



## NORTH FAIR OAKS ZONING

# North Fair Oaks Community Council *CMU-3 and M-1 Rezoning, North Fair Oaks*

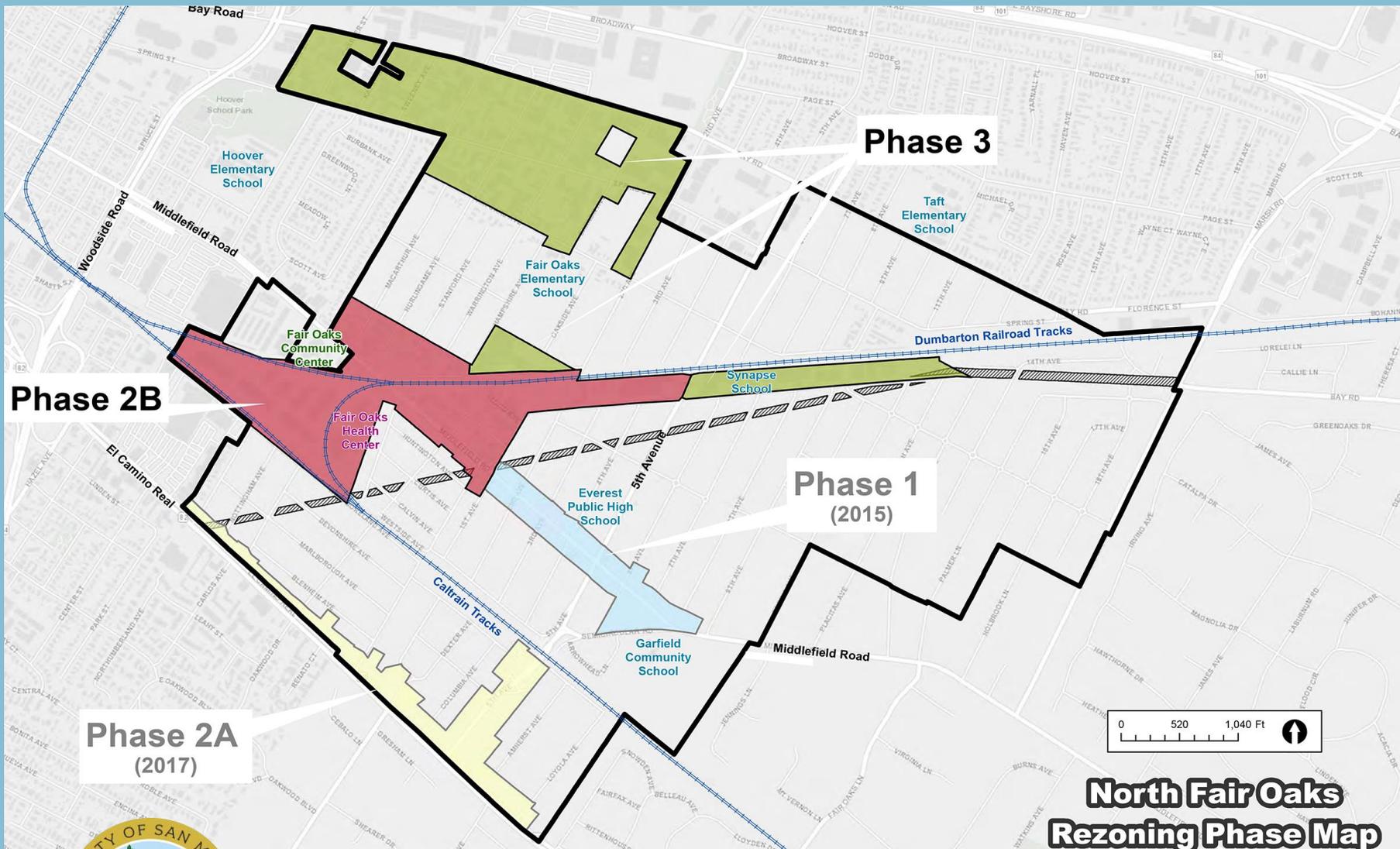
May 16, 2019

# 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



