



**CITY OF MILPITAS  
COMPREHENSIVE ZONING ORDINANCE UPDATE  
ZONING ADVISORY GROUP MEETING**

**Tuesday, May 23, 2023 6:00 PM**

**COMMITTEE MEETING ROOM  
455 E. CALAVERAS BLVD., MILPITAS, CA 95035**

**and**

**via teleconference (Zoom webinar)**

***Register in advance to attend the meeting online here:***

**[https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZwodu2rqT8vHtPFAo7rxNaZoGaHWQ\\_GifKJ](https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZwodu2rqT8vHtPFAo7rxNaZoGaHWQ_GifKJ)**

***After registering, you will receive a confirmation email with information about joining the meeting.***

**PUBLIC COMMENT INSTRUCTIONS**

Oral public comments may be provided live during the Zoning Advisory Group meeting in person or by registering for the zoom meeting in advance. To register you will need to provide an email address (not disclosed) and a name. To minimize technical difficulties, please make sure that you have the latest version of the Zoom Application. Below is the link to register for this meeting only:

**[https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZwodu2rqT8vHtPFAo7rxNaZoGaHWQ\\_GifKJ](https://ci-milpitas-ca-gov.zoom.us/meeting/register/tZwodu2rqT8vHtPFAo7rxNaZoGaHWQ_GifKJ)**

After you register a link will be sent to you to join the Zoning Advisory Group meeting in order to give your comments. All Zoom meeting attendees who wish to speak must click on the “raise hand” icon when the Chair calls for public comments. If participating via phone, dial \*9 to use the “raise hand” feature, and when called to speak, dial \*6 to unmute your phone. Your phone number will be displayed in the live meeting. The Chair will call speakers by name to address the Zoning Advisory Group. All comments provided shall be limited to three minutes or less as determined by the Chair. All members of the public will be limited to one comment per agenda item, and one comment for non-agenda items.

**AGENDA ITEMS**

**CALL MEETING TO ORDER and ROLL CALL (6:00 PM)**

**PLEDGE OF ALLEGIANCE**

**ELECTION OF CHAIR AND VICE CHAIR**

**APPROVAL OF AGENDA**

## **ZONING ORDINANCE UPDATE** (6:10 PM)

### 1. **Presentation** (6:10 PM)

### 2. **Questions** (6:25 PM)

- a. Overall Project
- b. ZAG Role and Responsibilities
- c. What We've Heard is Working and Not Working

### 3. **Discussion** (6:40 PM)

- a. In what ways do you see the zoning regulations/update effort intersecting with the topics and issues within the purview of your Commission?
- b. What do you find beneficial or effective about the current Zoning Ordinance?
- c. Are the use regulations effective in allowing desired uses? Keeping out incompatible uses?
- d. What are the Zoning Ordinance's shortcomings in achieving quality development?
- e. How well do the procedures work (use permits, noticing, appeals, nonconforming)?
- f. What aspects of the Zoning Ordinance should be clarified?
- g. Other?

### 4. **Public Comment** (7:40 PM)

### 5. **Wrap Up and Next Steps** (7:55 PM)

## **ADJOURNMENT** (8:00 PM)

### **KNOW YOUR RIGHTS UNDER THE OPEN GOVERNMENT ORDINANCE**

Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

Materials related to an item on this agenda submitted to the Planning Commission after initial distribution of the agenda packet are available for public inspection at the Planning Department office at Milpitas City Hall, 455 E. Calaveras Blvd., Milpitas, during normal business hours.

For more information on your rights under the Open Government Ordinance or to report a violation of the ordinance, contact the City Attorney's office at Milpitas City Hall 455 E. Calaveras Blvd., Milpitas, CA 95035. Phone 408-586-3040.

*The Open Government Ordinance is codified in the Milpitas Municipal Code as Title I Chapter 310 and is available online at the City's website [www.ci.milpitas.ca.gov](http://www.ci.milpitas.ca.gov) by selecting the Milpitas Municipal Code link.*

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The Planning Division will provide a recorded agenda or minutes printed in large type upon request for the visually impaired. In compliance with the Americans with Disabilities Act, individuals requiring accommodation for this meeting should notify the Planning Division prior to the meeting at 408-586-3279.

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# City of Milpitas Comprehensive Zoning Ordinance Update

## Zoning Advisory Group Meeting #1

May 23, 2023, 6:00 pm

*Milpitas City Hall*

*455 E. Calaveras Blvd.,*

*Milpitas, CA, 95035*

[Virtual via Zoom](#)



# Introductions

## City Staff

- Ned Thomas, AICP, Planning Director
- Holly Pearson, AICP, Zoning Update Project Manager
- Kristina Phung, Associate Planner

## Lisa Wise Consulting, Inc. (LWC)

- Jen Murillo, AICP, Director/Project Manager
- Stefano Richichi, Senior Associate
- Caroline Chen, Associate
- Abby Weizer, Associate



05/23/2023

# Agenda

- **Presentation (6:10 – 6:25pm)**
- **Questions (6:25 – 6:40pm)**
  1. Overall Project
  2. Group Role and Responsibilities
  3. What We've Heard is Working and Not Working
- **Discussion / Public Comment (6:40 – 7:55pm)**
- **Wrap Up & Next Steps (7:55 – 8:00pm)**



05/23/2023

# What and Why?

## What is the Zoning Ordinance?

- Establishes regulations and standards governing the use and development of property
- The Zoning Ordinance, or Zoning Code, is part of the City's Municipal Code (Chapter 10 of Title XI)

## Why is the City undertaking this project?

- The ***updated General Plan (2021)*** mandates an update to the Zoning Ordinance to ensure development regulations are consistent with the General Plan
- The ***Metro Specific Plan (2023)*** requires additions/updates to the Zoning Ordinance
- The ***current Zoning Ordinance is old*** and needs improvements to clarity, organization, and to reflect current uses and development practices and trends



05/23/2023



# Zoning Ordinance Update Objectives

1. Modernize the Zoning Ordinance.
2. Make the Zoning Ordinance more user-friendly.
3. Ensure consistency across all applicable City documents.
4. Promote more compact, mixed-use and transit-oriented development types, where appropriate.



