

## **ORDINANCE 522**

### **ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN RAMON REPEALING THE NORTH CAMINO RAMON SPECIFIC PLAN DEVELOPMENT STANDARDS AND ZONING REGULATIONS FOR THE PLAN AREA AND AMENDING THE ZONING MAP AND ZONING ORDINANCE IMPLEMENTING THE SAN RAMON GENERAL PLAN 2040 PROJECT**

**THE CITY COUNCIL OF THE CITY OF SAN RAMON DOES ORDAIN as follows:**

**Section 1.** The City Council of the City of San Ramon has, as the Lead Agency, adopted City Council Resolution Number 2023-132 adopting California Environmental Quality Act (CEQA) Findings and a Statement of Overriding Considerations and certifying the Environmental Impact Report (EIR) (SCH No. 2022060549) (the “EIR”) for the San Ramon General Plan 2040 Project (including a General Plan Amendment (GPA 2023-0002); a Rezone (RZ 2023-0002); a Prezone (PZ 2023-0001); a Specific Plan Amendment (SP 2023-0001); an Environmental Review (ENVR 2023-0003); and repeal of the North Camino Ramon Specific Plan), as being complete and prepared in compliance with the provisions of the Guidelines for CEQA of 1970, as amended.

**Section 2.** The City Council of the City of San Ramon has adopted City Council Resolution Number 2023-133 approving the San Ramon General Plan 2040 Project (including a General Plan Amendment (GPA 2023-0002); a Rezone (RZ 2023-0002); a Prezone (PZ 2023-0001); a Specific Plan Amendment (SP 2023-0001); an Environmental Review (ENVR 2023-0003); and repeal of the North Camino Ramon Specific Plan) (the “Project”) as consistent with the objectives, policies, general land uses, and programs specified, as a whole, in the General Plan 2040 and the adopted and State-certified 2023-2031 Housing Element; and determined that the Project will not be detrimental to the public health, safety, or general welfare of persons residing or working in the proximity of San Ramon, or is materially detrimental or injurious to property or improvements in the City of San Ramon because the Project implements the City’s long-range goals and policies, as well as reflects amendments needed to implement State laws.

**Section 3.** Based on the approval of the San Ramon General Plan 2040 Project, the City Council of the City of San Ramon has adopted City Council Resolution Number 2023-133 findings to repeal the North Camino Ramon Specific Plan.

**Section 4.** Based on the repeal of the North Camino Ramon Specific Plan, the Development Standards and Zoning Regulations for the North Camino Ramon Specific Plan shall be repealed.

**Section 5.** Based on the approval of the Rezone application (RZ 2023-0002) with the San Ramon General Plan 2040 Project, the Zoning Map (Appendix A to the Zoning Ordinance) shall be amended to re-designate the real property located within the former North Camino Ramon Specific Plan Area boundary and other real property depicted in the maps set forth in

Exhibit 1 (Zoning Map Exhibits with Errata Changes), attached hereto and by reference incorporated herein.

**Section 6.** Based on the approval of the Rezone application (RZ 2023-0002) with the San Ramon General Plan 2040 Project, the Zoning Ordinance shall be amended with the text amendments set forth in Exhibit 2 (Zoning Ordinance Text Amendments), attached hereto and by reference incorporated herein.

**Section 7.** Should any provision, section, paragraph, sentence, or word of this Ordinance be rendered or declared invalid by any final court action in a court of competent jurisdiction, or by reason of any preemptive legislation, such decision shall not affect the validity of the remaining portion of this Ordinance, and the City Council hereby declares that it would have passed the remainder of the Ordinance if such invalid portion thereof had been deleted.

**Section 8.** The Ordinance shall take effect thirty (30) days from the date of its passage. Before the expiration of fifteen (15) days after its passage, this Ordinance shall be posted in three (3) public places within the City of San Ramon along with the names of the City Council voting for and against the same.

The foregoing Ordinance was introduced at the public hearing of the City Council of the City of San Ramon on November 28, 2023 and was subsequently adopted on December 12, 2023 by the following votes:

**AYES:** *Cm. Armstrong, Perkins, Verose, and Mayor Hudson*

**NOES:**

**ABSENT:** *Cm. Rubio*

**ABSTAIN:**



David E. Hudson, Mayor

**ATTEST:**

  
Christina Franco, City Clerk

- Exhibit 1: Zoning Map Exhibits with Errata Changes, dated November 8, 2023
- Exhibit 2: Zoning Ordinance Text Amendments, dated September 19, 2023 and October 11, 2023

Exhibit 1

**Proposed General Plan 2040 Land Use and Zoning Map Exhibits  
with Errata Changes**

November 8, 2023

## Dougherty Valley Mixed Use Site

(APNs: 222-270-047; 222-270-058; 222-270-059; 222-270-060; 222-270-061; 223-100-063; 223-100-064; 223-100-065; 223-100-066; 223-100-039)

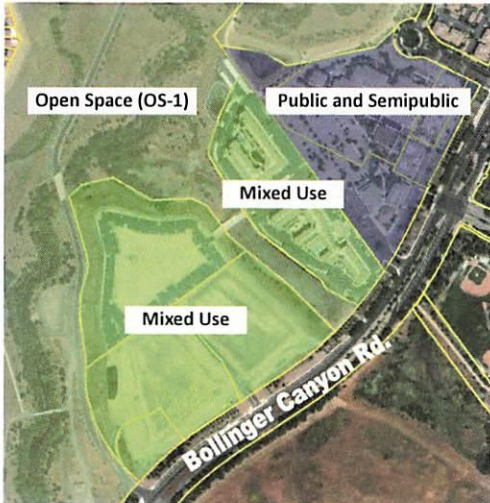
### General Plan Land Use – Existing



### General Plan Land Use – Proposed



### Zoning District – Existing (No change to DVSP)



### Zoning District – Proposed (No change to DVSP)





# Sherwood Park

(APN: 223-400-001)

## General Plan Land Use – Existing



## General Plan Land Use – Proposed



## Zoning District – Existing (No change to DVSP)



## Zoning District – Proposed (No change to DVSP)





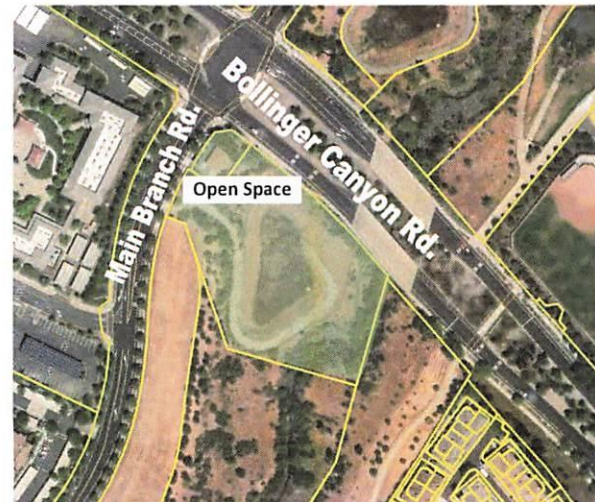
## Main Branch Open Space

(APN: 222-270-017, 222-270-010)

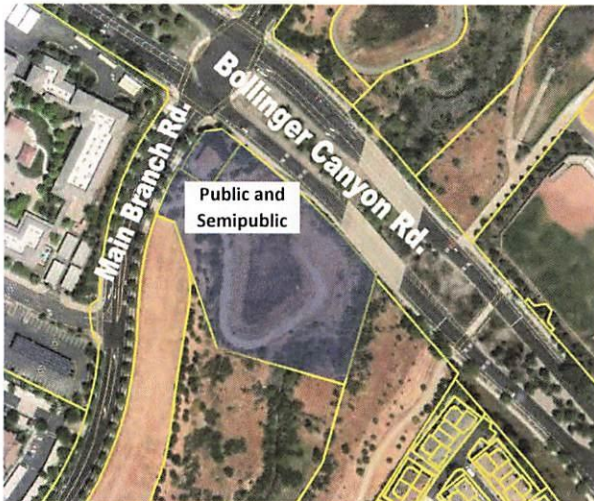
### General Plan Land Use – Existing



### General Plan Land Use – Proposed



### Zoning District – Existing (No change to DVSP)



### Zoning District – Proposed (No change to DVSP)





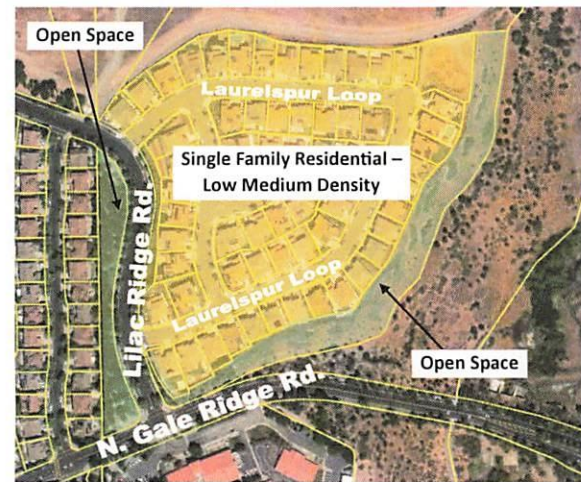
**Former Coyote Creek Elementary School Site**

(APNs: 222-240-030; 222-620-001; 222-620-002; 222-620-003; 222-620-004; 222-620-005; 222-620-006; 222-620-007; 222-620-008; 222-620-009; 222-620-010; 222-620-011; 222-620-012; 222-620-013; 222-620-014; 222-620-015; 222-620-016; 222-620-017; 222-620-018; 222-620-019; 222-620-020; 222-620-021; 222-620-022; 222-620-023; 222-620-024; 222-620-025; 222-620-026; 222-620-027; 222-620-028; 222-620-029; 222-620-030; 222-620-031; 222-620-032; 222-620-033; 222-620-034; 222-620-068; 222-620-069; 222-620-070; 222-620-038; 222-620-039; 222-620-040; 222-620-041; 222-620-042; 222-620-043; 222-620-044; 222-620-045; 222-620-046; 222-620-047; 222-620-048; 222-620-049; 222-620-050; 222-620-051; 222-620-052; 222-620-053; 222-620-054; 222-620-055; 222-620-056; 222-620-057; 222-620-058; 222-620-059; 222-620-060; 222-620-072; 222-620-073; 222-620-074; 222-620-065; 222-620-066; 222-620-071)