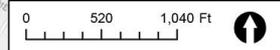
**Phase 2B**

**Phase 1  
(2015)**

**Phase 2A  
(2017)**

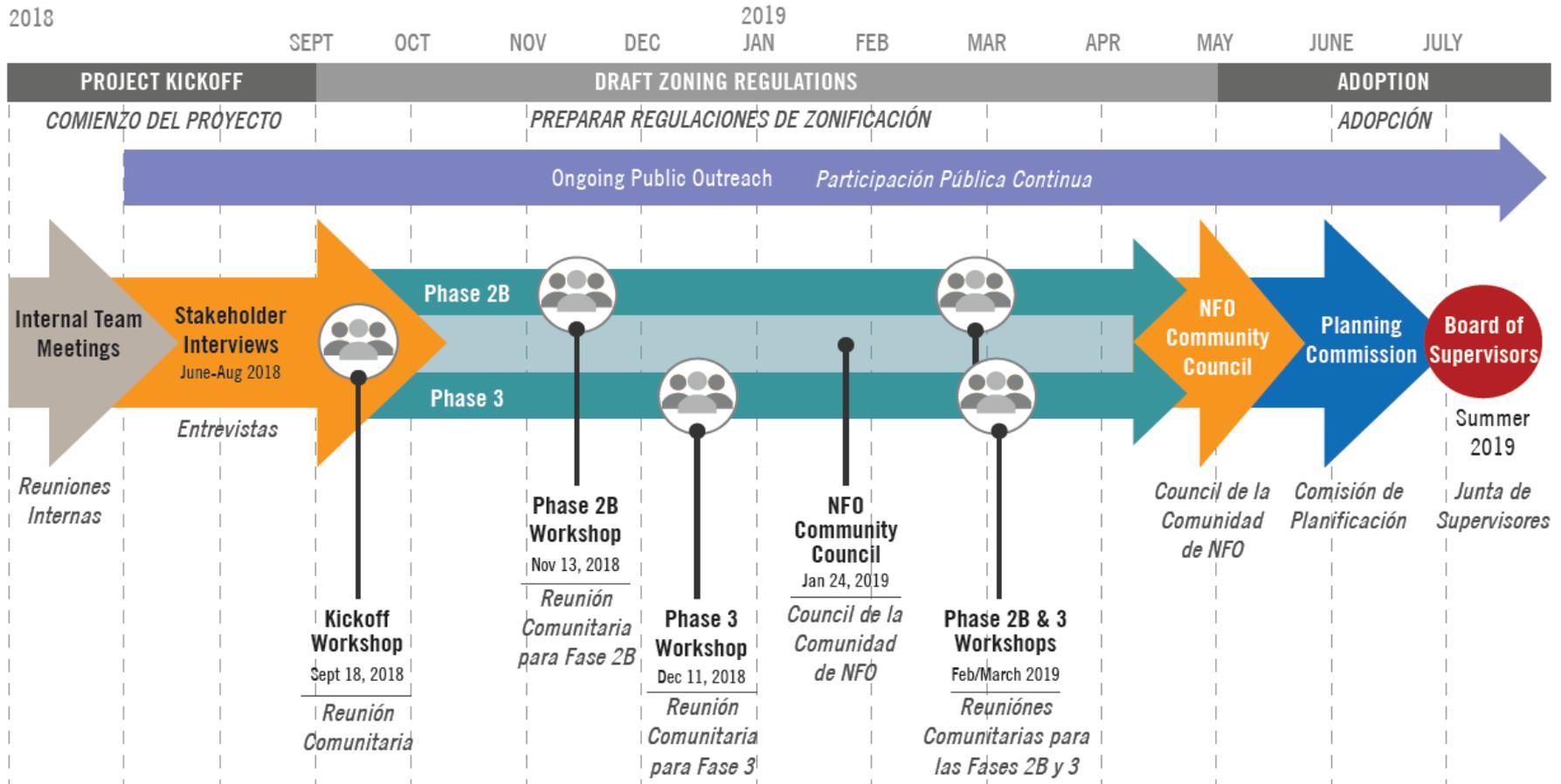
**Phase 3**

**North Fair Oaks  
Rezoning Phase Map**