05/23/2023

2023  
Spring

Summer

Fall

2024  
Winter

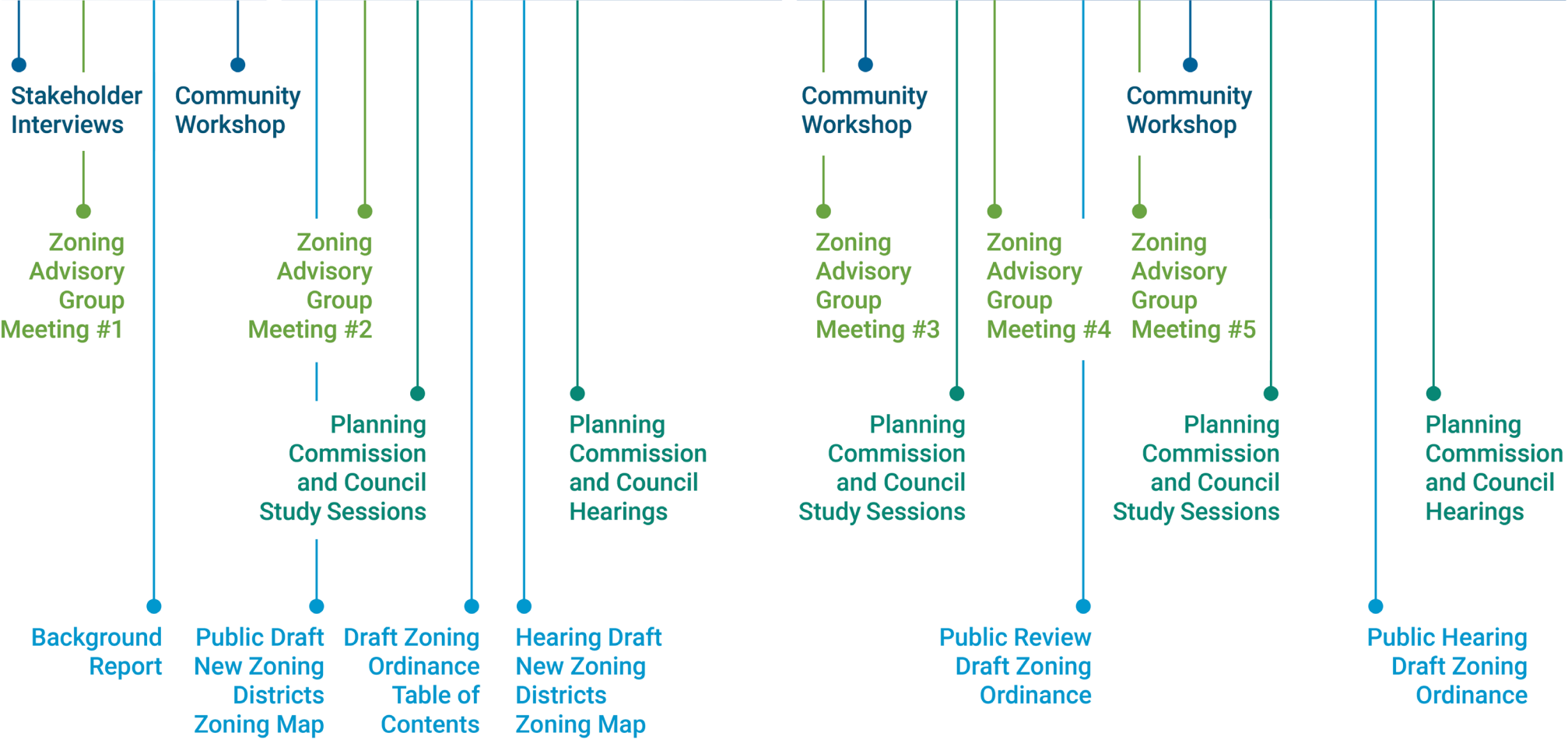
Spring

Summer

Fall

2025  
Winter

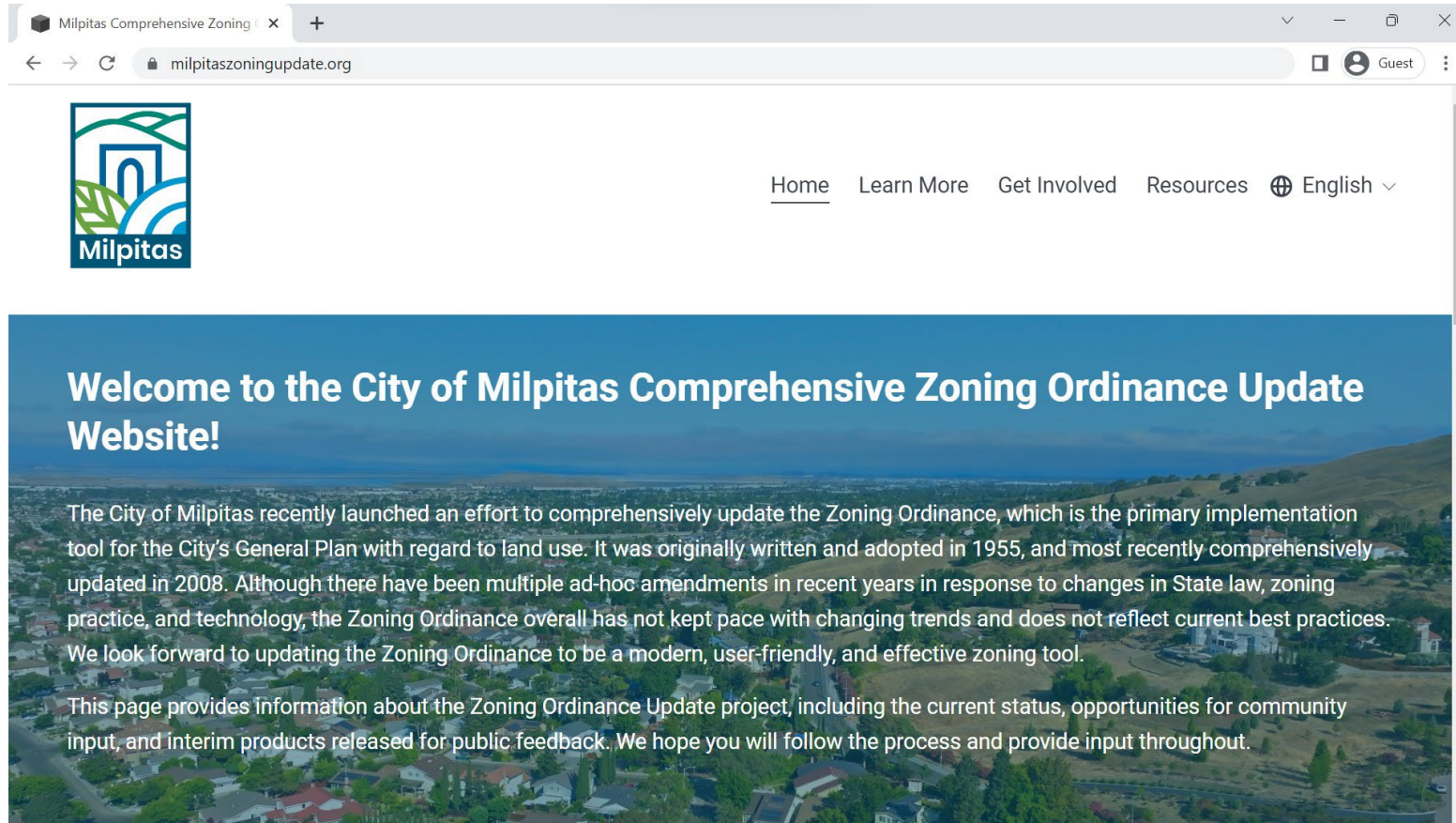
Spring



05/23/2023

# Zoning Ordinance Update Website

<https://www.milpitaszoningupdate.org/>



- FAQs
- Email sign up
- Public meeting info
- Project documents



05/23/2023

# ZAG Roles and Responsibilities

- Provide feedback to City staff and the consultant.
- Inform City staff and the consultant of valuable information, issues, and opinions.
- Review and discuss items proposed.
- Stay familiar with and seek consistency with the General Plan.
- Pass on knowledge to the community.
- Serve as an ambassador.
- Seek the benefit of the entire community in discussions and feedback.



# ZAG Meeting Schedule

- **Meeting #1 – May 23, 2023**
  - Kick-off, issue identification
- **Meeting #2 – August 2023 (August 22?)**
  - Background/recommendations report, new zoning districts, updated zoning map
- **Meeting #3 – April 2024**
  - TBD
- **Meeting #4 – September 2024**
  - TBD
- **Meeting #5 – November 2024**
  - Public Review Draft Zoning Ordinance



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# What's Working and What's Not Working

## Review, Analysis, Input, Documentation

- Technical Review
- Best Practices
- Legal Analysis
- City Staff
- Stakeholders



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# What We've Heard is Working

## Beneficial Regulations and Effective Traits of the Code

- Overall order/sequence
- Layout and structure of tables with notes and cross-references
- Building height, floor area ratio (FAR), and density limits
- Parking standards and ratios are clear
- Parks and Open Space Zone
- Searchable online interface



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# What We've Heard is Not Working (1/3)

## Issues with the Zoning Ordinance

- **Definitions** are outdated and unclear (e.g., uses, terms, acronyms)
- **Use regulations** often require City staff interpretation and don't allow enough flexibility
- Some **standards are not clear** (e.g., setback measurements, inclusionary rate)