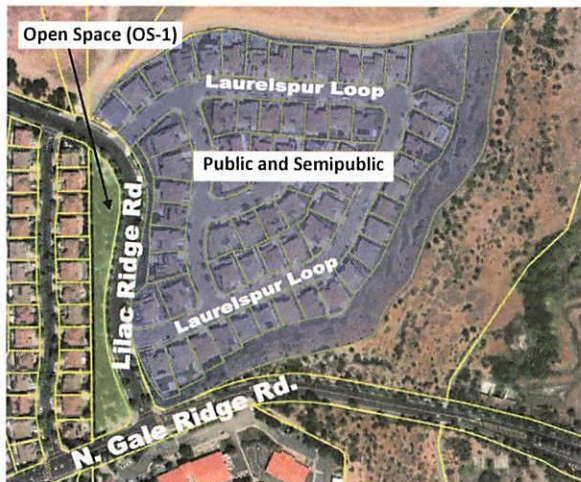
**General Plan Land Use – Existing**



**General Plan Land Use – Proposed**



**Zoning District – Existing (No Change to DVSP)**



**Zoning District – Proposed (No Change to DVSP)**

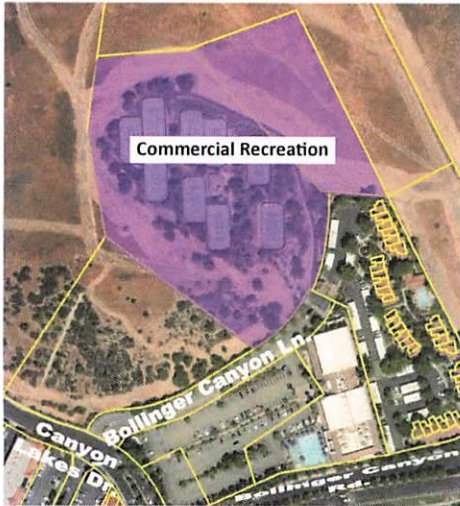




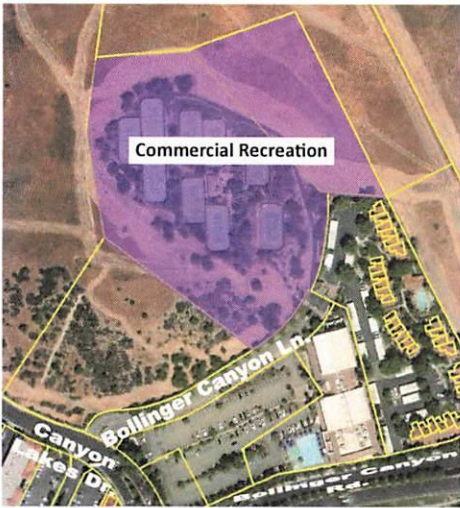
# Club Sport Tennis Courts – Errata Change

(APNs: 213-621-013 and 213-621-009)

## General Plan Land Use – Existing



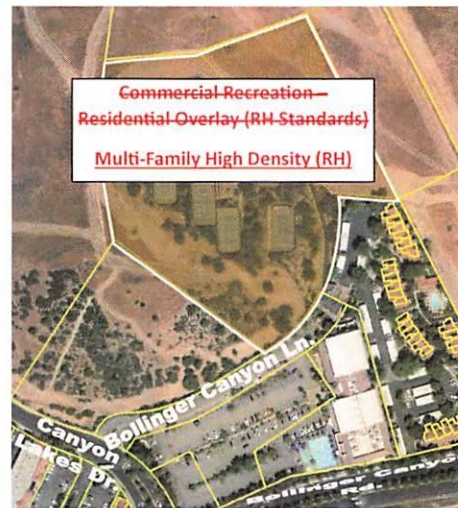
## Zoning District – Existing



## General Plan Land Use – Proposed



## Zoning District – Proposed





# Canyon View Dining Hall – Errata Change

(APNs: 213-610-032 and 213-610-033)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed

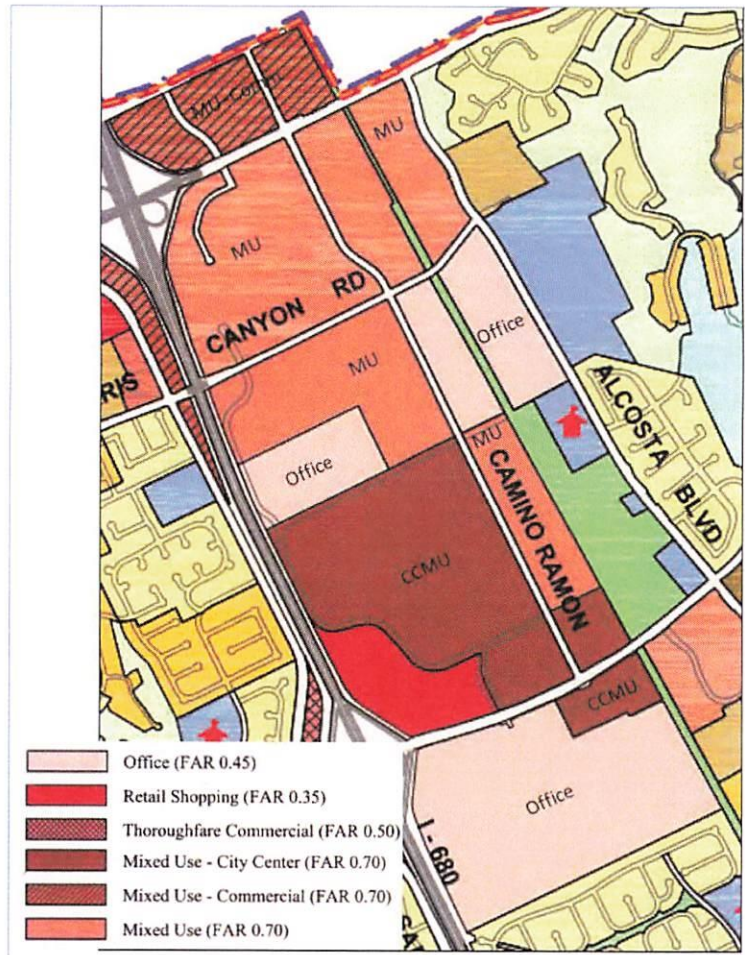




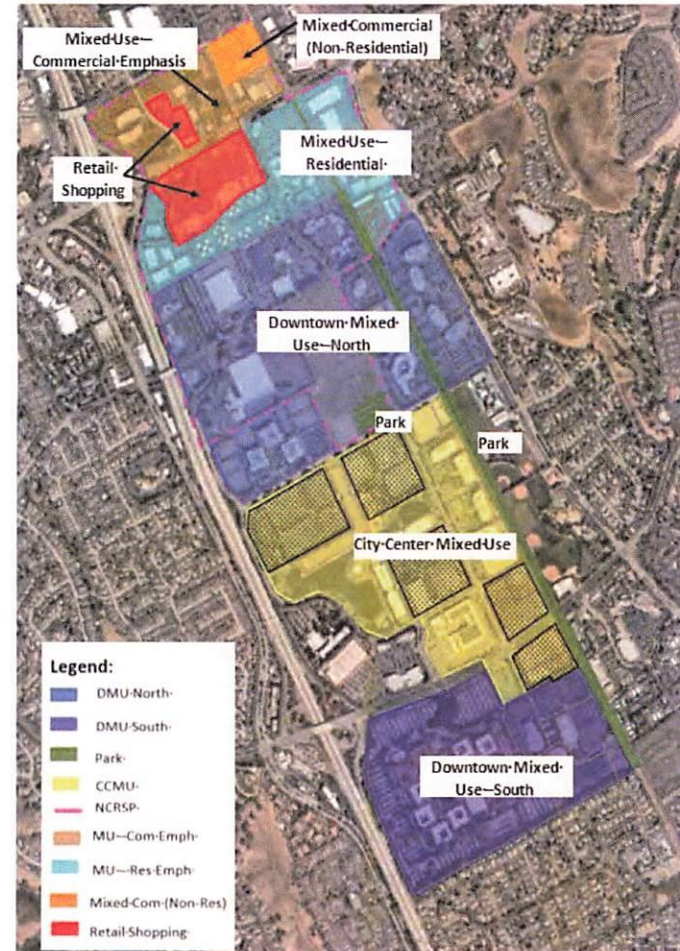
## City Core - Alternative Errata Change

(APN: 213-133-071; 213-133-080 to -085, -096, -097; 213-010-033, -036, -037, -039, -046, -047, -052, -053, -054, -055, -057, -058, -059, -060, -064 to -070, 213-133-071 to -045, 213-020-053, -054, -056, 213-930-004, -005, -007 to -125; 213-011-002, -003, -005, -006, 218-101-004, -007, -008; 218-102-011, -013; 218-102-013; 218-111-003, -004; 218-111-020, -021; 218-112-011 to -014, 213-133-070; 213-132-005, -007, -008, -009, 213-133-053; 213-133-087; 213-133-048; 213-120-036; 213-133-099; 213-120-036; 213-020-015 to -017; 213-131-009; 213-131-003; 213-133-078; 213-133-067 to -069; 213-133-051; 213-120-008, -011, -016, -030, -032, -033, -034, -038

### General Plan Land Use – Existing



### General Plan Land Use and Zoning District – Proposed





## Marketplace - Alternative Errata Change

(APNs: 213-701-002; 213-701-003; 213-701-004; 213-702-002; 213-702-003; 213-702-004; 213-702-006; 213-702-007; 213-702-008)

### General Plan Land Use – Existing



### General Plan Land Use – Proposed



### Zoning District – Existing



### Zoning District – Proposed





**Alcosta Professional Center (9260 Alcosta Blvd.)**

(APNs: 210-260-054; 210-260-055; 210-260-056; 210-260-057; 210-260-058)

General Plan Land Use – Existing



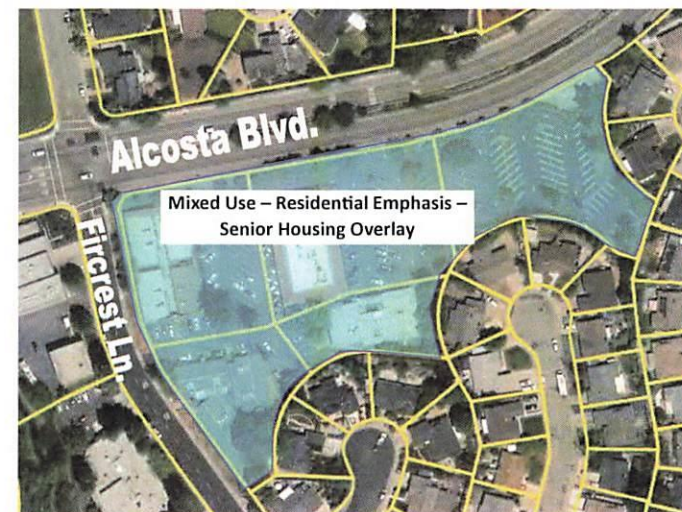
General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed





# Church of the Valley (19001 San Ramon Valley Blvd.) – Errata Change

(APN: 211-051-014)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed





# Country Club Village (9100 – 9150 Alcosta Blvd.) - Alternative Errata Change

(APNs: 210-520-051; 210-520-052; 210-520-053; 210-520-054; 210-520-055; 210-520-056)

General Plan Land Use – Existing



General Plan Land Use – Proposed



Zoning District – Existing



Zoning District – Proposed





**Erik's Deli (2525 – 2551 San Ramon Valley Blvd.)**

(APNs: 209-030-093 and 203-030-096)

**General Plan Land Use – Existing**



**Zoning District – Existing**



**General Plan Land Use – Proposed**



**Zoning District – Proposed**





## San Ramon Village Specific Plan (SRVSP) – North – Errata Change

(APNs: 208-250-060; 208-250-061; 208-250-062; 208-250-086; 208-250-088; 208-250-087; 208-250-091; 208-250-053; 208-250-052; 208-250-050; 208-660-007; 208-660-006; 208-660-005; 208-660-004; 208-660-003; 208-660-002; 208-660-001; 208-250-058; 208-250-090; 208-250-075; 208-250-081; 208-250-080; 208-250-073; 208-250-047; 208-260-057; 208-250-084; 208-250-083; 208-250-071; 208-250-072; 208-250-085; 208-260-050)

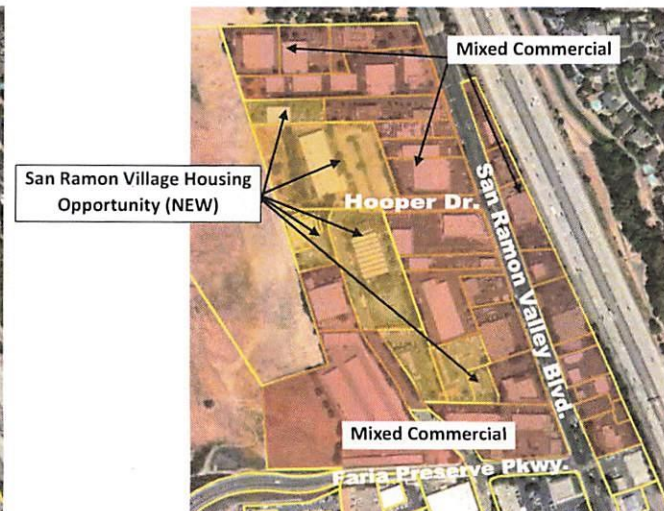
**General Plan Land Use – Existing**



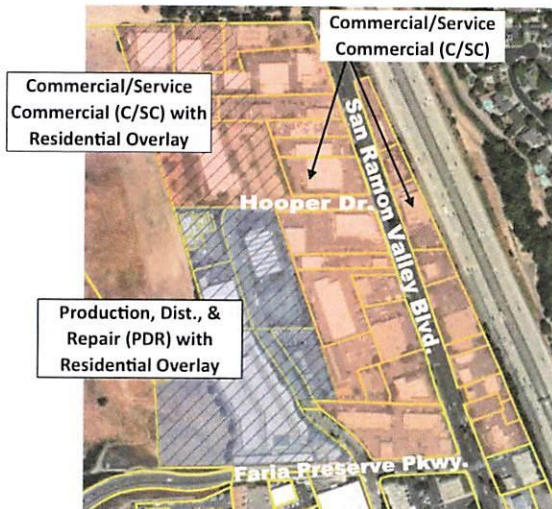
**General Plan Land Use – Proposed (May 30, 2023)**



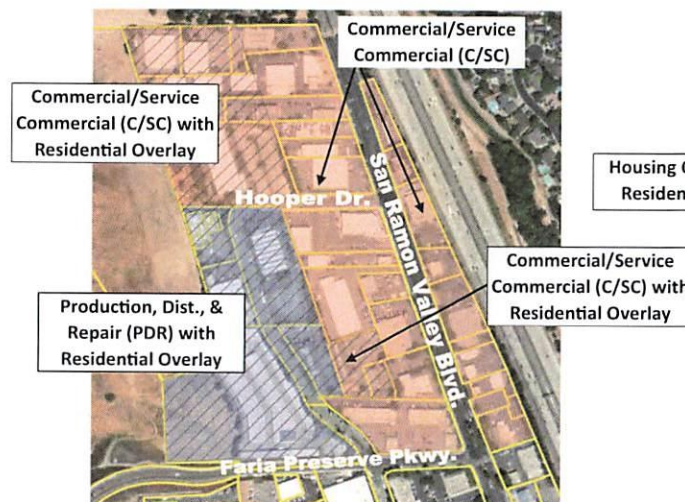
**General Plan Land Use – Proposed Errata Change**



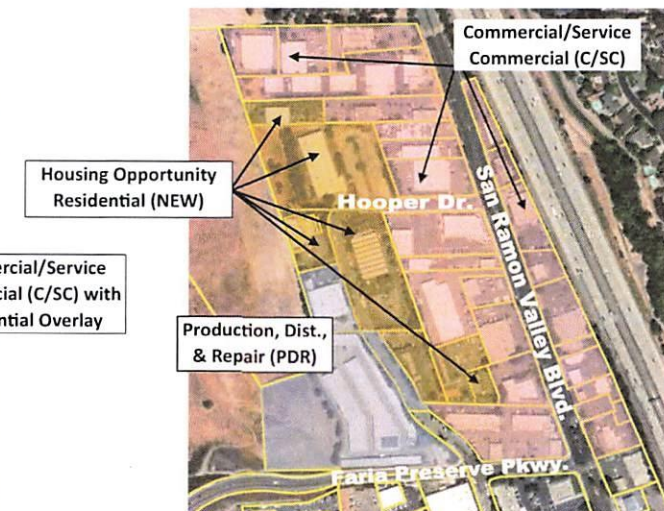
**SRVSP Zoning District – Existing**



**SRVSP Zoning District – Proposed (May 30, 2023)**



**SRVSP Zoning District – Proposed Errata Change**





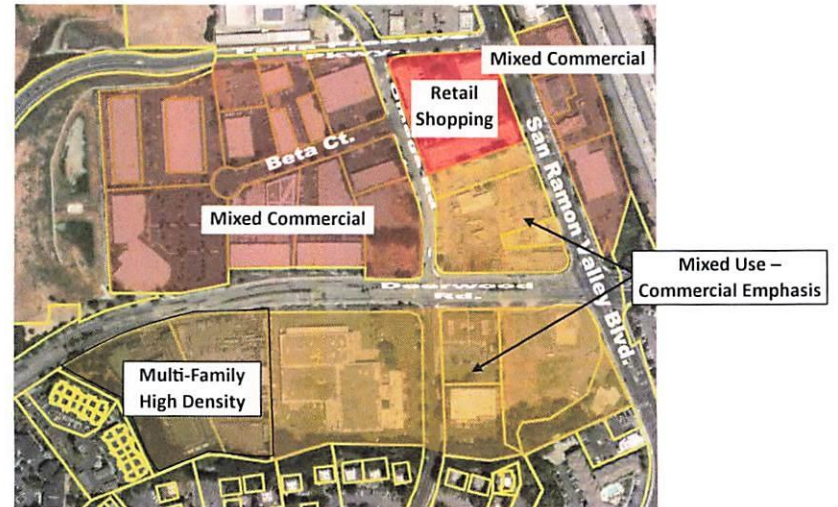
## San Ramon Village Specific Plan (SRVSP) - Central

(APNs: 208-451-014; 208-451-015; 208-451-016; 208-451-018; 208-451-017; 208-451-012; 208-451-020; 208-451-021; 208-451-022; 208-451-023; 208-451-019; 208-451-005; -208-451-004; 208-451-003; 208-451-024; 208-452-005; 208-260-036; 208-260-052; 208-260-053; 218-080-029; 218-080-011; 218-080-034; 218-080-028; 208-260-037; 208-260-054; 208-260-056; 208-271-022; 208-271-021; 208-271-041; 208-271-003)