# North Fair Oaks Rezoning Areas

# North Fair Oaks Rezoning | Phase 2B & 3 Timeline

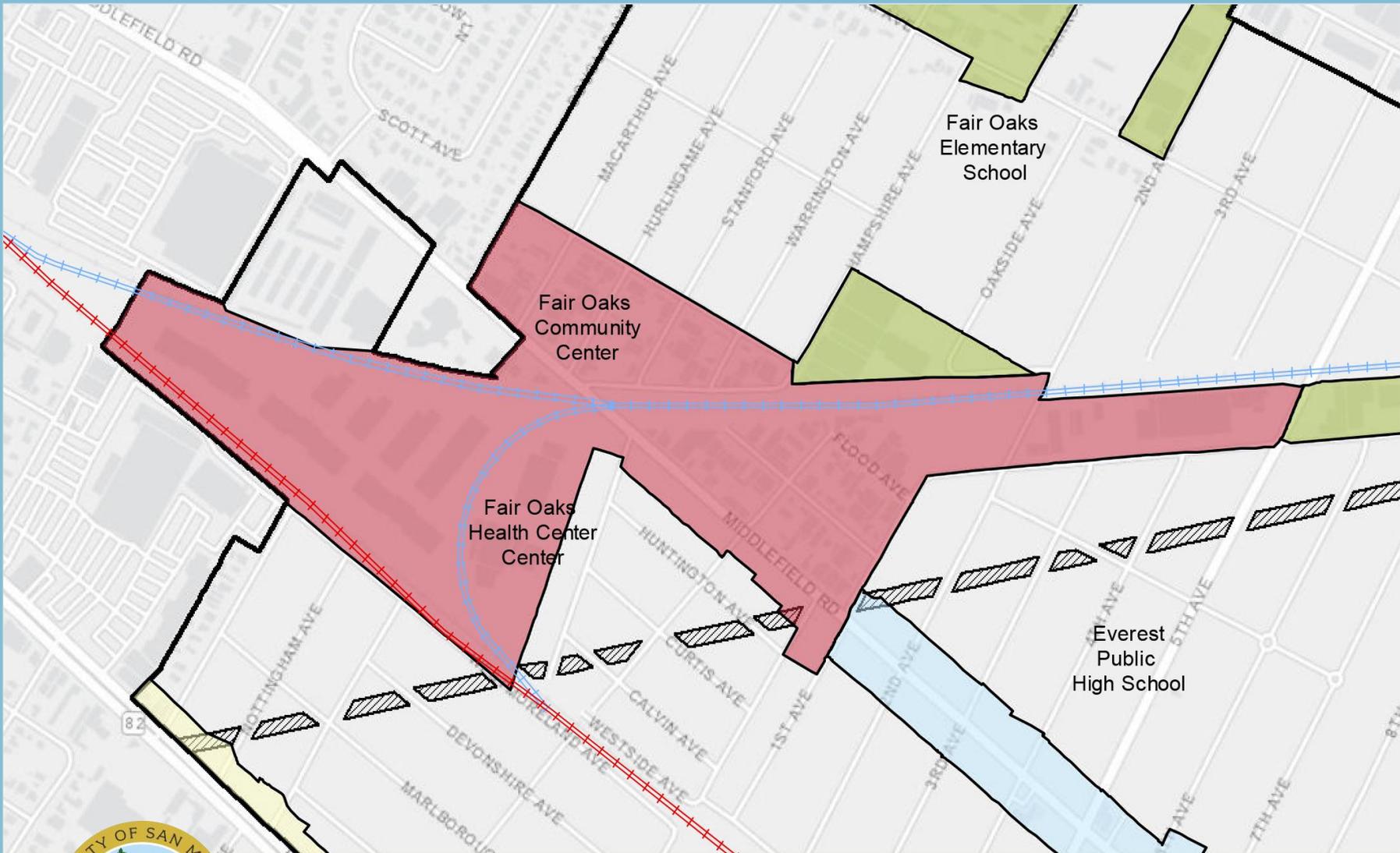


# Revised Zoning Standards: All Districts

- 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*)