- Some sections are **not well organized** (e.g., accessory dwelling units)
- **Unclear graphics** (e.g., hillside graphics)
- Some **overlay zones** are outdated/not used; overlays need a clean up
- **Parking ratios** are too high, especially if close to transit





# What We've Heard is Not Working (2/3)

## Issues with the Zoning Ordinance (continued)

- **Building heights** and how they are measured is unclear; there are no non-habitable exceptions (e.g., architectural features)
- **Industrial building height** is too restrictive (should allow 50 feet with setbacks and landscaping)
- Some development **standards are onerous** and impact project feasibility (e.g., FAR, screening, residential setbacks, etc.)
- **Exceptions** to the Code (e.g., Conditional Use Permit to allow tall buildings near single-family residential neighborhoods)



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# What We've Heard is Not Working (3/3)

## Issues with the Zoning Ordinance (continued)

- **Triggers for approval** (what requires City Staff/Zoning Administrator vs. Planning Commission vs. City Council approval)
- **Conditional Use Permits** are required too often (e.g., tandem parking)
- **Noticing** requirements are limited and could be more effective using other methods
- Very limited **design standards** (*note recently adopted Objective Design Standards for multi-family and mixed-use projects*)
- **Landscape standards** are lacking



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# Discussion Questions

- a. In what ways do you see the zoning regulations/update effort intersecting with the topics and issues within the purview of your Commission?
- b. What do you find beneficial or effective about the current Zoning Ordinance?
- c. Are the use regulations effective in allowing desired uses? Keeping out incompatible uses?
- d. What are the Zoning Ordinance's shortcomings in achieving quality development?
- e. How well do the procedures work (use permits, noticing, appeals, nonconforming)?
- f. What aspects of the Zoning Ordinance should be clarified?
- g. Other?