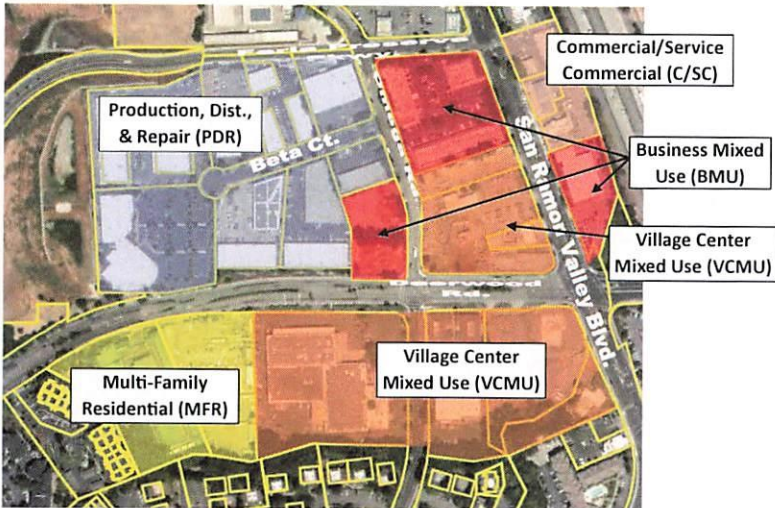
### General Plan Land Use – Existing



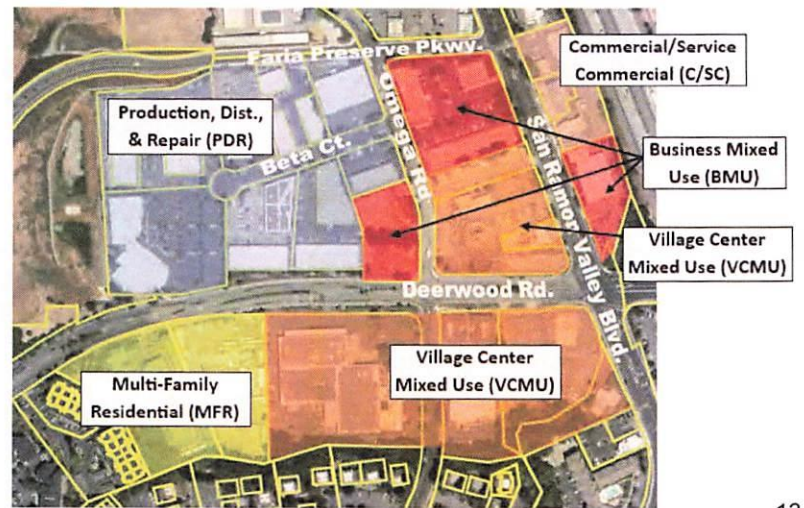
### General Plan Land Use – Proposed



### SRVSP Zoning District – Existing



### SRVSP Zoning District – Proposed

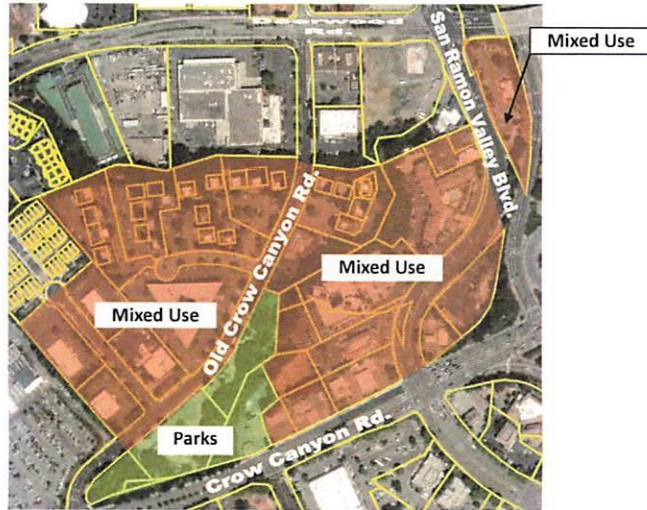




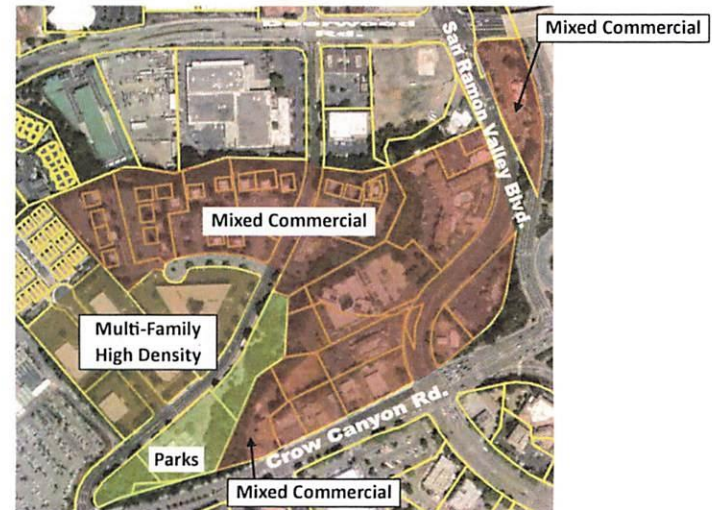
## San Ramon Village Specific Plan (SRVSP) - South

(APNs: 218-080-033; 208-272-016; 208-272-011; 208-271-025; 208-271-042; 208-271-029; 208-271-031; 208-290-006; 208-290-011; 208-272-012; 208-290-031; 208-290-032; 208-290-015; 208-290-023; 208-290-027; 208-290-028; 208-271-024; 208-490-010; 208-280-009; 208-280-014; 208-280-015; 208-280-016; 208-271-037; 208-271-038; 208-271-039; 208-271-040; 208-271-032; 208-271-033; 208-271-035; 208-271-036; 208-490-011; 208-490-012; 208-490-013; 208-490-014; 208-490-015; 208-490-016; 208-490-017; 208-490-018; 208-490-019; 208-490-020; 208-490-021; 208-490-022; 208-490-023; 208-490-024; 208-490-025; 208-490-026; 208-490-027; 208-490-028; 208-490-029; 208-490-030)

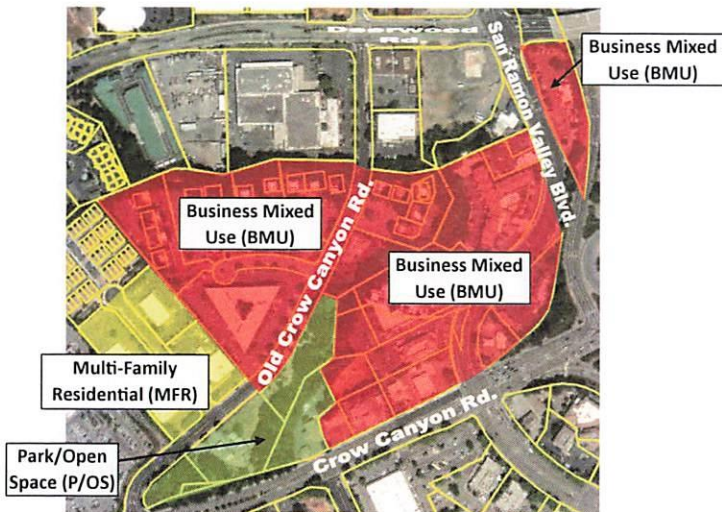
### General Plan Land Use – Existing



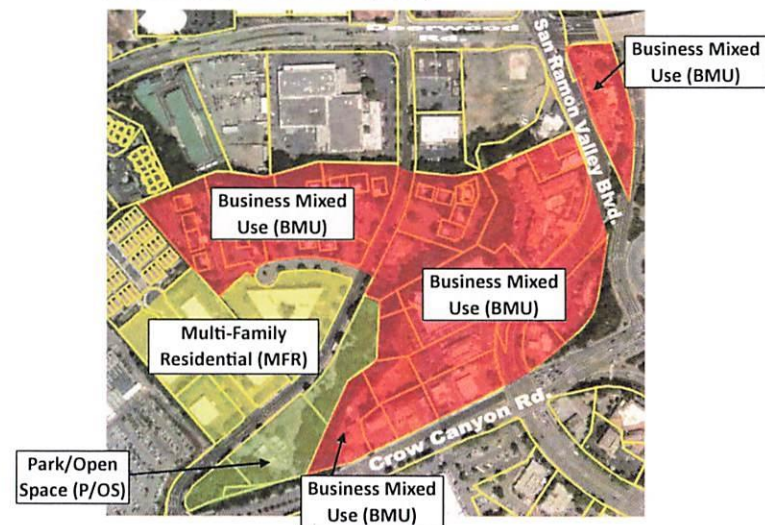
### General Plan Land Use – Proposed



### SRVSP Zoning District – Existing



### SRVSP Zoning District – Proposed

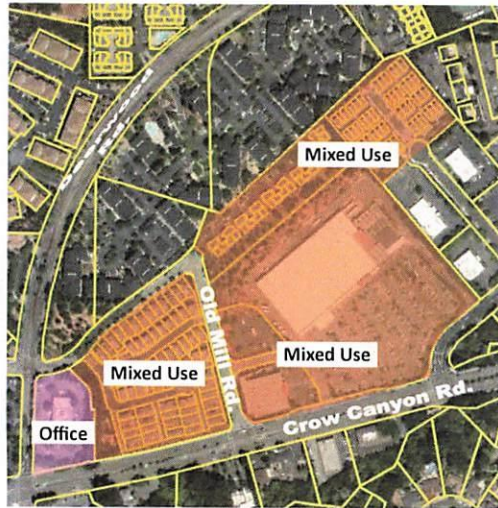




## Home Depot Area

(APNs: 208-800-001 through 208-800-049; 208-720-001 through 208-720-037; 208-740-001 through 208-740-073; 208-280-027; 208-280-034; 208-280-033; 208-280-032)

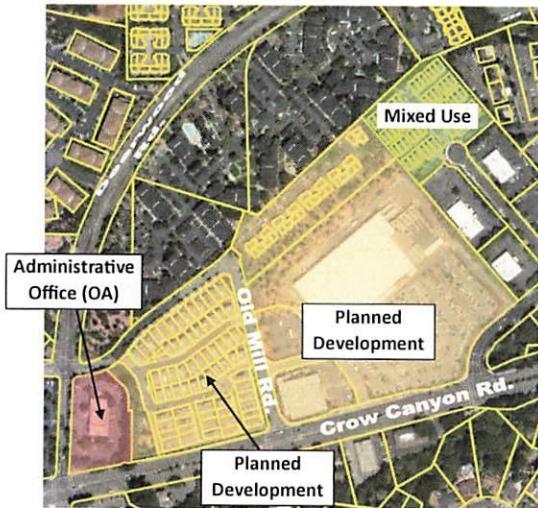
### General Plan Land Use – Existing



### General Plan Land Use – Proposed



### Zoning District – Existing



### Zoning District – Proposed

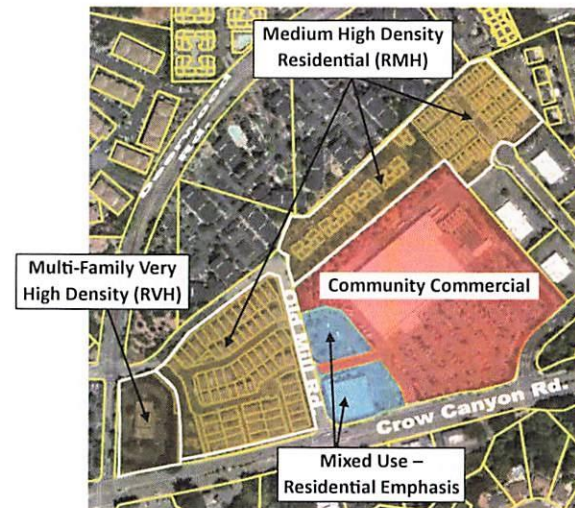


Exhibit 2

Proposed Zoning Ordinance Text Amendments

September 19, 2023



## Chapter I - Development and Land Use Approval Requirements

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### Sections:

- D2-1 - Purpose
- D2-2 - General Requirements for Development and New Land Uses
- D2-3 - Allowable Land Uses and Permit Requirements
- D2-4 - Exemptions from Land Use Permit Requirements
- D2-5 - Temporary Uses

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### D2-1 - Purpose

This Chapter describes the City's general requirements for the approval of proposed development and new land uses. The permit requirements established by this Zoning Ordinance for specific land uses are in Chapters D2-III through D2-V.

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### D2-2 - General Requirements for Development and New Land Uses

Each land use and/or structure shall be established, constructed, reconstructed, altered, moved or replaced in compliance with the following requirements.