## North Fair Oaks Rezoning



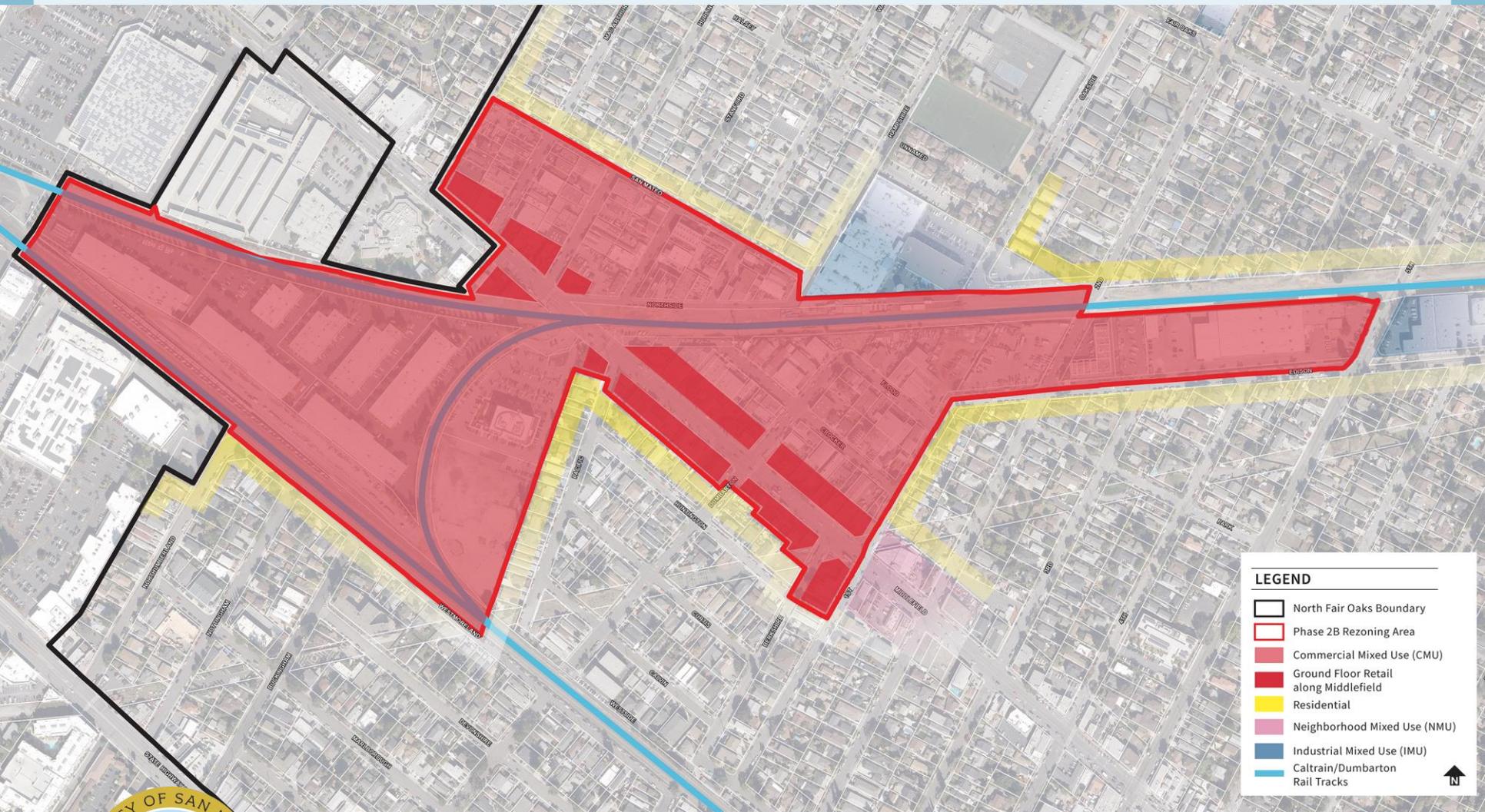
# Commercial Mixed Use Rezoning (CMU-3)

# 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)



## North Fair Oaks Rezoning



**LEGEND**

-  North Fair Oaks Boundary
-  Phase 2B Rezoning Area
-  Commercial Mixed Use (CMU)
-  Ground Floor Retail along Middlefield
-  Residential
-  Neighborhood Mixed Use (NMU)
-  Industrial Mixed Use (IMU)
-  Caltrain/Dumbarton Rail Tracks



