Implementation Schedule



Revisions to Zoning Ordinance Summarized

**Chapter 17
PLANNING AND LAND USE**

ARTICLE 1. GENERAL PROVISIONS

- 17.02 Title; Intent; City Charter
- 17.04 Applicability and interpretation
- 17.06 General requirements
- 17.08 Establishment of zones; Zoning map; Interpretation

ARTICLE 2. ZONING DISTRICTS: USES AND REGULATIONS

- 17.20 Zone A: Single family residential ←
- 17.22 Zone B: Public facilities ←
- 17.24 Zone C: Multi-family residential ←
- 17.26 Zone D: Commercial and mixed-use commercial/residential ←
- 17.28 Zone E: Single family residential estate ←

ARTICLE 3. SPECIAL REGULATIONS

- 17.30 Parking ←
- 17.32 Fences; Walls; Retaining walls
- 17.34 Landscaping
- 17.36 Signs
- 17.38 Accessory dwelling units
- 17.40 Residential rentals ←
- 17.42 Additional bedrooms in existing dwelling units
- 17.44 Home occupations
- 17.46 Wireless communication facilities
- 17.48 Cannabis cultivation and facilities
- 17.50 Non-conforming uses and structures
New Division ←

ARTICLE 4. ADMINISTRATION

- 17.60 General provisions
- 17.62 Notice requirements
- 17.64 Hearings; Review; Term of approval; Conditions
- 17.66 Design review
- 17.68 Conditional use permits
- 17.70 Variances
- 17.72 Zoning amendments
- 17.74 Development agreements
- 17.76 Reasonable accommodation
- 17.78 Appeals; Calls for review
- 17.80 Enforcement

ARTICLE 5. DEFINITIONS; MEASUREMENTS

- 17.90 Definitions & Measurements ←

17.30	Parking : Implement HE programs and AB 1308.
17.20	Revise the “Intent” section
17.20,17.22,17.24 & 17.26	Revise and refine permitted and conditional uses
17.54	Implement SB 9 and part of HE program 1.J.
17.40	Revise to comply with SB 9 regulations.
17.20,17.22,17.24,17.26 & 17.28	Allow SB 9 development, implement HE program 1.E and other clean-up.
17.90	Add definitions that clarify new terms used in revised sections.

Revisions to Zoning Ordinance - Parking Standards

AB 1308 (Government Code Section 65863.3):

- Prohibits enforcing minimum parking requirements applicable to single-family residences for projects remodeling, renovating or adding to a single-family residence, as long as the project does not exceed applicable zoning regulations.
- Applicable zoning regulations: FAR, structure/lot coverage, height
- Eliminates bedroom-parking based standard

Revisions to Zoning Ordinance - Parking Standards

HE Programs

Existing Parking Regulations (17.30.020.B.1):

Dwelling Unit	Minimum number of off-street, covered, non-tandem parking spaces
Accessory dwelling unit (chapter 17.38)	0
Dwelling unit 700 square feet or less	1
Dwelling unit greater than 700 square feet:	2
1-4 bedrooms	3
5-6 bedrooms	4
7 or more bedrooms	

Proposed Parking Regulations (17.30.020.B.1):

Dwelling Unit	Minimum number of off-street, covered, non-tandem parking spaces
Accessory dwelling unit (division 17.38)	0
New primary unit 800 square feet or less	1
New primary unit greater than 800 square feet	2
Primary unit that exceeds FAR, lot coverage or structure height of the underlying zone	1 additional parking space; for a maximum total of 3 parking spaces.
SB-9 development (division 17.54)	1 per primary unit. If the parcel is located within one-half mile walking distance of either a high-quality transit corridor as defined in subdivision (b) of Section 21155 of the Public Resources Code, or a major transit stop as defined in Section 21064.3 of the Public Resources Code, then parking is not required for the new primary unit.