05/23/2023

# Wrap Up & Next Steps

- **Background and Recommendations Report** – June
- **Draft New Zoning Districts and Zoning Map** – July
- **ZAG Meeting #2** – August (*August 22, 2023?*)
- **Community Workshop #1** – August



05/23/2023

# Sign up for project emails!

<https://www.milpitaszoningupdate.org/>

# Thank you!



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# Comprehensive Zoning Ordinance Update ZONING ADVISORY GROUP (ZAG)

LWC

***The City of Milpitas is seeking representatives from various City commissions to join the Zoning Advisory Group, or ZAG, to advise the Comprehensive Zoning Ordinance Update. More information on the Zoning Ordinance Update will become available at [www.milpitaszoningupdate.org](http://www.milpitaszoningupdate.org).***

## WHAT IS THE ZAG?

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The Zoning Advisory Group, or ZAG, is an ad hoc group established to inform and guide the Zoning Ordinance Update project. The ZAG will be composed of representatives of existing City commissions and will convene at key points during the Zoning Ordinance process to review working material and provide insight and feedback. Participation by members appointed to the ZAG is temporary; the roles and responsibilities of its members will conclude with City Council adoption of the Zoning Ordinance Update, which is anticipated to occur in approximately 2.5 years.

## PARTICIPANT ROLES AND RESPONSIBILITIES

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The ZAG will be responsible for providing feedback to City staff and to the consultant regarding the Zoning Ordinance Update, including but not limited to issue identification and key changes to the standards and regulations of the Milpitas Zoning Ordinance. It is also the role of the ZAG to assist in ensuring the community's concerns and desires are adequately reflected in the Zoning Ordinance Update. Responsibilities of ZAG members include the following:

- Provide feedback to City staff and the consultant on the planning process and its products.
- Inform City staff and the consultant of information that is valuable to the process or issues/opinions that should be taken into consideration as part of the Zoning Ordinance preparation.
- Pass on knowledge to the community on topics pertinent to the Zoning Ordinance Update.
- Review and discuss items proposed by City staff and the consultant.
- Stay familiar with and seek consistency with the City's General Plan during discussions.
- Serve as an ambassador for the Zoning Ordinance Update, providing the community with information as appropriate.
- Irrespective of individual perspectives or preferences, seek the benefit of the entire community in discussions and feedback.

While the ZAG will provide feedback to the planning team throughout the duration of the project, the adoption of the Zoning Ordinance Update ultimately rests with the Milpitas Planning Commission and City Council.

## PARTICIPANT COMMITMENTS

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Members are expected to prepare for and participate in five ZAG meetings, anticipated to occur in May 2023, August 2023, April 2024, September 2024, and November 2024. Each meeting may run up to two hours in length. Reading materials will be assigned approximately one week prior to each meeting. Members should expect up to 100 pages of materials prior to some meetings, and are expected to come to each meeting having read and thought about the materials. Meetings will focus on the following topics:

- Project Initiation/Issues Identification
- Background and Recommendations Memo
- Key Topics (TBD)
- Public Review Draft Zoning Ordinance

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# City of Milpitas

# Zoning Ordinance Update

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## Stakeholder Interviews Summary Report

May 2023

*Prepared for:*

City of Milpitas  
455 E. Calaveras Blvd.  
Milpitas, CA 95035

*Prepared by:*

Lisa Wise Consulting, Inc.  
870 Market Street, Suite 977  
San Francisco, CA 94102

LWC

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## INTRODUCTION

Lisa Wise Consulting, Inc. (LWC) is preparing the Comprehensive Zoning Ordinance Update for the City of Milpitas. The Zoning Ordinance will implement the community-driven 2040 General Plan and recently adopted Metro Specific Plan. A strong collaborative effort between stakeholders, community members, and decision-makers is essential to the Ordinance update, and as one of several community outreach events, LWC conducted interviews with key stakeholders. The interviews were intended to provide an insider's perspective of existing standards and to identify community needs and priorities related to zoning, including uses, development standards, design, and procedural requirements.

The City identified and contacted 24 individuals as potential interviewees and 14 participated in the interviews. Included were residents, designers, real estate brokers, developers, and business community representatives. LWC conducted a total of nine individual or small group interviews (no more than three interviewees per group). Interviews were conducted from April 3 to April 25, 2023 via Zoom videoconference.

Interviews were scheduled for 60 minutes each out of respect for respondents' time and to limit informant fatigue; most interviews lasted the full 60 minutes. The interviews followed a list of 10 questions developed by LWC that was reviewed and approved by the City and distributed to interviewees prior to the interview (see below and Appendix). All interviews were initiated with a greeting and a brief: 1) introduction to the project, 2) description of intent of the interviews, 3) assurance of confidentiality, and 4) and overview of the format and expected time commitment.

## STAKEHOLDER RESPONSES SUMMARY

Respondents provided useful, candid information and were appreciative of the opportunity to be involved. Summaries of the responses to each question are included below.

### **Question 1: What is your relationship with the City of Milpitas (property owner, resident, business owner/operator, developer, non-profit organization, etc.)?**

Respondents included individuals who identified themselves as residents/property owners; design professionals; for-profit and non-profit developers; real estate professionals; local business owners, operators or consultants; and prior member of the City's Planning Commission.

### **Question 2: Please describe your level of familiarity with the Zoning Code. What types of development are you involved with, if any?**

Familiarity with the Zoning Code ranged from not very familiar to intimate familiarity with the Zoning Code. Participants were involved with residential (single-family and multi-family), commercial, industrial, and mixed-use development. Some interviewees had been involved with the 2040 General Plan Update and Metro Specific Plan.

**Question 3: What aspects of the current Code do you find effective or beneficial?**

Respondents noted that the following regulations work well:

- Building height limits, FAR limits, and density limits are beneficial.
- The Code generally promotes certainty and is clear and easy to understand.
- Parking standards and ratios are clear for different uses.
- It's helpful that parking spaces are not required for ADUs within a half mile from BART.
- Safety regulations applicable to industrial zones are beneficial. For instance, if a church goes into an industrial zone, it needs to have a chemical monitoring alarm system and fire sprinklers.
- It's good that the Code requires that projects foster community pride as a required finding for approval.
- The searchable interface works well both on a computer and smartphone.