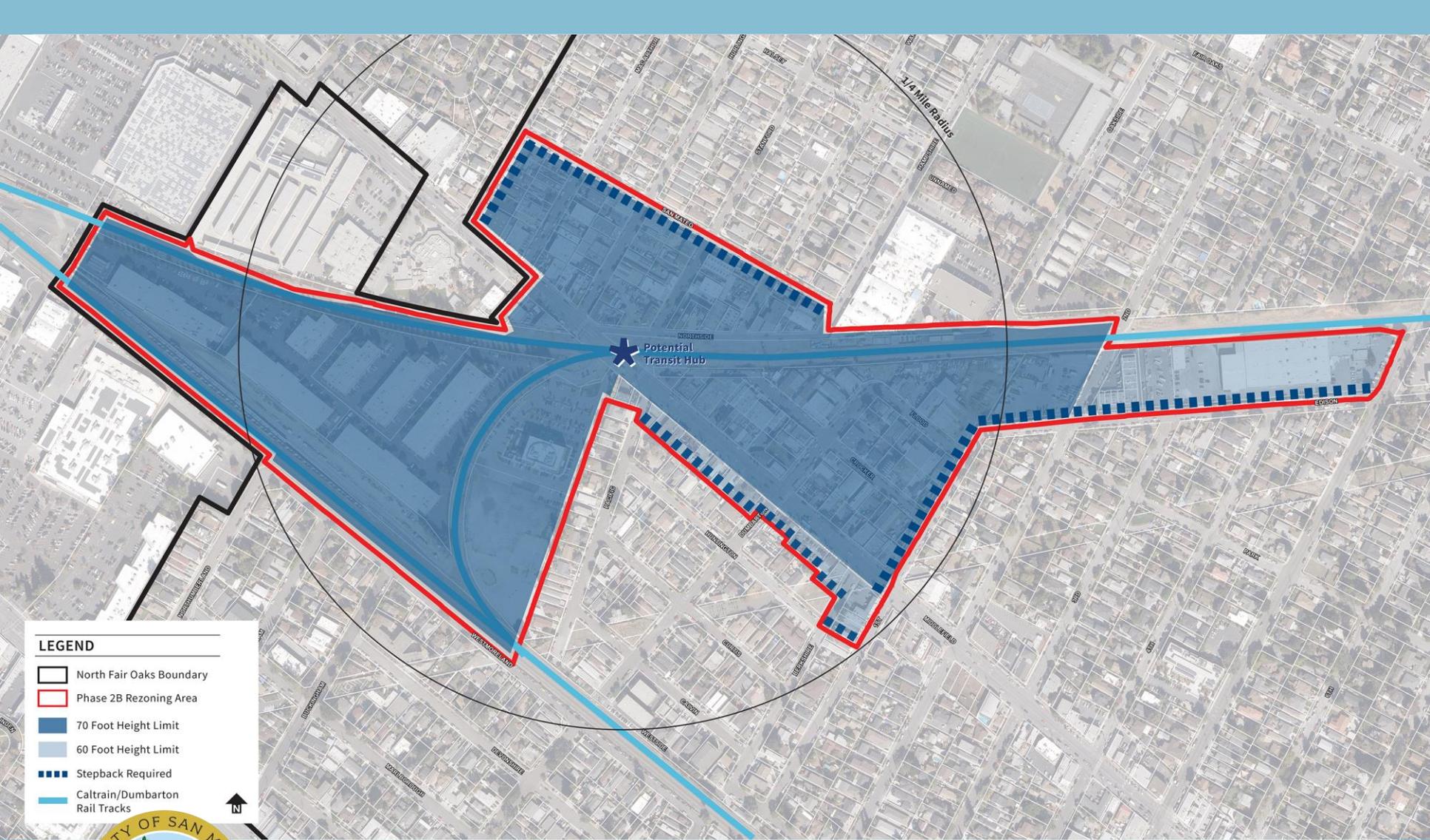
# North Fair Oaks Rezoning

# 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)



## North Fair Oaks Rezoning



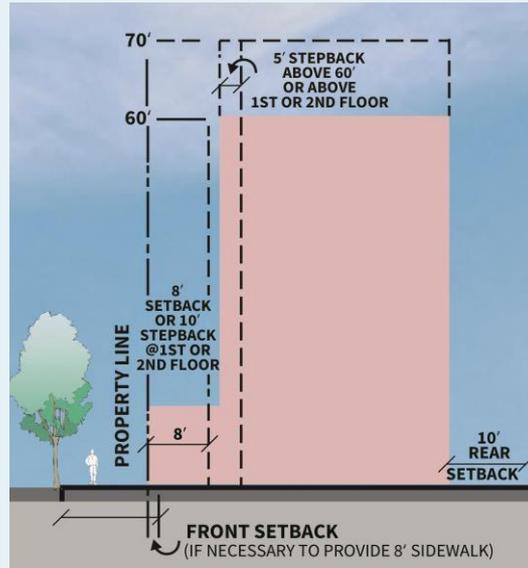
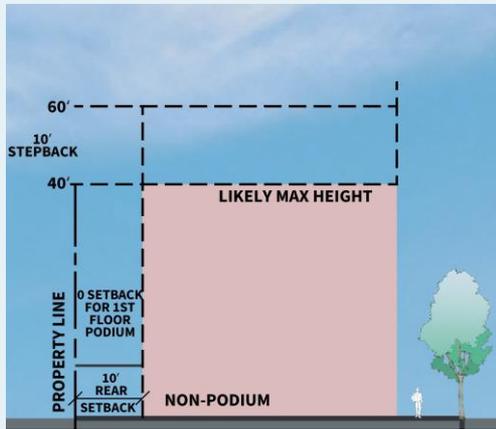
**LEGEND**

-  North Fair Oaks Boundary
