

Code of Ordinances



San Jose, California - Code of Ordinances / Title 20 - ZONING



San Jose, CA Code of Ordinances

SAN JOSÉ MUNICIPAL CODE VOLUME I 2000

SUPPLEMENT HISTORY TABLE

- Title 1 - GENERAL PROVISIONS
- Title 2 - ADMINISTRATION
- Title 3 - PERSONNEL
- Title 4 - REVENUE, FINANCE AND BUSINESS TAXES
- Title 5 - HOUSING
- Title 6 - BUSINESS LICENSES AND REGULATIONS
- Title 7 - ANIMAL CARE AND CONTROL
- Title 8 - PUBLIC SAFETY AND SPECIAL FUNCTIONS
- Title 9 - HEALTH AND SAFETY
- Title 10 - PUBLIC PEACE, MORALS AND WELFARE
- Title 11 - VEHICLES AND TRAFFIC
- Title 12 - ETHICS AND OPEN GOVERNMENT PROVISIONS
- Title 13 - STREETS, SIDEWALKS AND PUBLIC PLACES
- Title 14 - PUBLIC WORKS AND IMPROVEMENTS

SAN JOSÉ MUNICIPAL CODE VOLUME I 2000

- Title 15 - PUBLIC UTILITIES
- Title 16 - GAMING CONTROL
- Title 17 - BUILDINGS AND CONSTRUCTION*

Title 18 - LOCAL PLANNING

Code of Ordinances - SUBDIVISIONS



- ▼ Title 20 - ZONING
 - Chapter 20.10 - GENERAL PROVISIONS AND ZONING DISTRICTS
 - Chapter 20.20 - OPEN SPACE & AGRICULTURAL ZONING DISTRICTS
 - Chapter 20.30 - RESIDENTIAL ZONING DISTRICTS
 - Chapter 20.40 - COMMERCIAL ZONING DISTRICTS AND PUBLIC/QUASI-PUBLIC ZONING DISTRICT
 - Chapter 20.50 - INDUSTRIAL ZONING DISTRICTS
 - Chapter 20.60 - PD - PLANNED DEVELOPMENT DISTRICT
 - Chapter 20.70 - DOWNTOWN ZONING REGULATIONS
 - CHAPTER 20.75 - PEDESTRIAN ORIENTED ZONING DISTRICTS
 - Chapter 20.80 - SPECIFIC USE REGULATIONS
 - Chapter 20.85 - SPECIFIC HEIGHT RESTRICTIONS
 - Chapter 20.90 - PARKING AND LOADING
 - Chapter 20.95 - STORM WATER MANAGEMENT
 - Chapter 20.100 - ADMINISTRATION AND PERMITS
 - Chapter 20.110 - OTHER PROCEDURES
 - Chapter 20.120 - ZONING CHANGES AND AMENDMENTS
 - Chapter 20.150 - NONCONFORMING USES
 - Chapter 20.160 - REQUESTS FOR REASONABLE ACCOMMODATION
 - Chapter 20.170 - RESIDENTIAL CONDOMINIUM AND COMMUNITY APARTMENT PROJECT REGULATIONS
 - Chapter 20.175 - COMMERCIAL AND INDUSTRIAL COMMON INTEREST DEVELOPMENT REGULATIONS
 - Chapter 20.180 - MOBILEHOME PARK CONVERSIONS TO RESIDENT OWNERSHIP OR TO ANY OTHER USE
 - Chapter 20.190 - AFFORDABLE HOUSING DENSITY BONUSES AND INCENTIVES


Code of Ordinances  Chapter 20.200 - DEFINITIONS

- Title 21 - ENVIRONMENTAL CLEARANCE
- Title 22 - CONVENTION, CULTURAL AND VISITOR SERVICES
- Title 23 - SIGNS
- Title 24 - TECHNICAL CODES
- Title 25 - AIRPORT
- Title 26 - COMMUNITY ENERGY
- Title 27 - PROCUREMENT OF PUBLIC WORKS

CODE COMPARATIVE TABLE

< 19.44.030 - Other remedies for violations.

Title 21 - ENVIRONMENTAL CLEARANCE >

Title 20 - ZONING 

Chapter 20.10 - GENERAL PROVISIONS AND ZONING DISTRICTS

20.10.010 - Title.

20.10.020 - Purpose.

20.10.030 - Compliance required.

20.10.040 - Interpretation.