- A. **Allowable use.** The land use shall be allowed by this Zoning Ordinance in the zone applied to the site. The basis for determining whether a use is allowable is described in Section D2-3 (Allowable Land Uses and Permit Requirements).
- B. **Permit and approval requirements.** Any land use permit or other approval required by Section D2-3 (Allowable Land Uses and Permit Requirements) shall be obtained before the issuance of any required grading, building, or other construction permit, and before the proposed use is constructed, otherwise established or put into operation, unless the proposed use is listed in Section D2-4 (Exemptions from Land Use Permit Requirements).
- C. **Development standards, conditions of approval.** Each land use and structure shall comply with the development standards of this Chapter, the provisions of Division D3 (Site Planning and Project Design Standards), and any applicable conditions imposed by a previously granted land use permit.
- D. **Legal parcel.** The site of a proposed development or new land use shall be a parcel that was legally created in compliance with the Subdivision Map Act and the City's Subdivision Ordinance.

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### D2-3 - Allowable Land Uses and Permit Requirements

- A. **Allowable land uses.** The uses of land allowed by this Zoning Ordinance in each zone are listed in Chapters D2-II, D2-III, D2-IV, and D2-V (Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15, respectively), together with the type of land use permit required for each use. Each land use listed in Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15 is defined in Division D8 (Glossary).
  - 1. **Establishment of an allowable use.**



- a. Any one or more land uses identified by Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15 as being allowable within a specific zone may be established on any parcel within that zone, subject to the land use permit requirements of Subsection B, and compliance with all applicable requirements of this Zoning Ordinance.
  - b. Where a single parcel is proposed for development with two or more of the land uses listed in the tables, the overall project shall be subject to the highest permit level required by Subsection B. for any individual use. For example, a new building proposed in the OA zone with a bank on the ground floor and professional offices on the second floor would require Minor Use Permit (MUP) approval because Table 2-8 requires Minor Use Permit approval for "banks and financial services," even though an "Office - Professional" is listed in the OA zone as a permitted use, requiring only a Zoning Clearance.
2. **Use not listed.** A land use that is not listed in Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15, and is determined by the Zoning Administrator to not be included in Division D8 (Glossary) under the definition of a listed land use, is not allowed within the City, except as otherwise provided in Subsection A.3, or Section D2-4 (Exemptions from Land Use Permit Requirements).
3. **Similar and compatible use may be allowed.** The Zoning Administrator may determine that a proposed use not listed in this Division is allowable as follows:
- a. **Required findings.** The Zoning Administrator may determine that a proposed use is similar to and compatible with a listed use and may be allowed, only after first making all of the following findings:
    - (1) The characteristics of, and activities associated with the use are similar to one or more of the listed uses, and will not involve a greater intensity than the uses listed in the zone;
    - (2) The use will be consistent with the purposes of the applicable zone;
    - (3) The use will be consistent with the General Plan and any applicable Specific Plan;
    - (4) The use will be compatible with the other uses allowed in the zone; and
    - (5) The use is not listed as allowable in another zone.

A determination that a use qualifies as a "similar use" and the findings supporting the determination shall be in writing.
  - b. **Applicable standards and permit requirements.** When the Zoning Administrator determines that a proposed, but unlisted, use is similar to a listed use, the proposed use will be treated in the same manner as the listed use in determining where it is allowed, what permits are required, and what other standards and requirements of this Zoning Ordinance apply.
  - c. **Referral for determination.** The Zoning Administrator may refer the question of whether a proposed use qualifies as a similar and compatible use directly to the Commission for a determination at a public meeting.
  - d. **Appeal.** A determination of similar and compatible use may be appealed in compliance with Chapter D7-II (Appeals and Calls for Review).

B. By-right approval. Owner occupied and rental multi-family residential developments that have 20 percent of the units reserved for lower-income households shall be allowed by-right pursuant to California Government Code Section 65583.2. The phrase "by-right" shall mean that the City's review of owner-occupied or multifamily residential use may not require a conditional use permit, planned



[unit development permit, or other discretionary review or approval that would constitute a "project" for purposes of Division 13 \(commencing with Section 21000\) of the California Public Resources Code.](#)

[Any subdivision of the sites shall be subject to all laws, including, but not limited to, the implementing the Subdivision Map Act.](#)

**CB. Permit requirements.** Tables 2-1, 2-6, 2-8, 2-11, 2-12, 2-14, and 2-15 within Chapters D2-III, D2-IV, and D2-V provide for land uses that are:

1. Permitted subject to compliance with all applicable provisions of this Zoning Ordinance. As determined by the Zoning Administrator, a Zoning Clearance may be required prior to operation, (Section D6-30). These are shown as "P" uses in the tables;
2. Allowed subject to the approval of a Minor Use Permit (Section D6-28), and shown as "MUP" uses in the tables;
3. Allowed subject to the approval of a Use Permit (Section D6-28), and shown as "UP" uses in the tables;
4. Allowed subject to the type of City approval required by a specific provision of Chapter D4-III (Standards for Specific Land Uses), and shown as "S" uses in the tables; and
5. Allowed subject to compliance with all applicable provisions of this Zoning Ordinance, subject first obtaining a Zoning Clearance (Section D6-30). These are shown as "ZC" uses in the tables;
6. Not allowed in particular zones, and shown as "-" in the tables.

**Note:** A land use authorized through the approval of a Zoning Clearance, Minor Use Permit, or Use Permit may also require Architectural Review (Section D6-22), Preliminary Plan Review (Section D6-26), a Building Permit, or other permit required by the Municipal Code. [A By-right land use may also require Architectural Review \(Section D6-22\) in accordance with subdivision \(f\) of California Government Code Section 65589.5.](#)

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## D2-4 - Exemptions from Land Use Permit Requirements

The planning permit requirements of this Zoning Ordinance do not apply to the land uses, structures, and activities identified by this Section. These are allowed in all zones subject to compliance with this Section.

- A. General requirements for exemption.** The land uses, structures, and activities identified by Subsection B below are exempt from the land use permit requirements of this Zoning Ordinance only when:
1. The use, activity or structure is established and operated in compliance with the setback requirements, height limits, parking requirements, and all other applicable standards of this Division (Allowable Land Uses and Zone Standards), Division D3 (Site Planning and Project Design Standards), and, where applicable, Chapter D7-I (Nonconforming Uses, Structures, and Parcels); and
  2. Any permit or approval required by regulations other than this Zoning Ordinance is obtained (for example, a Building Permit).
- B. Exempt activities and land uses.** The following are exempt from the land use permit requirements of this Zoning Ordinance when in compliance with Subsection A above.



## D4-39 - Accessory Dwelling Units

Where allowed by Division D2 (Allowable Land Uses and Zoning Standards), accessory dwelling units shall comply with the requirements of this Section. An accessory dwelling unit in compliance with this Section is an accessory use or an accessory building and shall not be considered to exceed the allowable density for the property upon which it is located. (Government Code 65852.2)

- A. Purpose.** The purpose of this Section is to:
1. Implement California Government Code Section 65852 et seq., as amended from time to time, for the development of accessory dwelling units (including junior accessory dwelling units).
  2. Increase overall supply and range of housing options for all economic segments of the community.
  3. Streamline small-scale infill development and to minimize governmental constraints on residential development while ensuring such housing remains compatible with the existing neighborhood.
  4. Support Housing Element goals of facilitating construction of accessory dwelling units and increasing the number of housing units that are more affordable to San Ramon residents.
  5. Encourage development of accessory dwelling units in zoning districts with compatible land uses and infrastructure.
- B. Definitions.** Unless otherwise specified in this Title, the definitions found in California Government Code Section 65852 et seq. shall apply to the terms contained herein.
1. **Attached dwelling unit.** A dwelling unit that has one or more party walls in common with another dwelling unit.
  2. **Detached dwelling unit.** A dwelling unit that does not share any walls in common with another dwelling unit.
  3. **Accessory dwelling unit.** An attached or detached subordinate dwelling unit located on a lot which contains a single-family or multi-family dwelling. An accessory dwelling unit shall include provisions for living, eating, sleeping, cooking and sanitation. An accessory dwelling unit may also include an efficiency unit, as defined in Section 17958.1 of Health and Safety Code or manufactured home, as defined in Section 18007 of the Health and Safety Code. An accessory unit is not considered an accessory building as defined in Division D2 and Division D3 (Glossary).
  4. **Junior accessory dwelling unit.** A unit that is no more than 500 square feet in size and contained entirely within an existing single-family structure. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.
- C. Applicability.** The provisions of this Section apply to all parcels with at least one existing or proposed dwelling unit.
- D. Review procedure.** Prior to building permit issuance for an accessory dwelling unit and/or a junior accessory dwelling unit, a Zoning Clearance (Section D6-30) application for an accessory dwelling unit and/or junior accessory dwelling unit shall be processed and approved in compliance with California Government Code Section 65852 et seq. Accessory dwelling units shall be allowed by-right (ministerially permitted) in any zone which allows for residential uses. This includes mixed-use zoning districts which allow residential and non-residential land uses.



Accessory dwelling units are permitted on lots with a single-family or multi-family dwelling.

1. ~~Single-family.~~ Within a new or proposed single-family home, a maximum of one accessory dwelling unit and one junior accessory dwelling unit is allowed per lot if the space has exterior access from the proposed or existing single-family dwelling and meets required setbacks sufficient for fire and safety.
2. ~~Multi-family.~~
  - a. ~~Within an existing multi-family dwelling structure, the number of accessory dwelling units shall be limited to a maximum of 25% of the existing multi-family dwelling units, and~~
  - b. ~~A lot with a multi-family dwelling structure is limited to a maximum of two detached accessory dwelling units.~~

#### C. ~~Design and development Standards~~

##### 1. ~~Unit size.~~

~~An accessory dwelling unit attached or constructed within an existing dwelling, shall contain at least 150 square feet, but not more than 50 percent of the net floor area of the existing dwelling, or 850 square feet, whichever is greater.~~

~~A detached accessory dwelling unit studio or one-bedroom unit shall contain at least 150 square feet and shall not exceed a maximum of 850 square feet. A detached accessory dwelling unit with more than one bedroom shall contain at least 150 square feet and shall not exceed a maximum of 1,000 square feet.~~

~~The existing dwelling may be considered the accessory dwelling unit, and a new dwelling unit built, if all applicable standards and requirements of this Zoning Ordinance are met.~~

##### 2. ~~Required setbacks.~~

~~In all R zones or a PD zone, an attached accessory dwelling unit must conform to the setbacks generally applicable to residential development in the applicable zone.~~

~~No additional setback shall be required for the conversion of an existing structure into an accessory dwelling unit and no more than four (4) feet from the side and rear property lines for an accessory dwelling unit constructed above an existing garage (Second Story).~~

~~In all R or residential PD zones, a detached accessory dwelling unit shall be set back a minimum of twenty (20) feet from the front property line, four (4) feet from the side property lines, and four (4) feet from the rear property line.~~

##### ~~Height.~~

~~The height of a detached accessory dwelling shall be limited to 16 feet.~~

~~The height of an attached accessory dwelling is based on the maximum height allowed for residential construction in the applicable zone.~~

4. ~~Parking.~~ An accessory dwelling unit shall require that one covered or uncovered parking space be provided in addition to the parking required for the primary unit. The additional space may be located within a required setback on a compliant parking surface or as a tandem space on an existing driveway. The use of mechanical lifts for additional parking shall also apply.