-  Phase 2B Rezoning Area
-  70 Foot Height Limit
-  60 Foot Height Limit
-  Stepback Required
-  Caltrain/Dumbarton Rail Tracks



# North Fair Oaks Rezoning

# Setbacks, Stepbacks and Heights



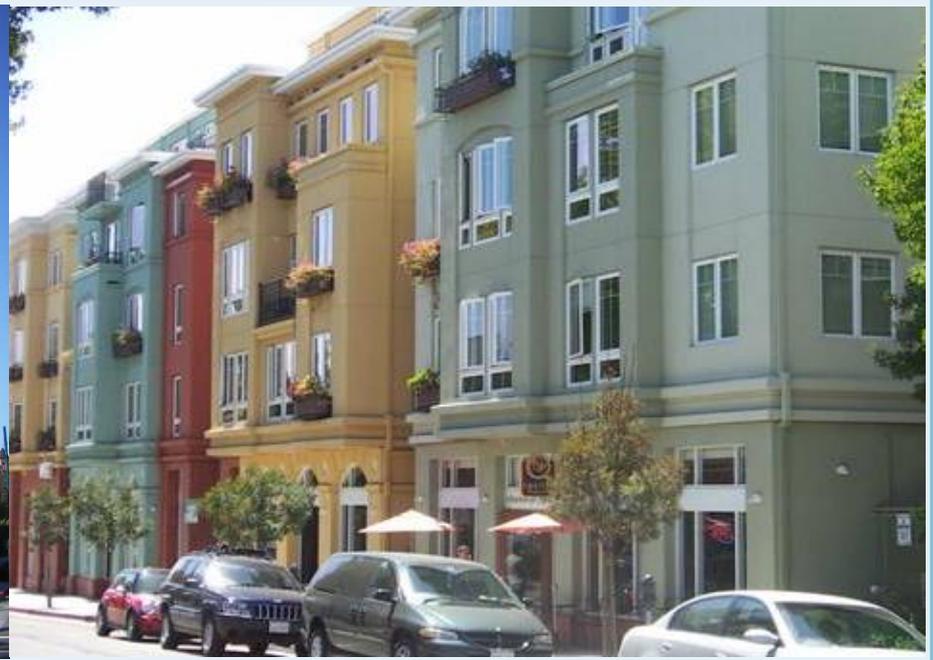
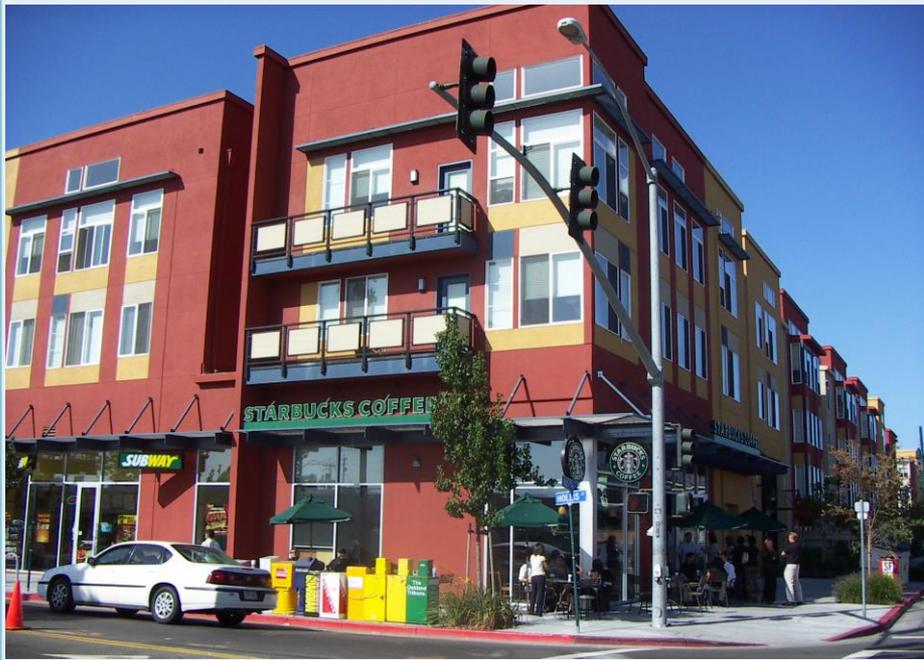
## North Fair Oaks Rezoning