20.10.050 - Injunctive relief.

20.10.060 - Zoning districts established.

20.10.070 - Planned development district.

20.10.080 - City divided into zones.

20.10.090 - District boundaries.

20.10.100 - Fees.

Chapter 20.20 - OPEN SPACE & AGRICULTURAL ZONING DISTRICTS

Part 1 - GENERAL

20.20.010 - Open space and agricultural zoning districts.

Part 2 - USE REGULATIONS

20.20.100 - Allowed uses and permit requirements.

Part 3 - DEVELOPMENT REGULATIONS

20.20.200 - Development standards.

Code of Ordinances 20.20.210 - Minimum lot area - Exceptions.

20.20.220 - Maximum height - Exceptions.

20.20.230 - Setback - Exception.

Part 4 - PERFORMANCE STANDARDS

20.20.300 - Performance standards.

Chapter 20.30 - RESIDENTIAL ZONING DISTRICTS

Part 1 - GENERAL

20.30.010 - Residential zoning districts.

Part 2 - USES ALLOWED

20.30.100 - Allowed uses and permit requirements. modified

20.30.110 - Incidental uses. modified

20.30.120 - Guesthouses.

20.30.125 - Residential uses - Prohibition on provision of services to nonresidents.

20.30.130 - Wireless communications antennae on residentially zoned parcels with a non-residential use.

20.30.140 - Wireless communications antennae on residentially zoned property with a residential use.

20.30.150. - Reserved. modified

Part 3 - DEVELOPMENT REGULATIONS

20.30.200 - Development standards.

20.30.210 - Setback determination.

20.30.220 - Setback - Abutting alley.

20.30.230 - Lot area - Exceptions.

20.30.240 - Front setback - Block average exception.

20.30.250 - Side setback - Exception, R-1 and R-2 residence districts.

20.30.260 - Side setback - Exception, R-M and R-MH residence districts.

20.30.265 - Rear setback - Exception lots of record since July 1, 1929.

20.30.270 - Corner lot - Rear setback - Exception for attached garage.

20.30.280 - Rear Setback - Exception - New Construction of or Additions to Single-Family Residences.

20.30.290 - Mobilehome parks converted to residential ownership.

20.30.300 - Maximum height - Exception for chimneys or architectural embellishments.

20.30.310 - Minor one-story addition - Exception for same side setback as existing structure. modified

Part 4 - SETBACK REGULATIONS

20.30.400 - Setback areas - Setback area to be kept open, unobstructed, and unoccupied.

20.30.410 - Stairs and porches.

20.30.420 - Rear setbacks - Projections into.

Code of Ordinances



20.30.430 - Front setback - Parking and storage.

20.30.440 - Front Setback - Limitation on Amount of Paved Surface.

Part 4.5 - ACCESSORY DWELLING UNITS

20.30.460 - Accessory dwelling units - single-family dwelling lot. new

20.30.470 - Junior accessory dwelling units—Single family dwelling lot. new

20.30.480 - Accessory dwelling units—Two-family and multifamily dwelling lots. new

20.30.490 - Amnesty program. new

Part 5 - ACCESSORY BUILDINGS AND STRUCTURES

20.30.500 - Development standards.

20.30.510 - Rear yard coverage.

20.30.520 - Separation of accessory building.

20.30.530 - Height exceptions - Accessory buildings.

Part 6 - FENCE REGULATIONS

20.30.600 - Fence regulations.

20.30.610 - Measurement of height.

20.30.620 - Maximum height - Exception.

20.30.630 - Posts and gates.

20.30.640 - Prohibited fences.

20.30.650 - Swimming and wading pool fencing requirements.

Part 7 - PERFORMANCE STANDARDS

20.30.700 - Performance standards.

Chapter 20.40 - COMMERCIAL ZONING DISTRICTS AND PUBLIC/QUASI-PUBLIC ZONING DISTRICT

Part 1 - GENERAL

20.40.010 - Commercial zoning districts.

Part 2 - USES ALLOWED

20.40.100 - Allowed uses and permit requirements.

20.40.110 - Incidental uses, office.

20.40.115 - Incidental use, residential.

20.40.120 - Animal uses.

20.40.130 - Reserved.

20.40.140 - Reserved.

Part 3 - DEVELOPMENT REGULATIONS

20.40.200 - Development standards.

20.40.210 - Setback - Abutting alley.

20.40.220 - Maximum individual tenant square footage - CP district.