**Question 4: What do you think are the Code's shortcomings in achieving quality development?**

Below is a summary of responses related to the Codes' shortcomings in achieving quality development:

- Cases where applicants want exceptions to the Code are often problematic. Conditional use permits function to allow such exceptions (e.g., for tall buildings near single-family residential neighborhoods).
- For industrial buildings, the City should allow up to 50 feet in height from ground level to the top of the parapet. Setbacks and landscaping for these types of buildings are important.
- FAR standards are too low to be financially feasible, particularly along Calaveras Boulevard.
- Development standards such as screening, sidewalk requirements, design guidelines, setbacks for residential are onerous and financially burdensome on a project.
- The Zoning Code should give more authority to Planning staff and/or the Zoning Administrator to streamline development.
- Code users need a clear path that demonstrates how to entitle a project so that there are no surprises.

**Question 5: Do you think the Zoning Code reflects the community's needs? If not, what changes need to be made?**

Participants identified where particular uses identified in the Zoning Code are/are not reflective of community needs, as well as issues with development standards such as parking standards and other topics:

- The required number of parking spaces for residential uses and commercial businesses is excessive. To reduce VMT impacts, the Code should limit the required parking, especially if close to transit. However, this should balance appropriate parking for employees.
- Conditional use permits should be reviewed by the Planning Commission and the City Council.
- The Code devotes too much space to office, technology, and manufacturing uses (many areas zoned for these use are vacant because these uses are not consistent with market demand, given the cost of doing business in California).

- Residential on the ground floor is not working for mixed-use districts. The City should make sure there is demand for those uses.
- Higher density residential/mixed-use should be allowed downtown and along BART corridors.
- Smaller restaurants should be accommodated, as large restaurants are no longer being built. New restaurants are mostly small to medium in scale.
- The Code needs flexibility since businesses evolve.

***Question 6: Are there aspects of the zoning regulations you find vague or unclear? If so, please describe.***

Participants asked for clarity in the Code regarding the following items:

- Terminology in the Code is not always clear (e.g., acronyms should be explained; what is the difference between an exception, a variance, and a conditional use?).
- Overlay zones are difficult to interpret on the zoning map – when do they apply? (e.g., when do overlay districts apply in downtown?).
- The optimal affordable housing requirement is 20 percent, but the Code requires only 15 percent. The City should be clear on the requirement.
- In some instances, it is not clear where setbacks should be measured from (e.g., along Montague Expressway).
- Park in-lieu fees are not clear; they should be transparent enough to determine the fee without having to call City staff.

***Question 7: Are the use regulations effective in promoting desirable development, welcoming new business opportunities, and keeping out incompatible uses?***

Participants commented on use regulations as summarized below:

- Generally, the Code is effective in promoting desirable development and keeping out incompatible uses, although exceptions and conditional use permits can allow for projects that are not compatible with the community.
- Use regulations should be flexible. There is currently a preschool that wants to open in an existing warehouse space, but the proximity of a liquor store is preventing the preschool from opening.
- The Code should have a robust list of defined uses allowed (including audio/visual production studios, tea shops, escape rooms, karaoke, hobby brewing) to eliminate ambiguity and the need for staff interpretation (e.g., UPS/Fedex as warehouse/distribution vs. a parcel sorting service).
- The Code should allow more manufacturing uses, and instead of not allowing uses altogether, should allow a conditional use permit for other expanded commercial redevelopment uses.
- The Code limits how close automotive uses can be to one another. This is too restrictive, as it does not differentiate uses like window tinting and ceramic coating (low impact uses that generate little waste) from other automotive uses with a lot of oil waste (like mechanic shops).
- In malls or retail centers that already have restaurants that sell alcohol, new restaurants still need a use permit to sell alcohol. This is discouraging for applicants.

**Question 8: How well do you think the permitting and administrative procedures work, including community meeting/noticing requirements?**

A consistent comment received included support for alternative forms of noticing (e.g., social media noticing), among other comments:

- Notice should be given sooner in the development process.
- Notice should also occur through social media (e.g., Facebook, Nextdoor), electronic message signs, and through Mayor updates at City Council.
- Notice should be given within a one-mile radius of the project.
- The City has suggested that projects also be reviewed at a community meeting, which is not required by State law and adds time and expense to projects.
- It is helpful that the City allows applicants to package all requests (including tentative maps) for one hearing.
- Administrative processing can take too long.
- Use of the density bonus allowed by State law and associated concession/waiver has been helpful.
- The timeline of the building permit process is often unclear. The online portal tracks submittal date but doesn't give a due date for comments from the City. It would be better if the online portal could tell you which departments have reviewed, and which have yet to review (some cities do this).
- It would be better if the City had in-house plan check. It's much harder when the City uses a third-party plan checker.

**Question 9: Are there any issues regarding the Zoning Code that you would like to better understand?**

Some questions had to do with the relationship between zoning and other planning documents, as well as how zoning overlays function/where they apply:

- Overlays are complicated; it would be nice if in GIS you could click on a parcels to see which zoning district supersedes the other.
- I would like to better understand the Main St. revitalization process.
- How will the revisions to the Zoning Code affect the General Plan and various specific plans?

**Question 10: Is there anything else that you would like to add?**

Stakeholders generally expressed being pleased with their interactions with City staff, but also mentioned some frustrations with the CEQA process. Other comments are summarized below:

- Planning staff has done a great job – they are collaborative, receptive, and responsive.
- The City's developer roundtable meetings have been useful.
- CEQA takes too long and slows down the project.
- It would be useful to have a master fee schedule and automatic fee calculator tool that shows all relevant fees.

- Higher residential fees may prevent development due to feasibility problems.
- It would be great if there were a program specifically for restaurants to streamline applications (e.g., a program coordinator that applicants could deal with directly).
- Small business owners need a checklist of everything they need to do to open a business and should be made aware of what resources are available (e.g., façade improvement program).
- It would be great if the City had a designated planner or staff person dedicated to streamlining affordable housing projects.
- PG&E and other utilities create delays. Is there anything that the City's planning or engineering departments can do about that?