# 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



**North Fair Oaks Rezoning**

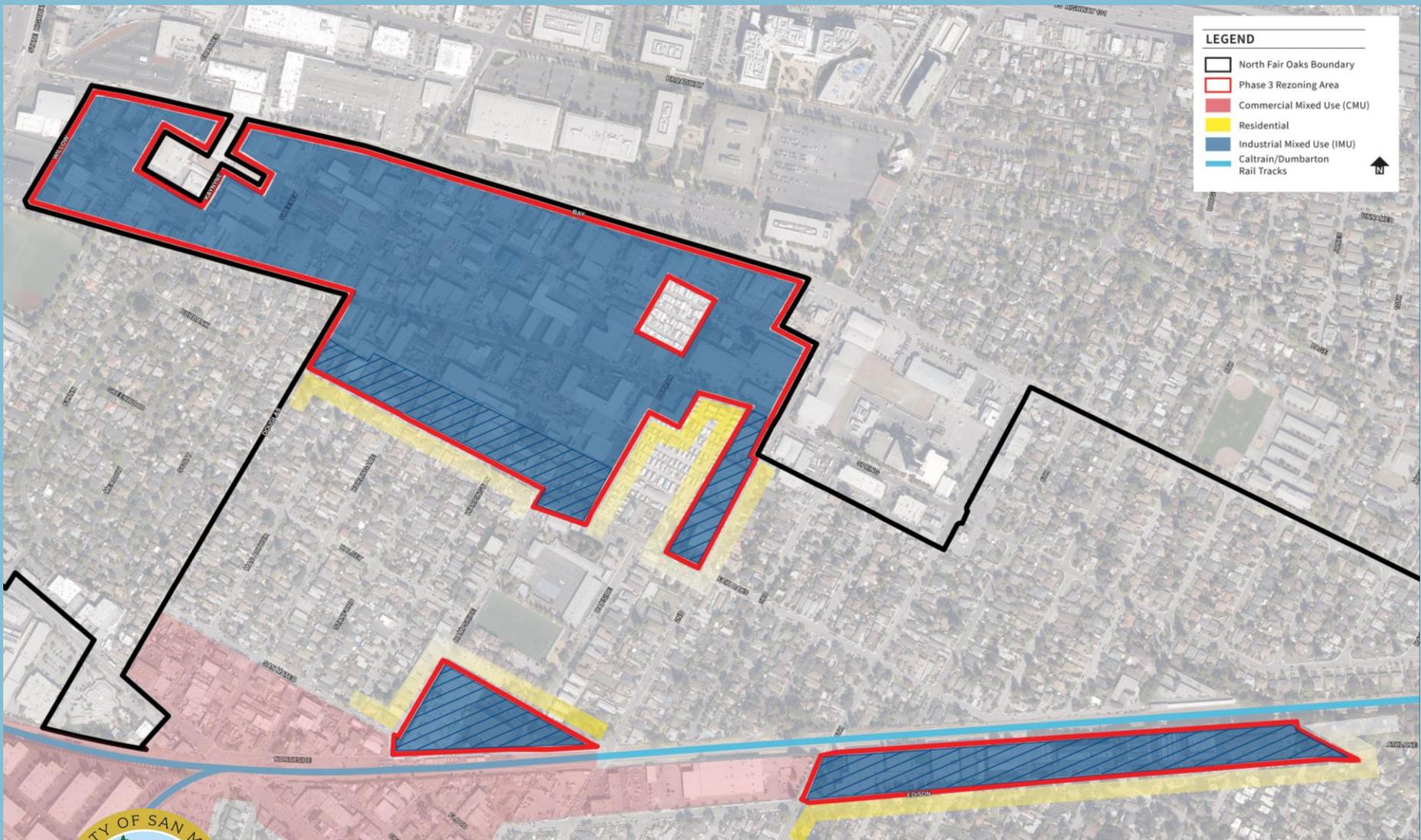


# Industrial Mixed Use Zoning: Basic Concept

- 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



## North Fair Oaks Rezoning



**LEGEND**

- North Fair Oaks Boundary
- Phase 3 Rezoning Area
- Commercial Mixed Use (CMU)
- Residential
- Industrial Mixed Use (IMU)
- Caltrain/Dumbarton Rail Tracks

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# North Fair Oaks Rezoning