Code of Ordinances



20.40.230 - Maximum height - Exception, number of stories - Exception.

20.40.240 - Lot area - Exception.

20.40.250 - Front setback - Exception, streets with residence districts.

20.40.260 - Front setback - Exception, CP district.

20.40.270 - Side setback - Exceptions, interior lot.

20.40.290 - Rear setback - Exception, property abutting a commercial or less restrictive district.

20.40.300 - Reserved.

Part 4 - SETBACK REGULATIONS

20.40.400 - Setback areas - Open, unobstructed, and unoccupied.

Part 5 - GENERAL REGULATIONS

20.40.500 - Late night use and activity.

20.40.510 - Permanent structure required.

20.40.520 - Outdoor uses within 150 feet of residentially zoned property.

20.40.525 - Residential uses - Prohibition on provision of services to nonresidents.

20.40.530 - Lighting.

20.40.540 - Lighting adjacent to residential properties.

20.40.560 - Screening adjacent to residentially zoned properties.

Part 6 - PERFORMANCE STANDARDS

20.40.600 - Performance standards.

Chapter 20.50 - INDUSTRIAL ZONING DISTRICTS

Part 1 - GENERAL

20.50.010 - Industrial zoning districts.

Part 2 - USES ALLOWED

20.50.100 - Allowed uses and permit requirements.

20.50.110 - Commercial support.

20.50.113 - Public eating establishments, LI light industrial and HI heavy industrial districts.

20.50.115 - Reserved.

20.50.120 - Incidental retail sales, LI light industrial and HI heavy industrial districts.

20.50.125 - Incidental Office Use, LI Light Industrial and HI Heavy Industrial Districts.

20.50.130 - Warehouse retail.

20.50.140 - Warehouse indoor retail sale of passenger vehicles, pick-up trucks not exceeding twenty-five feet in length, and motorcycles.

Part 3 - DEVELOPMENT REGULATIONS

20.50.200 - Development standards.

20.50.210 - Outdoor uses - IP district.

Code of Ordinances

20.50.220 - Late night use and activity.

20.50.226 - Residential uses - Prohibition on provision of services to nonresidents.

20.50.230 - Front setback - Exception LI and HI districts.

20.50.240 - Side and rear setback - Exception, LI and HI districts.

20.50.250 - Lighting.

20.50.260 - Landscaping.

Part 4 - SETBACK REGULATIONS

20.50.270 - Setback areas - Open, unobstructed, and unoccupied.

Part 5 - PERFORMANCE STANDARDS

20.50.300 - Performance standards.

Chapter 20.60 - PD - PLANNED DEVELOPMENT DISTRICT

20.60.010 - General provisions.

20.60.020 - PD district effectuated.

20.60.030 - Uses.

20.60.040 - Development regulations.

20.60.050 - Interim uses.

20.60.060 - Change from adult to family mobilehome park.

20.60.070 - Residential care and residential service facilities.

20.60.080 - Setbacks for mechanical equipment.

Chapter 20.70 - DOWNTOWN ZONING REGULATIONS

Part 1 - GENERAL

20.70.010 - Applicability.

20.70.020 - Downtown zoning districts and overlays.

Part 2 - USES ALLOWED

20.70.100 - Allowed uses and permit requirements.

20.70.110 - Development within or adjacent to historic landmarks or districts.

20.70.120 - Live/work units.

20.70.130 - Incidental use, residential.

20.70.140 - Reserved.

20.70.150 - Lighting displays, parking lots.

Part 3 - DEVELOPMENT REGULATIONS

20.70.200 - Height, DC districts.

20.70.210 - Setback requirements, DC districts.

20.70.220 - Development regulations - DC-NT1 district.

Part 4 - DOWNTOWN OFF-STREET PARKING REQUIREMENTS



Code of Ordinances



20.70.300 - Downtown parking management zone - Creation.

20.70.310 - Definitions.

20.70.320 - Downtown parking management zone - Minimum off-street parking requirements.

20.70.330 - Reduction of requirement.

20.70.340 - Increase in allowed parking.

20.70.350 - Tandem parking.

20.70.360 - Nonconforming prior uses.

20.70.370 - Enlargement, intensification or change in use.

20.70.380 - Amount of in-lieu fees.

20.70.385 - In-lieu fee fund.

20.70.390 - Preferred parking.

20.70.395 - Inconsistent provisions.