~~Exception: Additional parking shall not be required under any of the following conditions:~~

~~The accessory dwelling unit is located within one-half mile of public transit. (For the purpose of this paragraph, public transit means any established bus stop associated with the bus services available for general public, such as but not limited to County Connection).~~

~~The accessory dwelling unit is located within an architecturally and historically significant historic district.~~

~~The accessory dwelling unit is part of the existing primary residence or an existing accessory structure.~~

~~When on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit.~~

~~When there is a car-share vehicle located within one block of the accessory dwelling unit. (For the purpose of this paragraph, car-share vehicle means a passenger vehicle available at a designated location for general public by reservation and with a fee, such as but not limited to vehicles managed by Zipcar).~~

#### ~~5. Design.~~

~~The exterior design shall be in harmony with the immediate neighborhood. Building form, materials, colors and exterior finishes should reflect and be substantially the same as those of the existing primary dwelling.~~

~~Outside access to the accessory unit shall not be in the front of the existing dwelling.~~

~~Utility connections shall be required based on the service provider's standards for accessory dwelling units.~~

~~Accessory dwelling units shall be designed to minimize potential privacy issues with the neighboring properties, and additional landscape screening may be required.~~

~~D. Occupancy. Rental of the primary or accessory dwelling unit shall not be for a term of 30 days or less unless approved for "lodging uses" pursuant to the site zoning designation.~~

~~E. Non-conforming units. Where the existing dwelling unit constitutes a legal non-conforming unit, an accessory unit may be constructed only if the non-conformity is not expanded and the accessory unit meets all current applicable zoning standards.~~

~~F. Subdivision. No subdivision of land or air rights shall be allowed of the subject parcel. Accessory units shall not be offered for separate sale from the primary residence but may be rented.~~

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### D4-40 - Service Stations and Car Washes

Where allowed by Division D2 (Allowable Land Uses and Zoning Standards), service stations and car washes shall comply with the requirements of this Section.

- A. **Minimum separation.** Minimum separation between site boundaries shall be 500 feet, except that one such use may be located at each corner of a street intersection.
- B. **Site layout.** Conditions of approval of a Use Permit may require buffering, screening, planting areas, or hours of operation necessary to avoid adverse impacts on properties in the surrounding area.
- C. **Planting areas.** Perimeter planting areas shall be as required for parking lots by Chapter D-33 (Landscape Design Standards) and Chapter D-34 (Parking and Loading), except where a building adjoins an interior property line. Required interior planting areas may adjoin perimeter planting areas.



## Chapter VIII – Density Bonus

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### Sections:

- D4-76 – Purpose
- D4-77 – Definitions
- D4-78 – Process and Applicability
- D4-79 – Application Requirements
- D4-80 – Density Bonus Housing Agreement
- D4-81 – Reserved
- D4-82 – Reserved
- D4-83 – Reserved
- D4-84 – Reserved

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### D4-76 – Purpose

The purpose of this ~~Section~~ Chapter is to implement the requirements of Government Code 65915 et seq. ("State Density Bonus Law") by offering density bonuses, incentives, concessions or waivers for the development of housing that is affordable to the types of households and qualifying residents identified in Government Code Section 65915.

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### D4-77 – Definitions

Unless otherwise specified in this Chapter, the definitions found in State Density Bonus Law shall apply to the terms contained herein.

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### D4-78 – Process and Applicability

- A. **General.** All proposed housing developments that qualify under California Government Code § 65915 for a density increase and other incentives, and any qualified land transfer under California Government Code § 65915 shall be eligible to apply for a density bonus (including incentives and/or concessions) consistent with the requirements, provisions and obligations set forth in California Government Code § 65915, as it may be amended from time to time.
- In accordance with State law, neither the granting of an incentive, concession, and/or waiver, nor the granting of a density bonus shall be interpreted, in and of itself, to require a general plan amendment, zoning amendment, variance, or other discretionary approval.
- B. **Compliance.** The applicant shall comply with all requirements stated in California Government Code § § 65915 through 65918. The requirements of California Government Code § § 65915 through 65918, and any amendments thereto, shall prevail over any conflicting provision of this Code.
- C. **Excluded development.** An applicant shall not receive a density bonus or any other incentive or concession if the housing development would be excluded under California Government Code § 65915.
- D. **Interpretation.** The provisions of this subdivision shall be interpreted to implement and be consistent with the requirements of California Government Code § 65915. Any changes to California Government Code § 65915 shall be deemed to supersede and govern over any conflicting provisions contained herein. If any portion of this Article conflicts with State Density Bonus Law or other applicable State law, State law shall supersede this Section. Any ambiguities in this Section shall be interpreted to be consistent with State Density Bonus Law.

- E. Replacement Housing Requirement. Pursuant to subdivision (c)(3) of California Government Code § 65915, an applicant will be ineligible for a density bonus or other incentives unless the applicant complies with the replacement housing requirements therein.
- F. Permitting Authority. Subject to the provisions of Division D7 (Zoning Ordinance Administration), of the Zoning Ordinance, application for a density bonus, incentive(s), concession(s), and/or waiver(s) shall be considered by and acted upon by the decision-making body with authority to approve the housing development.
- A. Applicable Zones. This Chapter applies to all zoning districts that allow residential uses, including mixed use zoning districts. This Chapter applies only to the residential component of a mixed use project and shall not operate to increase the allowable density of the non-residential component of any proposed project.
- B. Density Bonus Qualifications. All proposed housing developments that qualify under State Density Bonus Law for a density increase, and any qualified land transfer under State Density Bonus Law, shall be eligible to apply for a density bonus (including incentives, concessions and/or waivers) consistent with the requirements, provisions and obligations set forth in State Density Bonus Law, as may be amended.
- In accordance with State law, neither the granting of an incentive, concession, and/or waiver, nor the granting of a density bonus shall be interpreted, in and of itself, to require a general plan amendment, zoning amendment, variance, or other discretionary approval.
- C. Permitting Authority. Subject to the provisions of Division D7 (Zoning Ordinance Administration), of the Zoning Ordinance, application for a density bonus, incentive(s), concession(s), and/or waiver(s) shall be considered by and acted upon by the decision-making body with authority to approve the housing development.
- D. Severability. If any provision of this Chapter or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of the Chapter which can be given effect without the invalid provisions or applications of the Chapter. To this end, the provisions of this Chapter are severable. The City Council declares that it would have adopted this Chapter irrespective of the invalidity of any particular portion thereof.
- E. Conflict of Law. In the event that any provision of this Chapter is found to be in direct conflict with State Density Bonus Law, the provisions of the State Density Bonus Law will apply.

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#### D4-79 – Application Requirements

- A. Written Application.** Applicants requesting a density bonus, incentive(s), concession(s) and/or waiver(s) shall provide the City with a written density bonus proposal. The proposal shall be processed in conjunction with the underlying application(s) and reviewed for compliance with State Density Bonus Law.
- B. Submittal Requirements.** The proposal for a density bonus, incentive(s), concession(s) and/or waiver(s) pursuant to State Density Bonus Law shall include the following information:
- 1. Requested density bonus.** A description of the requested density bonus including calculations showing the maximum base density, the number/percentage of market rate and affordable units and identification of the income level at which such units will be restricted pursuant to State Density Bonus Law, proposed unit sizes and number of bedrooms, and the proposed method of ensuring the continued availability of density bonus units.



2. **Requested incentive(s) or concession(s).** A description of the requested incentive(s) or concession(s) including the number of incentive(s) or concession(s) allowed pursuant to State Density Bonus Law. The request for particular incentive(s) may require a pro forma or other report evidencing that the requested incentive(s) results in identifiable, financially sufficient and actual cost reductions that are necessary to make the housing units economically feasible. The report shall be sufficiently detailed to allow the City to verify its conclusions.
3. **Requested waiver(s).** The written proposal shall include an explanation of the waiver(s) or reduction of development standards requested and why they are necessary to make the construction of the project physically possible.
4. **Parking.** The applicant may request, and the City shall grant, a reduction in parking requirements in accordance with California Government Code § 65915(p), as that section may be amended from time to time.
5. **Physical Constraints.** Except as restricted by California Government Code § 65915, the applicant for a density bonus may submit a proposal for the waiver or reduction of development standards that have the effect of physically precluding the construction of a housing development incorporating the density bonus and any incentives or concessions granted to the applicant. A request for a waiver or reduction of development standards shall be accompanied by documentation demonstrating that the waiver or reduction is physically necessary to construct the housing development with the additional density allowed pursuant to the density bonus and incorporating any incentives or concessions required to be granted. The City shall approve a waiver or reduction of a development standard, unless it finds that:
  - a. The application of the development standard does not have the effect of physically precluding the construction of a housing development at the density allowed by the density bonus and with the incentives or concessions granted to the applicant.
  - b. The waiver or reduction of the development standard would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of § 65589.5, upon health, safety, or the physical environment, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact.
  - c. The waiver or reduction of the development standard would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or
  - d. The waiver or reduction of the development standard would be contrary to state or federal law.
6. **Fee.** Payment of the processing fee in an amount set by resolution of the City Council to reimburse the City for staff time spent reviewing and processing the density bonus application submitted pursuant to this Chapter.

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#### D4-80 – Density Bonus Housing Agreement

- A. **Density Bonus Housing Agreement.** For all housing projects receiving a density bonus, incentive(s), concession(s) and/or waiver(s) under this Chapter, a density bonus housing agreement shall be entered into by the City and applicant/property owner. The density bonus housing agreement shall be made a condition of the discretionary planning permits for all housing developments pursuant to this Chapter and shall be recorded as a deed restriction on any parcel on which the residential units will be constructed.
- B. **Recording of Agreement.** The density bonus housing agreement shall be recorded prior to the final or parcel map approval, or, where a map is not being processed, prior to the issuance of a building permit for any structure in the housing development.

The agreement shall run with the land and be binding on all future owners and successors.