## City of Milpitas Comprehensive Zoning Ordinance Update Stakeholder Interview Questions

Name(s): \_\_\_\_\_

Day: \_\_\_\_\_

Time: \_\_\_\_\_

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**Project Objectives:** Modernize the Zoning Ordinance, make the Zoning Ordinance more user-friendly; ensure consistency; promote compact, mixed-use, and transit-oriented development where appropriate.

**Purpose:** These interviews enable the consultant team and the City to gain better understanding of zoning issues that need to be addressed and the highest priority items from the perspective of community members and local stakeholders.

**Confidentiality:** Results from the interviews will be reported in aggregate form where comment cannot be attributed to an individual unless consent to use affiliation or personally identifiable information is granted by the interviewee. Your participation is completely voluntary. You can stop the interview at any time.

May we use your name and/or affiliation in reporting results of this interview? Yes / No

**Format:** We'll ask 10 questions (see below). There are no right or wrong answers; you will not be judged on your responses. Please answer each question as sincerely as you can. The interview should take no more than 60 minutes. There will be other opportunities for input throughout the project.

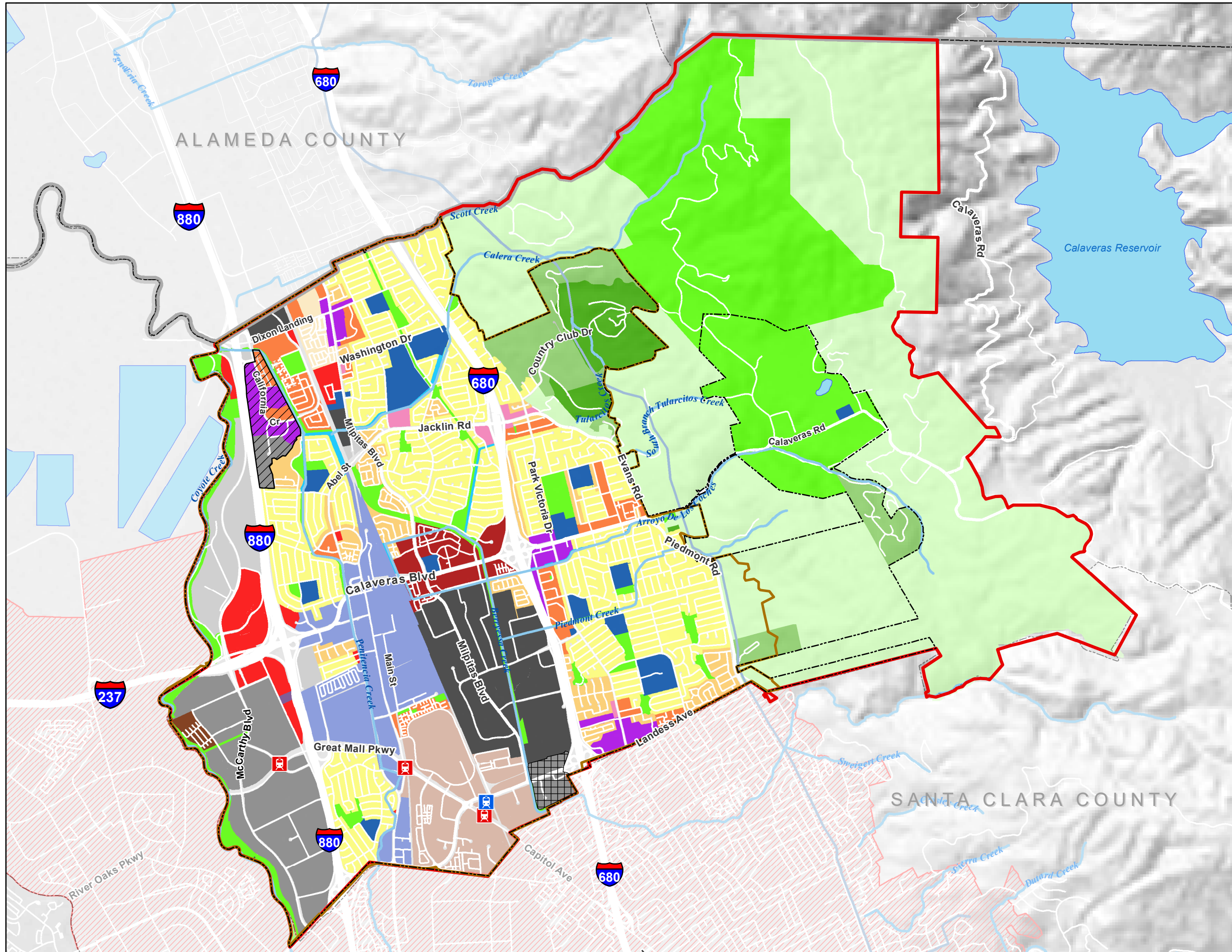
1. What is your relationship with the City of Milpitas (property owner, resident, business owner/operator, developer, non-profit organization, etc.)?
2. Please describe your level of familiarity with the Zoning Code. What types of development are you involved with, if any?
3. What aspects of the current Code do you find effective or beneficial?
4. What do you think are the Code's shortcomings in achieving quality development?
5. Do you think the Zoning Code reflects the community's needs? If not, what changes need to be made?
6. Are there aspects of the zoning regulations you find vague or unclear? If so, please describe.



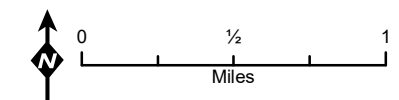
7. Are the use regulations effective in promoting desirable development, welcoming new business opportunities, and keeping out incompatible uses?
8. How well do you think the permitting and administrative procedures work, including community meeting/noticing requirements?
9. Are there any issues regarding the Zoning Code that you would like to better understand?
10. Is there anything else that you would like to add?



