



Sunnyvale

# Consideration of Useable Open Space in Required Front Yards

Planning Commission, January 14, 2018

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# Study Issue Scope

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- Sponsored in 2012 by Planning Commission
  - ◆ Multiple townhouse projects requesting deviation
  - ◆ Changes in development trend that emphasize more on active streets
- Develop clear criteria
  - ◆ Specific zoning standards
  - ◆ Guidelines

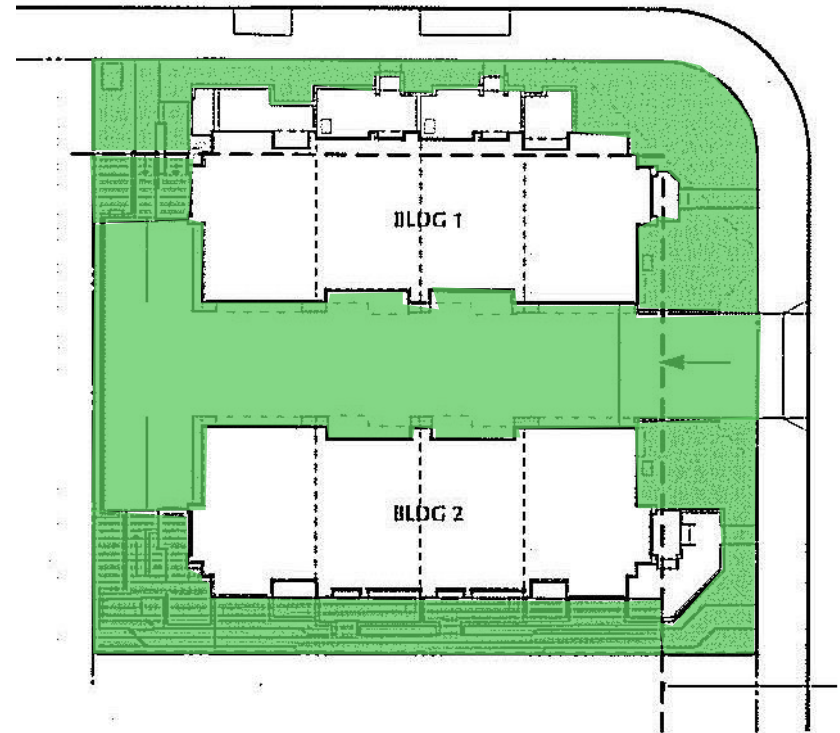
# Staff Research

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- Existing requirements
- Other Cities
- Past Projects with Approved Deviation(s)

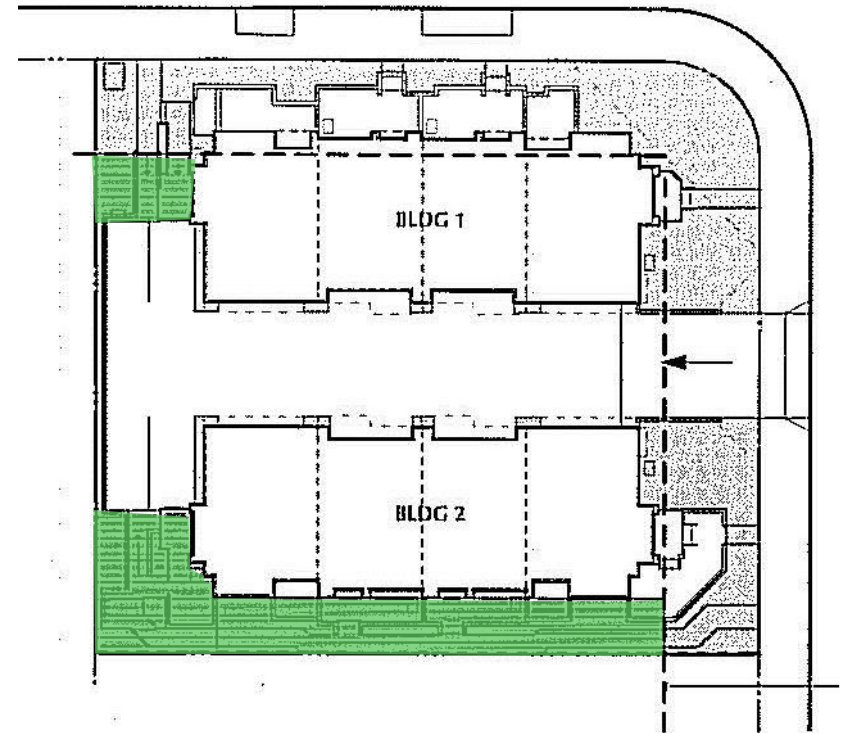
# Open Space vs. Usable Open Space vs. Landscaped Area

- Open Space
  - ◆ An open area for public or private use or enjoyment
  - ◆ Includes parking lot or parking area