Revisions to Zoning Ordinance - Parking Standards

HE Programs

Existing Parking Regulations (Multi-family or Zone C)

	Minimum number of off-street, covered, non-tandem parking spaces
Accessory dwelling unit (division 17.38)	0*
Dwelling unit 700 square feet or less	1
Dwelling unit greater than 700 square feet	1.5

Proposed Parking Regulations (Multi-family or similar group use zones A,B,C,D):

	Minimum number of off-street covered parking spaces	
Accessory dwelling unit (division 17.38)	0*	
Multi-family development, Independent living senior housing, independent living disabled persons housing	1 space per studio or 1 bedroom unit 1.5 space per 2 or more bedroom unit	Exception: Planning Commission shall reduce to 50% of required spaces when: a. Development is within 1/2 mile of regularly scheduled public transit stop; and b. At least 50% of units are deed-restricted for a period of 55 years to low-income households.
Licensed residential facility or group home for 7 or more residents	1 space per bedroom	
Single room occupancies or co-housing	1 space per bedroom	Exception: Planning Commission shall reduce to 50% of required spaces when: a. Development is within 1/2 mile of regularly scheduled public transit stop; and b. At least 50% of units are deed-restricted for a period of 55 years to low-income individuals.
Religious institution affiliated housing	as provided in Section 65913.6 of the Government Code	
Assisted Living Senior housing, Assisted Living disabled persons housing	0.5 space per studio or 1 bedroom unit 0.75 space per 2 or more bedroom unit	Additionally, 1 parking space for each employee on-site at peak staffing.

Revisions to Zoning Ordinance- Parking Standards

HE Programs

Proposed Guest/Management Parking Regulations (Multi-family or similar group residential for Zones A, B, C and D): Additional Parking

Guest or management parking	1 space plus an additional parking space for every 10 dwelling units. Exception: Planning Commission shall reduce to 50% of required spaces when: a. Development is within 1/2 mile of regularly scheduled public transit stop; and b. At least 50% of units are deed-restricted for a period of 55 years to low-income households.
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Revisions to Zoning Ordinance- Intent Section Zone A

- Revisions aim to further promote the development of more diverse and inclusive housing options within Zone A, while maintaining consistency with the policies outlined in the 6th cycle Housing Element.

City Code Planning and Land Use Divisions: 17.20

Revisions to Zoning Ordinance - Permitted and Conditional Uses

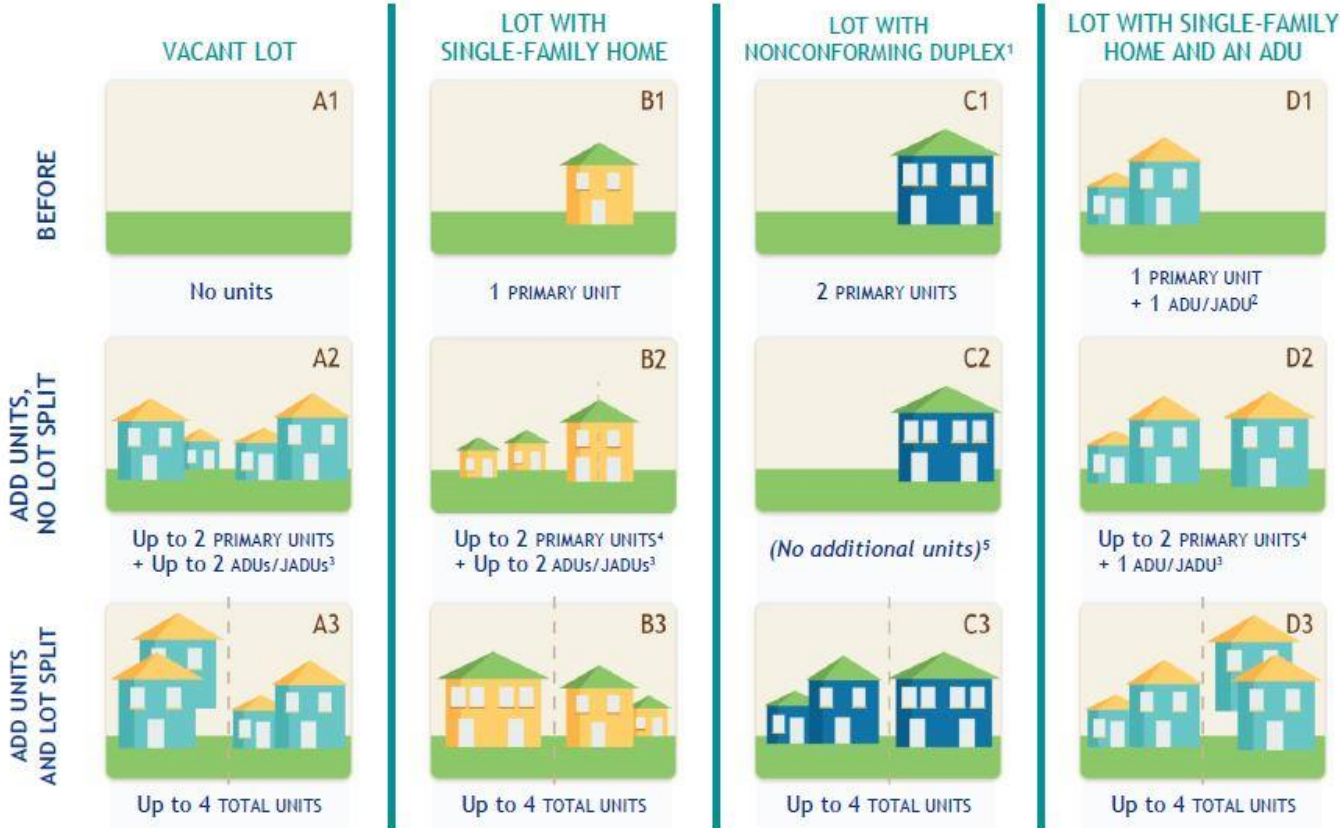
- Large family day care home a conditional use in Zone A
- Amend “parks” as a permitted use in zone B Public Facilities to “parks and open space”.
- Revise the permitted uses in Zone B to state explicitly that the permitted multifamily residential development use is inclusive of senior and disabled housing.
- In Zone D:
 - allow multifamily residential development inclusive of SROs, senior housing, co-housing, and disabled housing that are part of mixed-use development as a permitted use
 - 100% affordable multi family residential projects to be eligible for a waiver from the requirement for ground floor commercial uses.