- C. Contents of Agreement.** The density bonus housing agreement shall include, but is not limited to the following:
1. A description of the development, including the total number of units, the number of affordable units, the tenure of the affordable units, the size in square footage and location of affordable units;
  2. The term of the agreement and the terms of affordability of the required units in accordance with State Density Bonus Law;
  3. A schedule for completion and occupancy of the affordable housing units in accordance with State Density Bonus Law;
  4. A description of any incentives, concessions, waivers, or modifications of development standards being provided by the City;
  5. Provisions to ensure each affordable unit be kept available only to members of the identified income group at the maximum affordable rent or sales price during the term of the agreement; and
  6. Provisions to ensure implementation and compliance with this Chapter

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**D4-81 through D4-84 – Reserved**



## **Chapter I - Hillside, Creek, and Ridgeline Areas**

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### **Sections:**

- D5-1 - Purpose
- D5-2 - Applicability
- D5-3 - Exemptions
- D5-4 - Hillside, Creek, Ridgeline Area Development Standards
- D5-5 - Design Guidelines
- D5-6 - Slope Methodology

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### **D5-1 - Purpose**

This Chapter provides standards for the protection and preservation of hillside, creek, and ridgeline areas. The purpose of this Chapter is to:

1. Preserve significant features of hillsides, creeks, and ridgeline areas in essentially their natural state;
2. Preserve existing vegetation, soils, geology, slopes, and drainage patterns;
3. Preserve the natural topography, including swales, canyons, knolls, ridgelines, and rock outcrops, wherever feasible;
4. Minimize grading and cut and fill practices to retain the natural terrain and character of the hillsides and ridgelines;
5. Avoid development that would result in unacceptable fire, flood, slide, or other safety hazards;
6. Avoid unwarranted, high maintenance costs for public facilities;
7. Provide a mechanism for flexible design of development projects so that development may be clustered to allow environmentally sensitive areas to be preserved as open space;
8. Encourage design of street systems and driveways that blend with the natural contours and minimize extensive grading; and
9. Provide adequate buffer areas between creek corridors and adjacent development, to retain the creek corridors as valuable natural, scenic, and recreational amenities as appropriate.

Definitions of technical terms and phrases used in this Section may be found in Division D8 (Glossary) under "Resource Management."

### D5-2 - Applicability

The provisions of this Chapter apply to proposed development, other than Public Works projects, on any sites as identified below:

1. The Resource Management Area and Creeks as identified in General Plan Figure 8-3 (Resource Management); or
2. All property over 500 feet in elevation; or
3. Property with a natural gradient in excess of 10 percent; or
4. Property within 1,000 feet of a major or minor ridgeline;

### D5-3 - Exemptions

The provisions of this Chapter shall not apply to:

1. The Built Urban Land as identified in General Plan Figure 8-3 (Resource Management), ~~except for creek setback regulations.~~

### D5-4 - Hillside, Creek, and Ridgeline Area Development Standards

**A. Development standards.** Development proposed within the Hillside, Creek, and Ridgeline Areas shall comply with the development standards of the primary zone, except as follows.

1. **Density.** The density on all developable and undevelopable land shall be limited to the following densities based upon the existing natural slope as determined by the method described in Section D5-6 (Slope Methodology).

Slope	Density
Greater than 20 percent	1 dwelling unit per 320 acres
15 to 20 percent	1 dwelling unit per 5 acres (1)
10 to 15 percent	1 dwelling unit per 1 acre (1)

**Note:** (1) Densities may be averaged over the project site (Within these density ranges, units may be transferred so as to create a relatively even density gradient from higher density on 10 percent slopes to lower density on 20 percent slopes, without increasing the total number of units.)

Densities on undevelopable land may be exercised only upon transfer to developable land. Undevelopable land is defined by Zoning Ordinance Division D8 (Glossary) as:

- a. Land with an existing, natural slope in excess of 20 percent with a minimum elevation differential of 40 feet and a minimum contiguous area of three acres; or
- b. Riparian corridors or associated vegetated areas of creeks, intermittent streams, perennial streams, or lakes.



# **City of San Ramon**

DRAFT

Zoning Ordinance

August 2023

Division D2 – Allowable Land Uses and Zoning  
Standards

Chapter XX

**New Mixed-Use Zones (Draft)**





Mixed-Use Designation	Development Standards	
<p><b>Mixed-Use, Commercial Emphasis (MUX)</b>  The purpose of the Mixed-Use, Commercial Emphasis (MUX) district is to provide areas for an integrated neighborhood, primarily to enhance existing and promote new commercial uses (retail and/or office) with complementary residential uses. The MUX district envisages commercial uses (retail and/or office) as the primary use along street frontages, with residential uses located behind or above the primary commercial uses. Development could be stand-alone, vertical, or horizontal mixed-use configurations. Commercial FAR minimums will be set to maintain retail square footage.</p>	<b>Min. Density</b>	20 du/ac
	<b>Max. Density</b>	40 du/ac
	<b>Sitewide Min. FAR</b>	0.70 FAR
	<b>Sitewide Max. FAR</b>	2.0 FAR
	<b>Max. Height</b>	60 feet
	<b>Min. Nonresidential FAR</b>	0.45 FAR
<p><b>Mixed-Use, Residential Emphasis (MUR)</b>  The purpose of the Mixed-Use, Residential Emphasis (MUR) district is to provide areas for an integrated neighborhood, with a combination of primarily residential uses mixed with complementary office and commercial uses. The MUR district provides housing infill opportunities on existing small and mid-size office and service commercial parcels. A density range of 20 to 40 du/ac allows a variety of residential housing types located along street frontages. Development could be stand-alone, vertical, or horizontal mixed-use configurations.</p>	<b>Min. Density</b>	20 du/ac
	<b>Max. Density</b>	40 du/ac
	<b>Sitewide Min. FAR</b>	0.70 FAR
	<b>Sitewide Max. FAR</b>	2.0 FAR
	<b>Max. Height</b>	60
	<b>Min. Residential FAR</b>	0.5 FAR

<p><b>Downtown Mixed-Use, North (DMU-N)</b>  The purpose of the Downtown Mixed-Use, North (DMU-N) zone is to encourage an integrated neighborhood of commercial and residential uses within the Core area of San Ramon. The intent is to incorporate new residential uses in the existing office setting with pedestrian-friendly streetscapes, open spaces, and trails connecting to the Iron Horse Trail and City Center. Residential uses are located adjacent to the street and complementary offices, services, and goods in close proximity to transportation networks. The allowed density in the DMU-N zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be vertical in nature with residential entryways taking advantage of the City's Walking District, and allowance for higher density. Development can be vertical mixed use or stand-alone residential in proximity to nearby commercial uses with a horizontal mixed-use configuration.</p>	<b>Min. Density</b>	20 du/ac
	<b>Max. Density</b>	60 du/ac
	<b>Sitewide Min. FAR</b>	1.25 FAR
	<b>Sitewide Max. FAR</b>	2.75 FAR
	<b>Max. Height</b>	85 feet



## New Mixed-Use Zones

### New Mixed-Use Zone Land Uses and Permit Requirements

- A. **Allowable Land Uses and Permit Requirements.** Table 1 (Allowed Land Uses and Permit Requirements for New Mixed-Use Zones) identifies the uses of land allowed by this Zoning Ordinance in the Mixed-Use Zones, and the land use permit required to establish each use
- B. **Specific Use Regulations.** Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of the Zoning Ordinance may also apply.

**Table 1**

**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones**

Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
<b>Key:</b> P = Allowed by Right (Zoning Clearance may be required) MUP = Minor Use Permit required UP = Conditional Use Permit required S = Permit requirement set by Specific Use Regulation ZC = Zoning Clearance required (-) = Not Allowed					
Media Production	ZC(3)	ZC(3)	ZC(3)		
Recycling Facility	—	—	—		
Research and Development, General	MUP	MUP	MUP		
Research and Development, Limited	ZC(3)	ZC(3)	ZC(3)		
Laboratory, Non-Medical	MUP	MUP	MUP		
Commercial Recreation Facility – Indoor	UP	UP	UP		D4-30
Conference/Convention Facility	UP	UP	UP		
Fitness/Health Facility	UP	UP	UP		
Library, Museum, Gallery (non-retail gallery)	P	P	P		
Meeting Facility, Public or Private	MUP	MUP	MUP		
Night Club	MUP	MUP	MUP		
Park and Recreation Facility – Site of 2 acres or less	P	P	P		
School – Public or Private	UP	UP	UP		
School – Specialized Education or Training	MUP	MUP	MUP		
Sports and Entertainment Assembly Facility	UP	UP	UP		
Studio – Art, Dance, Martial Arts, Music, etc. (ground floor)	ZC(3)	ZC(3)	ZC(3)		
Studio – Art, Dance, Martial Arts, Music, etc. (upper floor)	P	P	P		

**Table 1**  
**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones**

Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
<b>Key:</b> P = Allowed by Right (Zoning Clearance may be required) MUP = Minor Use Permit required UP = Conditional Use Permit required S = Permit requirement set by Specific Use Regulation ZC = Zoning Clearance required (-) = Not Allowed					
Theater, Movies, or Performing Arts	UP	UP	UP		
Animal – Wild or Exotic	S	S	S		Municipal Code Div. B2
Animal – Domestic	P	P	P		
Emergency Shelter	P	P	P		
Home Occupation	S	S	S		
Live/Work Unit	MUP	MUP	MUP		
Mixed-Use Project with Residential Component	P	P	P		
Supportive Housing	UP	UP	UP		
Transitional Housing	UP	UP	UP		
Residential Care, 6 or fewer	P	P	P		
Residential Care, 7 or more	MUP	MUP	MUP		
<b>Retail Trade</b>					
Accessory Retail and Services	P	P	P		
Alcoholic Beverage Manufacturing, Micro-Brewery	UP	UP	UP		
Auto and Vehicle Sales and Rental	MUP(4)	MUP(4)	MUP(4)		
Building/Landscape Materials Sales – Indoor Showroom	UP	UP	UP		
Convenience Store	P	P	P		
Drive-through Retail	UP	UP	UP		
Eating and Drinking Establishments	P	P	P		
With wine and beer	P	P	P		
With full alcoholic beverage service	MUP	MUP	MUP		
Alcoholic Beverage Manufacturing, Brew Pub	P	P	P		
With drive-through service	MUP	MUP	MUP		
With live entertainment	MUP	MUP	MUP		D4-34
With up to 12 outdoor seats or stools	P	P	P		
With 13 or more outdoor seats or stools	MUP	MUP	MUP		
Farmer’s Market – Ongoing	MUP	MUP	MUP		
Food and Beverage Sales – Chain Grocery	P	P	P		
Food and Beverage Sales – Specialty Food Store	P	P	P		
Furniture, Furnishings, and Appliance Store	P(5)	P(5)	P(5)		
Mobile Home, Boat, or RV Sales	—	—	—		
Outdoor Retail Sales and Activities	MUP	MUP	MUP		D4-35
Outdoor Vendor	MUP	MUP	MUP		D4-35
Pharmacy, Medical Supplies	P	P	P		