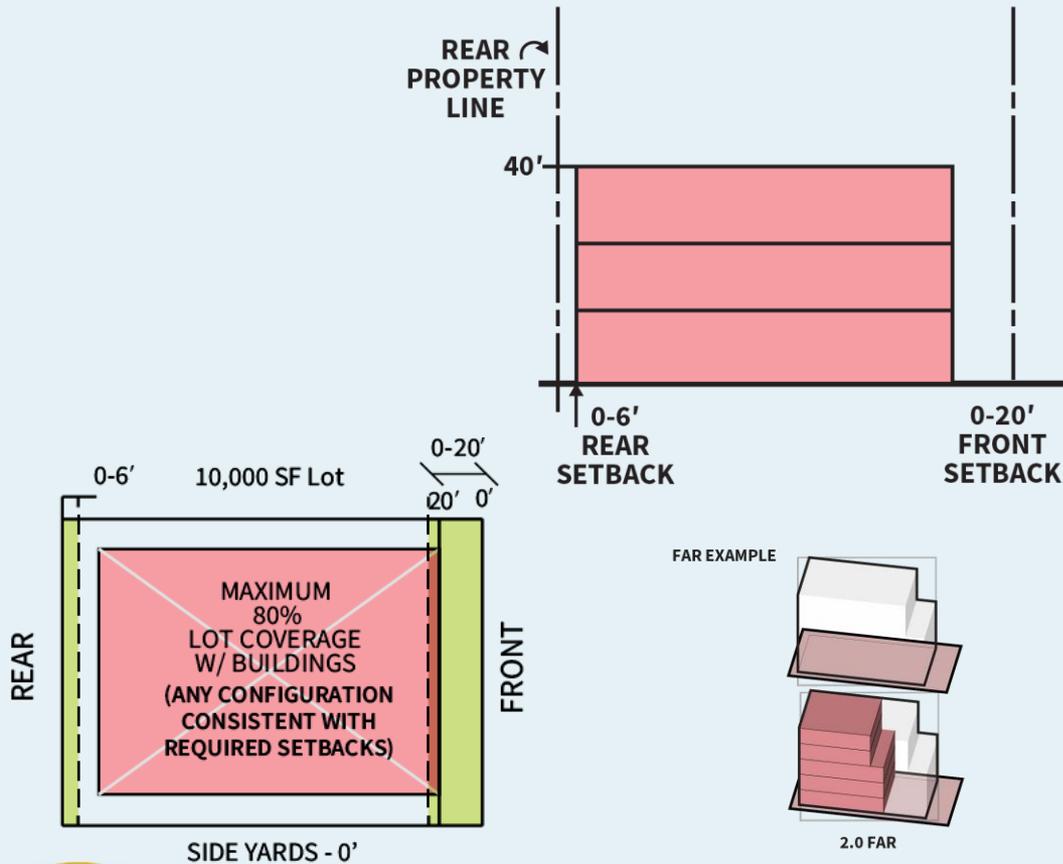
# Industrial Mixed Use Zoning: Proposed Uses

- 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*)



**North Fair Oaks Rezoning**

# Industrial Mixed Use Zoning Development Standards



Use	Floor to Area Ratio
Residential:	N/A (governed by density)
Commercial:	0.75
Institutional & Industrial	1.25
Mixed-Use:	1.0



## North Fair Oaks Rezoning



# 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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