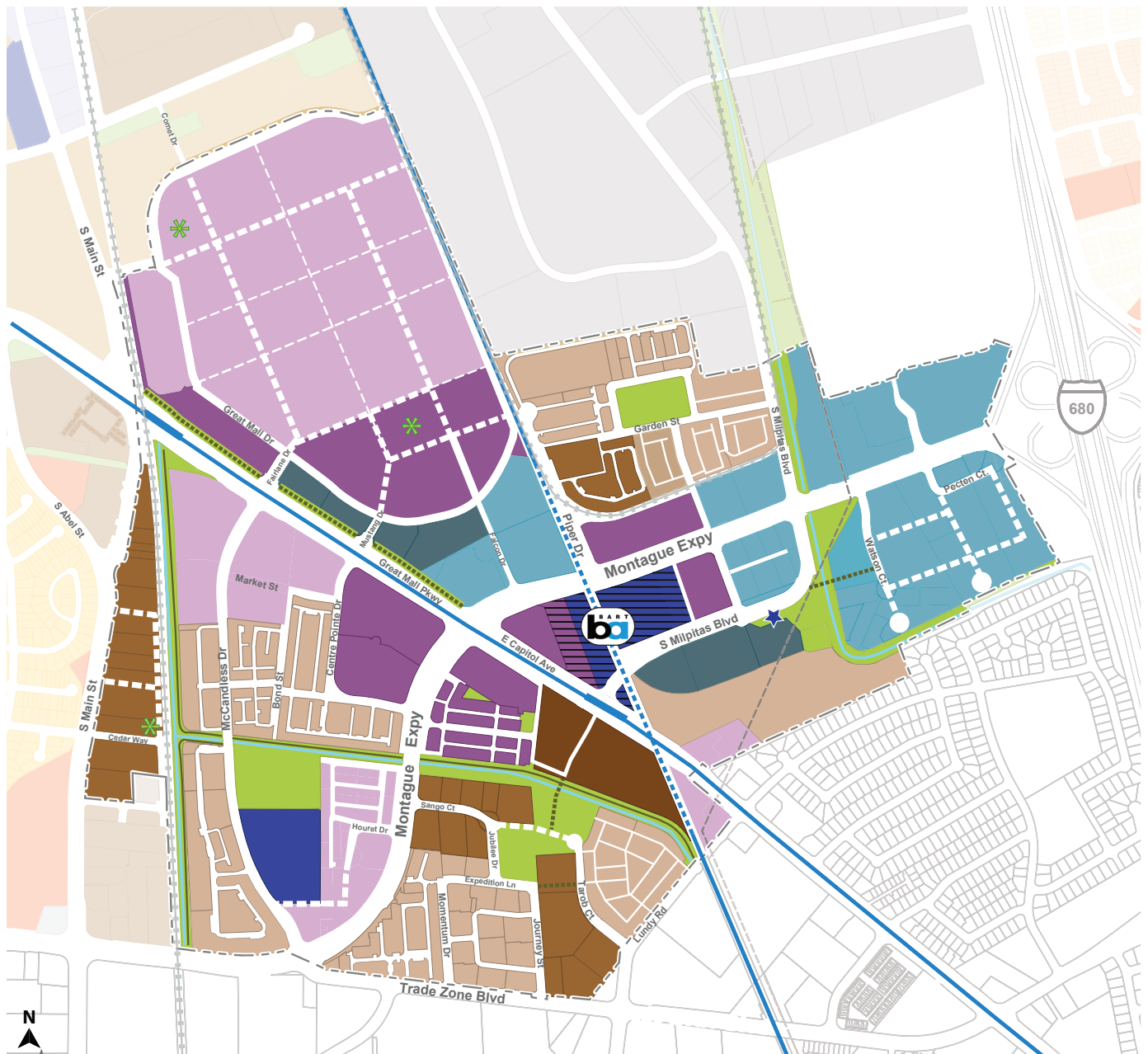
**FIGURE LU-1  
GENERAL PLAN LAND USE MAP**



- Legend**
- HVL - Hillside Very Low Density
  - HLD - Hillside Low Density
  - HMD - Hillside Medium Density
  - LDR - Low Density Residential
  - MDR - Medium Density Residential
  - HDR - High Density Residential
  - VHDR - Very High Density Residential
  - MHP - Mobile Home Park
  - VHDMU - Very High Density Mixed Use
  - NCMU - Neighborhood Commercial Mixed Use
  - GNC - General Commercial
  - NC - Neighborhood Commercial
  - TWC - Town Center
  - INP - Industrial Park
  - BPRD - Business Park/Research & Development
  - MFG - Manufacturing
  - PF - Public Facilities
  - POS - Permanent Open Space
  - MMSP - Milpitas Metro Specific Plan
  - MGSP - Milpitas Gateway-Main Street Specific Plan
  - WW - Waterway
  - Future Specific Plan Overlay
  - Innovation District Overlay
- Planning Areas**
- City of Milpitas
  - Milpitas Sphere of Influence
  - Milpitas Urban Service Area
  - San Jose Planning Limits of Urban Growth
  - County Boundary
- Transit Stations**
- B BART Station
  - V VTA Station



**Figure 2-8. Land Use**



10.26.2022

- |     |                              |  |  |   |                      |
|-----|------------------------------|--|--|---|----------------------|
| --- | Milpitas Metro Plan Boundary | MFH - Multi-Family High Density Residential      | BPRD - Business Park Research & Development                        | — | Creeks               |
| —   | Existing Public Streets      | VHD - Multi-Family Very High Density Residential | BPRD-R - Business Park Research & Development, Limited Residential | ■ | Permanent Open Space |
| □□  | Proposed Public Streets      | URR - Urban Residential                          | PF - Public Facilities   | ✱ | Park*                |
| □□□ | Proposed Private Streets     | RRMU - Residential Retail High Density Mixed Use | —  | ★ | Police Station*      |
| —   | Public Trail                 | BVMU - Boulevard Very High Density Mixed Use     | —  | — | Railways             |
| --- | Proposed Public Trail        |  | —  | — | PG&E Overhead Line   |
|     |                              |  | —  | — |                      |
|     |                              |  | —  | — |                      |
|     |                              |  | —  | — |                      |
|     |                              |  | —  | — |                      |