City Code Planning and Land Use Divisions: 17.20, 17.22 and 17.26

SB 9: Urban Lot Splits and Two-Unit Housing Developments

WHAT CAN I DO ON MY LOT?

Add new homes to existing parcel • Divide existing house into multiple units • Divide parcel and add homes
 Illustrations are based on a preliminary analysis of the law. Details are subject to change and are for informational purposes only.
 See the following page for qualification details and limitations.



- Ministerial approval
- Single family zones only - Zone A & E
- Objective development and zoning standards in new code division 17.54

SB 9: Urban Lot Splits

Minimum lot size of
1,200 square feet.

The subdivision
must create two
lots of approx. equal
size

Cannot be located
on a parcel that has
environmental
constraints and
protected housing

City Code Planning & Land Use Divisions: 17.54

SB 9: Two-Unit Housing Development



Two primary dwelling units of at least 800 square feet



A maximum of four units may be created, inclusive of ADUs and JADUs



Generally developments shall adhere to the underlying zoning regulations for the lot

City Code Planning & Land Use Divisions: 17.54

Revisions to Zoning Ordinance - Residential Rentals

- Adds clarification that short-term rentals are not permitted under a housing unit developed under SB 9.

Revisions to Zoning Ordinance - Development Regulations

- New regulations in Zone A and E to allow for construction of housing units under SB 9.
- New regulations to implement Housing Element program 1.E: requiring the construction of an ADU or JADU with the construction of a new residence, whether on vacant property or on any property that is proposed to be redeveloped, when the property meets certain size thresholds to be established in the implementing ordinance

C. For lots that are larger than 5,000 square feet, an ADU shall be constructed:

a. when a new residence is proposed on a vacant lot.

b. when a remodel of an existing residence is proposed where 70% or more of structure is demolished.

City Code Planning and Land Use Divisions: 17.20, 17.22, 17.24, 17.26 and 17.28

Revisions to Zoning Ordinance - Development Regulations

- Upon further examination of Housing Element programs staff found that there are no program requirements in the Housing Element that require the City to reduce minimum lot size and frontage requirement for lots in zone C or add a new minimum lot requirement for lots in zone D. Accordingly, staff proposes to keep the minimum lot size in zone C as 10,000 square feet and lot frontage as 90 feet, and to keep the current lot size regulations for zone D: no minimum.

City Code Planning and Land Use Divisions: 17.20, 17.22, 17.24, 17.26 and 17.28

Revisions to Zoning Ordinance - Definitions and Measurements

- Definitions for the new terms used in Parking division.

City Code Planning & Land Use Divisions: No Revisions

Next Steps



January 8 study session to discuss revisions discussed at tonight's PC meeting and December 18, 2023, CC meeting.



Comments to the Commission on the City Code changes may be submitted up to and including January 29, 2024.



At the January 29, 2024, special meeting of the PC, the Commission is expected to make a recommendation regarding the draft GP amendments, DEIR and draft revisions to the Zoning Ordinance.

Next Steps

Comments on the proposed City Code revisions can be made by emailing Associate Planner Gopika Nair at gnair@piedmont.ca.gov