

DRAFT

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF SAN JOSE AMENDING
TITLE 20 OF THE SAN JOSE MUNICIPAL CODE (ZONING
ORDINANCE) TO REVISE TABLE 20-40 IN SECTION
20.20.200 OS OPEN SPACE AND A AGRICULTURAL
DISTRICT DEVELOPMENT STANDARDS TO BE
CONSISTENT WITH THE GENERAL PLAN COYOTE
VALLEY AGRICULTURE OVERLAY**

WHEREAS, pursuant to Section 15168(c)(2) of the CEQA Guidelines, the City of San José has determined that this Ordinance is pursuant to, in furtherance of and within the scope of the previously approved program evaluated in the Final Program Environmental Impact Report for the Envision San José 2040 General Plan (the “FEIR”), for which findings were adopted by City Council through its Resolution No. 76041 on November 1, 2011, and Supplemental Environmental Impact Report (the “SEIR”), through Resolution No. 77617, adopted by City Council on December 15, 2015, and Addenda thereto, and does not involve new significant effects beyond those analyzed in the FEIR and SEIR; and

WHEREAS, the City Council of the City of San José is the decision-making body for this Ordinance; and

WHEREAS, prior to making its determination on this Ordinance, the Council reviewed and considered the Addendum to the Final Program Environmental Impact Report for the Envision San José 2040 General Plan adopted by Council on November 1, 2011 (Resolution No. 76041), and the Supplemental EIR (“SEIR”) to the Envision San José 2040 General Plan adopted by Council on December 15, 2015 (Resolution No. 77617), and addenda thereto, in accordance with CEQA;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SAN JOSE:

SECTION 1. Section 20.20.200 of Chapter 20.20 of Title 20 of the San José Municipal Code is amended to read as follows:

20.20.200 Development Standards

All development in the OS Open Space and A agricultural districts shall conform to the development regulations set forth below in Table 20-40.

**Table 20-40
OS Open Space and A Agricultural District Development Standards**

Regulations	Zoning Districts	
	OS	A
Minimum Lot Area <u>(Note 2)</u>	20 acres	20 acres
Setbacks (feet)		
From abutting streets and highways	50	50
From abutting property zoned or used for residential purposes	300	300
From abutting property zoned or used for other than residential purposes	50	50
Maximum Height (Note 1)	35 or established in Chapter 20.85	35 or established in Chapter 20.85
Maximum Floor Area Ratio	None	.80
Parking	See Chapter 20.90	See Chapter 20.90

Notes:

1. An alternative maximum height may be established as described in Chapter 20.85. Where an alternative maximum height restriction has been established as described in Chapter 20.85, that regulation described in Chapter 20.85 shall govern and control over the provisions of this section.

2. In the A Agriculture Zoning District, lots located wholly within the Coyote Valley Agriculture Overlay, as indicated on the general plan land use diagram, shall have a minimum lot area of 40 acres.

PASSED FOR PUBLICATION of title this ___ day of _____, 2021 by the following vote:

AYES:

NOES:

ABSENT:

DISQUALIFIED:

SAM LICCARDO
Mayor

ATTEST:

TONI J. TABER, CMC
City Clerk