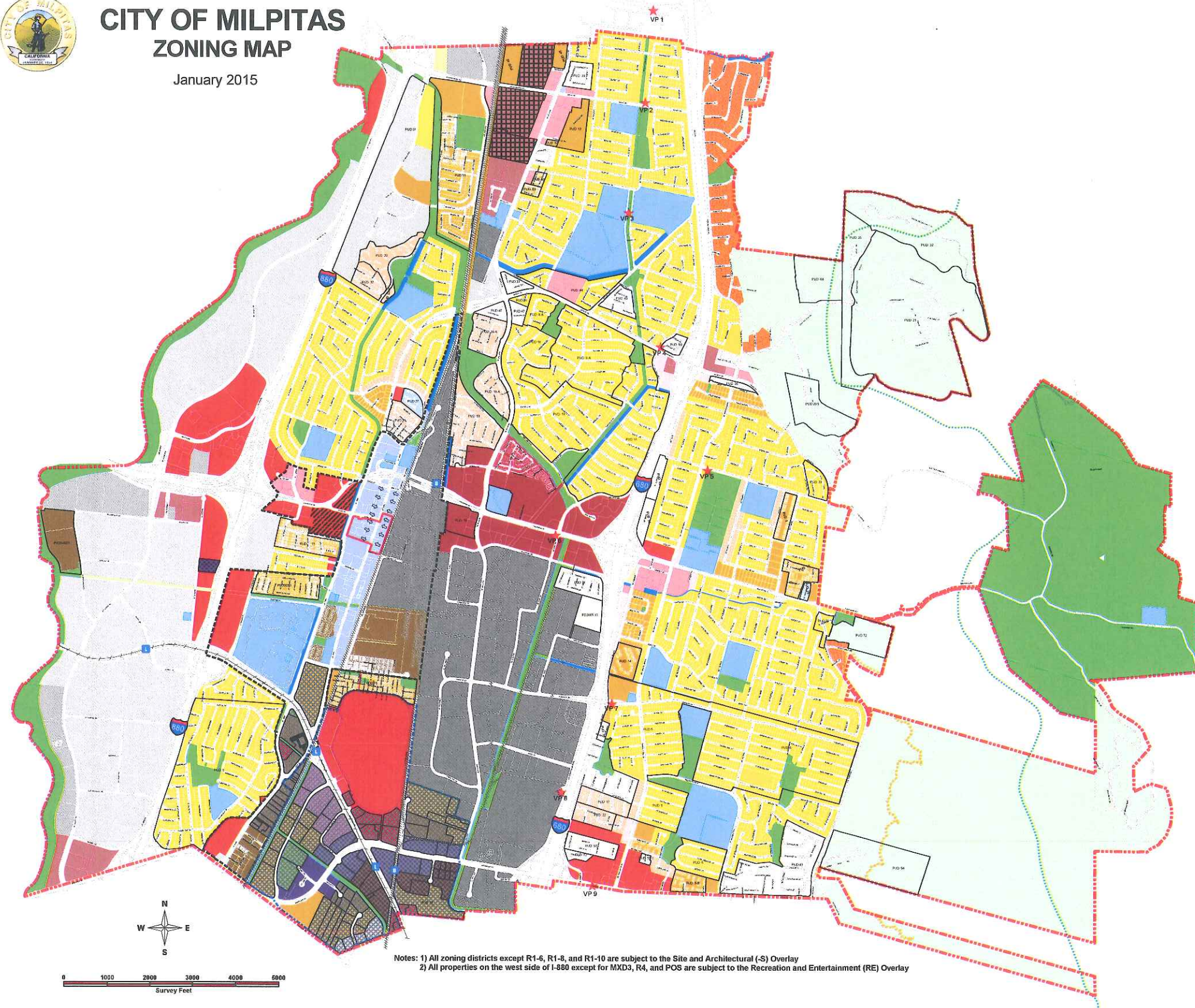
\*Location is approximate and shall be determined through the implementation of the MMSP.





# CITY OF MILPITAS ZONING MAP

January 2015



### Legend

- Single Family Residential minimum lot size 2,500 s. f. (R1-2.5)
- Single Family Residential minimum lot size 3,000 s. f. (R1-3)
- Single Family Residential minimum lot size 4,000 s. f. (R1-4)
- Single Family Residential minimum lot size 6,000 s. f. (R1-6)
- Single Family Residential minimum lot size 10,000 s. f. (R1-10)
- Single Family Residential with Hillside Combining District (R1-H)
- One or Two Family (R2)
- Multi-Family Residential, High Density (R3)
- Multi-Family Residential, Very High Density (R4)
- Urban Residential (R5)
- Mixed Use (MXD)
- Mixed Use, High Density (MXD2)
- Mixed Use, Very High Density (MXD3)
- Administrative and Professional Offices (CO)
- Neighborhood Commercial (C1)
- General Commercial (C2)
- Highway Services (HS)
- Town Center (TC)
- Heavy Industrial (M2)
- Light Industrial (M1)
- Industrial Park (MP)
- Institutional (I)
- Agricultural (A)
- Park and Open Space (POS)
- Waterways
- Mobile Home Park Overlay (MHP)
- High Rise Overlay (HR)
- Transit Oriented Development Overlay (TOD)
- Office Overlay (OO)
- Precise Plan Area
- Midtown Specific Plan Area
- Transit Specific Plan Area
- City Boundary
- Crest Line
- Urban Growth Boundary
- Ground Level Commercial
- Light Rail
- Railroad
- BART Station
- LRT Station
- View Points



Notes: 1) All zoning districts except R1-6, R1-8, and R1-10 are subject to the Site and Architectural (-S) Overlay  
 2) All properties on the west side of I-880 except for MXD3, R4, and POS are subject to the Recreation and Entertainment (RE) Overlay