Part 5 - DOWNTOWN OFF-STREET LOADING REQUIREMENTS

20.70.400 - General.

20.70.410 - Definitions.

20.70.415 - Exemption for additions to historic buildings.

20.70.420 - Professional offices.

20.70.430 - Retail and commercial uses.

20.70.435 - Loading spaces for residential uses.

20.70.440 - Hotel and other uses.

20.70.450 - Reduction of requirement.

20.70.460 - Standards.

20.70.470 - Recycling.

20.70.480 - Garbage enclosure.

Part 5.5 - DOWNTOWN BICYCLE PARKING REQUIREMENTS

20.70.485 - Number of bicycle parking spaces.

Part 5.75 - DOWNTOWN CLEAN AIR VEHICLE PARKING REQUIREMENTS

20.70.490 - Number of clean air vehicle parking spaces.

Part 6 - GENERAL REGULATIONS

20.70.500 - Design guidelines.

20.70.510 - Late night uses and activity.

20.70.520 - Definitions of the Ground Floor Active Use Area Overlay (AUA).

Part 7 - PERMIT REVIEW PROCEDURES

20.70.600 - General.

CHAPTER 20.75 - PEDESTRIAN ORIENTED ZONING DISTRICTS

Code of Ordinances

Part 1 - GENERAL

20.75.010 - Pedestrian oriented zoning districts.

20.75.020 - MS main street districts.

Part 2 - DEVELOPMENT REGULATIONS

20.75.100 - Development standards.

20.75.105 - Lot size.

20.75.110 - Building placement.

20.75.115 - Building placement exceptions.

20.75.120 - Setback regulations.

20.75.130 - Building frontage requirements.

20.75.140 - Commercial building design.

20.75.150 - Reserved.

20.75.160 - Building height and story regulations.

20.75.180 - Residential recreation space requirements.

Part 3 - USE REGULATIONS

20.75.200 - Allowed uses and permit requirements.

20.75.210 - Mixed use development in the MS-C district.

20.75.220 - Residential accessory uses.

20.75.230 - Incidental use, residential.

Part 4 - GENERAL REGULATIONS

20.75.300 - Late-night use and activity.

20.75.310 - Permanent structure required.

20.75.320 - Outdoor uses within one hundred fifty feet of residentially zoned property.

20.75.330 - Drive-through uses.

20.75.340 - Residential uses - Prohibition on provision of services to nonresidents.

20.75.350 - Lighting.

20.75.360 - Lighting adjacent to residential properties.

20.75.370 - Screening adjacent to residentially zoned properties.

Part 5 - PERFORMANCE STANDARDS

20.75.400 - Performance standards.

Chapter 20.80 - SPECIFIC USE REGULATIONS

Part 1 - ADULT USES

20.80.010 - Businesses involving nude activity.

20.80.020 - Anti-skid row regulations.

20.80.030 - Prohibition of certain uses within two hundred feet of residentially zoned property or



Code of Ordinances



within five hundred feet of schools.

20.80.040 - Amortization - Annexed property.

20.80.050 - Extension of time for termination of nonconforming use.

Part 1.5 - BAIL BOND ESTABLISHMENTS

20.80.070 - Bail bond regulations.

20.80.075 - Siting criteria for bail bond establishments.

20.80.080 - Late night use and activity.

Part 2 - BED & BREAKFAST INNS

20.80.110 - Bed and breakfast inns - Criteria for approval.

Part 2.5 - TRANSIENT OCCUPANCY AS AN INCIDENTAL USE TO A RESIDENCE

20.80.150 - Definitions.

20.80.160 - General. modified

20.80.170 - Performance criteria.

Part 3 - BUILDINGS UNDER FIVE HUNDRED SQUARE FEET

20.80.200 - Buildings under five hundred square feet.

Part 3.5 - CERTIFIED FARMERS' MARKETS

20.80.250 - Terms.

20.80.255 - Small certified farmers' markets - Development permit exemption.

20.80.260 - General certified farmers' markets - Permit required.

20.80.265 - Residential zoning districts - Location requirements.

20.80.270 - Operational Requirements - General.

20.80.275 - Small certified farmers' markets - Operational requirements.

20.80.280 - Locational limitations.

Part 3.75 - CO-LIVING COMMUNITY

LOAD MORE

< 19.44.030 - Other remedies for violations.

Title 21 - ENVIRONMENTAL CLEARANCE >