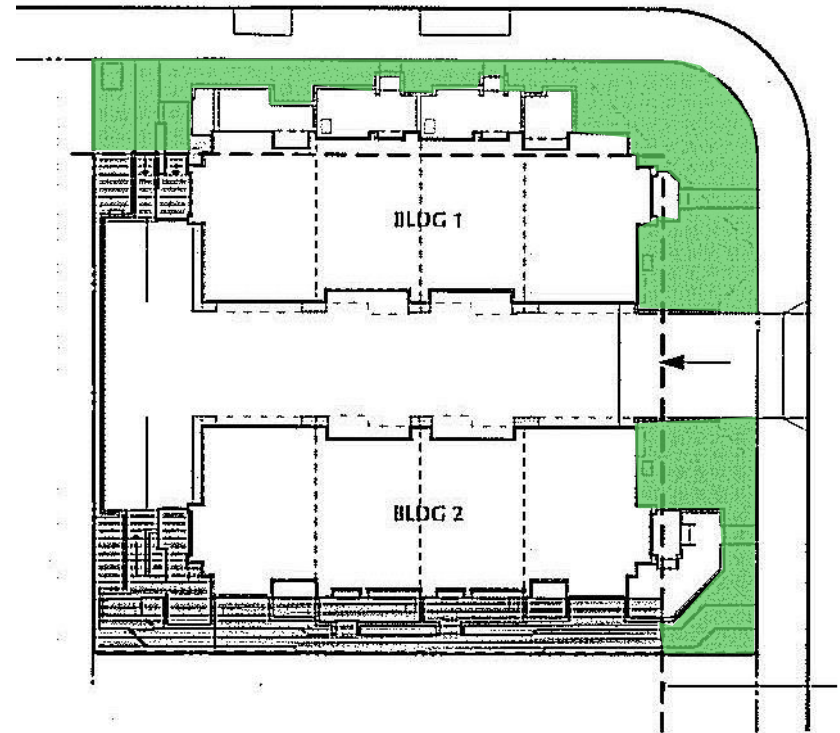
# Open Space vs. Usable Open Space vs. Landscaped Area

- Usable Open Space
  - ◆ An outdoor or unenclosed area or recreation building for active and passive open space activities.
  - ◆ On the ground, roof, balcony, deck, porch, pool area, patio or terrace.
  - ◆ Excludes parking facilities, driveways, utility, service or storage areas.



# Open Space vs. Usable Open Space vs. Landscaped Area

- Landscaped Area
  - ◆ Area planted with vegetation utilized for screening or ornamentation.
  - ◆ Excludes parking areas, storage areas, driveways, and specifically permitted unenclosed uses.



# Existing Usable Open Space Requirements

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- Prohibited in the required front yard.
- Minimum requirement: 200 sq. ft. and at least a 12-foot dimension in any direction.
  - ◆ Private balconies: 7 feet in any direction and 80 s.f.
  - ◆ Roofs, decks or porches: 10 feet in any direction and 120 s.f.
- Private Usable Open Space: 80 square feet per unit minimum in R-4 and R-5
- In LSAP, Usable Open Space may be considered in the required front yard if appropriate with the character of the street.

# Other Cities Requirements

City	Usable Open Space in Required Front Yard?	Other Notes on UOS
Palo Alto	Maybe	<ul style="list-style-type: none"> <li>• At the Architectural Review Board discretion</li> <li>• Design criteria for open space</li> </ul>
Redwood City	No	<ul style="list-style-type: none"> <li>• Allowed in required side or rear yards</li> <li>• Not allowed in required parking areas and their driveways</li> </ul>
Mountain View	Yes	<ul style="list-style-type: none"> <li>• No specific requirements for Usable Open Space</li> <li>• Has Private Open Space requirement for certain zoning districts</li> </ul>
Santa Clara	N/A	<ul style="list-style-type: none"> <li>• No specific requirements for Usable Open Space</li> <li>• Allows open landscaped area in the required front</li> </ul>



# Sunnyvale Past Projects with UOS Deviation

Project Address	UOS Placement Deviation	UOS Size
411 and 425 N Fair Oaks and 599 Taylor Avenues	No	385 square feet
1202-1204 Cortez Drive and 189-191 South Bernardo Avenues	Yes	524 s.f. (267 s.f. if front yard not counted)
185 South Bernardo Avenue	Yes	524 s.f. (267 s.f. if front yard not counted)
1071 Noriega Avenue	Yes (half credit)	426 s.f. (254 s.f. and 73 s.f. of private balcony if front yard not counted)
845 Maria Lane	Yes	427 s.f.

# Sunnyvale Past Projects with UOS Deviation (cont'd)

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- Commonalities for Deviation Requests
  - ◆ Townhome project with 10 or fewer units
  - ◆ Located in R-3 Zoning District
  - ◆ Corner lots with two required front yards
  - ◆ Parcels less than 25,000 square feet in size
  - ◆ Conflict between the minimum density (HE Policy 18) and site design requirements, including UOS

# Potential Options

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- Allow in certain zoning districts:
  - ◆ In all multi-family residential zoning districts
  - ◆ Only in R-3
  - ◆ In R-4 and R-5 in addition to R-3
- Multi-family residential projects with 10 or fewer units
- Multi-family residential projects in corner lots
- Allow up to 50% of the required front yard
- Allow only if no deviation/variance requested on the required front yard

# Staff Recommendations

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- Applies to multi-family residential projects in R-3, R-4, and R-5 zoning districts
- Up to 50% of the required front yard may be counted towards the required UOS when no deviation or variance is requested for the required front yard