**Table 1**  
**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones**

Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
<b>Key:</b> P = Allowed by Right (Zoning Clearance may be required) MUP = Minor Use Permit required UP = Conditional Use Permit required S = Permit requirement set by Specific Use Regulation ZC = Zoning Clearance required (-) = Not Allowed					
Retail, General – 50,000 sf or less of floor area	P	P	P		
Retail, general – Over 50,000 sf of floor area	P	P	P		
Secondhand Store	MUP	MUP	MUP		
ATM	P	P	P		
Bank, Financial Services	P	P	P		
Business Support Service	P	P	P		
Medical Services – Clinic, Laboratory, Urgent Care (ground floor)	MUP(3)	UP(3)	UP(3)		
Medical Services – Clinic, Laboratory, Urgent Care (upper floors)	MUP	MUP	MUP		
Medical Services – Doctor Office (ground floor)	P(2)	P(2)	P(2)		
Medical Services – Doctor Office (upper floors)	P(2)	P(2)	P(2)		
Medical Services – Extended Care	UP	UP	UP		
Office – Accessory	P	P	P		
Office – Business/Service (ground floor)	P	P	P		
Office – Business/Service (upper floors)	P	P	P		
Office – Government (ground floor)	P	P	P		
Office – Government (upper floors)	P	P	P		
Office – Processing (ground floor)	MUP	MUP	MUP		
Office – Processing (upper floors)	MUP	MUP	MUP		
Office - Professional/Administrative (ground floor)	P	P	P		
Office - Professional/Administrative (upper floors)	P	P	P		
Adult Day Care	UP	UP	UP		
Animal Services – Boarding/Training	MUP	MUP	MUP		
Animal Services – Grooming	ZC(3)	ZC(3)	ZC(3)		
Animal Services – Veterinary Clinic, Animal Hospital	MUP	MUP	MUP		
Catering Service	MUP(3)	MUP(3)	MUP(3)		
Child Day Care Center	UP	UP	UP		
Child Day Care Center – Accessory to on-site anchor tenant	UP	UP	UP		
Child Day Care – Small family day care home	P	P	P		
Lodging – Bed & Breakfast Inn (B&B)	UP	UP	UP		D4-27
Lodging – Hotel or Motel	UP	UP	UP		
Personal Services	ZC(3)	ZC(3)	ZC(3)		

**Table 1**  
**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones**

Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N		
Public Safety Facility	P	P	P		
Broadcasting Studio	MUP	MUP	MUP		
Cogeneration Facility	UP	UP	UP		
Heliport	UP	UP	UP		
Parking Facility, Public or Commercial	UP	UP	UP		
Transit Station	P	P	P		
Utility Facility	UP	UP	UP		
Utility Infrastructure	P	P	P		
Wireless Telecommunications Facility	S	S	S		

**Footnotes:**

- (1) See division D8 for land use definitions.
- (2) Use allowed only if it does not exceed 10% of the total office space on the site.
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit when the economic findings in Section D4-38 Non-Retail Uses within Retail/Commercial Centers can be made.
- (4) Limited to an auto rental agency accessory to a hotel or retail sales/showroom.
- (5) Allowed only as accessory to department store.





**New Mixed-Use Zone General Development Standards**

Subdivisions, new land uses and structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in **Table 2 (New Mixed-Use Zone Development standards)**, in addition to the applicable development standards (e.g., landscaping, parking, and loading, etc.) in Division D3 of this Zoning Ordinance.

**Table 2**  
**New Mixed-Use Zone Development Standards**

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	
<b>Minimum Lot Size</b>	<i>The minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	Determined through subdivision process			
Width	Determined through subdivision process			
Depth	Determined through subdivision process			
<b>Residential Density</b>	<i>Minimum site area per dwelling unit as determined by the General Plan. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Minimum Density (du/ac)	20	20	20	
Maximum Density (du/ac)	40	40	60	
<b>Floor Area Ratio (FAR)</b>	<i>The measurement of a structure's floor area in relation to the size of the lot that the structure(s) is located on. FAR is expressed as a decimal number and is derived by dividing the total net area of the structure(s) by the total area of the lot (structure area ÷ lot area).</i>			
Sitewide Minimum	0.70	0.70	1.25	
Sitewide Maximum	2.0	2.0	2.75	
Nonresidential Minimum	0.45	N.A.	N.A.	
Residential Minimum	N.A.	0.5	N.A.	
<b>Setbacks (1)</b>	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	10 feet			
Side – Interior (each)	Determined through project review and approval			
Side – Corner	Determined through project review and approval			
Rear	Determined through project review and approval			
Accessory Structure	See Section D4-26 (Accessory Structures)			
<b>Lot Coverage</b>	<i>The maximum percentage of total lot area that may be covered by structures.</i>			
Maximum	N.A.	N.A.	N.A.	

**Table 2**  
**New Mixed-Use Zone Development Standards**

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	
<b>Height Limit</b>	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum (ft)	60 (2)	60 (2)	85 (2)	
<b>Landscaping</b>	See Chapter D3-II (Landscape Design Standards)			
<b>Parking</b>	See Chapter D3-III (Parking and Loading)			
<b>Signs</b>	See Chapter D3-IV (Signs)			

**Footnotes:**

- (1) Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way; and structures shall not intercept the daylight plane required by Section D2-15.
- (2) Except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions).





# Proposed Zoning Ordinance Text Amendments

October 11, 2023

# City of San Ramon

DRAFT

Zoning Ordinance – Alternative

October 11, 2023

Division D2 – Allowable Land Uses and Zoning  
Standards



Chapter XX

**New Mixed-Use Zones (Draft) –**

**Alternative**



## New Mixed-Use Zones

### Purposes of New Mixed-Use Zones – Alternative

The purposes of the individual Mixed-Use zones and the manner in which they are applied are as follows:

- A. **MUX (Mixed-Use, Commercial Emphasis) Zone.** The purpose of the Mixed-Use, Commercial Emphasis (MUX) zone is to provide areas for an integrated neighborhood, primarily to enhance existing and promote new commercial uses (retail and/or office) with complementary residential uses. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. The MUX zone envisions commercial uses (retail and/or office) as the primary use along street frontages, with residential uses located behind or above the primary commercial uses. Development could be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUX zone, nonresidential FAR minimums are established to maintain retail square footage.
- B. **MUR (Mixed-Use, Residential Emphasis) Zone.** The purpose of the Mixed-Use, Residential Emphasis (MUR) zone is to provide areas for an integrated neighborhood, with a combination of primarily residential uses mixed with complementary office and commercial uses. The MUR zone provides housing infill opportunities on existing small and mid-size office and service commercial parcels. A density range of 20 to 40 dwelling units per acre allows a variety of residential housing types located along street frontages. Development can be stand-alone, vertical, or horizontal mixed-use configurations. Within the MUR zone, residential FAR minimums are established to maintain and encourage residential development within this zone.
- C. **DMU-N (Downtown Mixed-Use, North) Zone.** The purpose of the Downtown Mixed-Use, North (DMU-N) zone is to encourage an integrated neighborhood of commercial and residential uses within the Core area of San Ramon. The intent is to incorporate new residential uses in the existing office setting with pedestrian-friendly streetscapes, open spaces, and trails connecting to the Iron Horse Trail and City Center. Residential uses are located adjacent to the street and complementary offices, services, and goods in close proximity to transportation networks. The allowed density in the DMU-N zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be vertical in nature with residential entryways taking advantage of the City's Walking District, and allowance for higher density. Development can be vertical mixed use or stand-alone residential in proximity to nearby commercial uses with a horizontal mixed-use configuration.
- D. **DMU-S (Downtown Mixed-Use, South) Zone.** The purpose of the Downtown Mixed-Use, South (DMU-S) zone is to encourage an integrated transit-oriented and mixed use neighborhood, extending the activity of City Center across Bollinger Canyon Road with shops, offices, and a



diversity of housing opportunities set in an urban environment of walkable streets, parks and trails. The intent is to promote a broad mix of uses which incorporates a transition of primarily commercial uses adjacent to the freeway and Bollinger Canyon Road, with residential uses located behind or above the primary commercial uses in close proximity to transportation networks. The allowed density in the DMU-S zone ranges from a minimum of 20 dwelling units per acre to a maximum of 60 dwelling units per acre. Development is generally intended to be more vertical in nature and allowance for higher density closer to the arterial roadway, with an appropriate transitional buffer adjacent to existing residential uses located to the south. Commercial uses (i.e. restaurants and retail) are encouraged along major streets. Development could be stand-alone, vertical, or horizontal mixed-use configurations.

**New Mixed-Use Zone Land Uses and Permit Requirements**

- E. **Allowable Land Uses and Permit Requirements.** Table 1 (Allowed Land Uses and Permit Requirements for New Mixed-Use Zones - Alternatives) identifies the uses of land allowed by this Zoning Ordinance in the Mixed-Use Zones, and the land use permit required to establish each use
- F. **Specific Use Regulations.** Where the last column in the table ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use. Provisions in other sections of the Zoning Ordinance may also apply.

**Table 1**  
**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones -Alternative**

Land Use (1)	Permit Required				Specific Use Regulations
	MUX	MUR	DMU-N	DMU-S	
<b>Key:</b> P = Allowed by Right (Zoning Clearance may be required) MUP = Minor Use Permit required UP = Conditional Use Permit required S = Permit requirement set by Specific Use Regulation ZC = Zoning Clearance required (-) = Not Allowed					
Media Production	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Recycling Facility	—	—	—	—	
Research and Development, General	MUP	MUP	MUP	MUP	
Research and Development, Limited	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Laboratory, Non-Medical	MUP	MUP	MUP	MUP	
Commercial Recreation Facility – Indoor	UP	UP	UP	UP	D4-30





**Table 1**  
**Allowed Land Uses and Permit Requirements for New Mixed-Use Zones -Alternative**

Land Use (1)	Permit Required				Specific Use Regulations
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<b>Key:</b> P = Allowed by Right (Zoning Clearance may be required) MUP = Minor Use Permit required UP = Conditional Use Permit required S = Permit requirement set by Specific Use Regulation ZC = Zoning Clearance required (-) = Not Allowed					
Conference/Convention Facility	UP	UP	UP	UP	
Fitness/Health Facility	UP	UP	UP	UP	
Library, Museum, Gallery (non-retail gallery)	P	P	P	P	
Meeting Facility, Public or Private	MUP	MUP	MUP	MUP	
Night Club	MUP	MUP	MUP	MUP	
Park and Recreation Facility – Site of 2 acres or less	P	P	P	P	
School – Public or Private	UP	UP	UP	UP	
School – Specialized Education or Training	MUP	MUP	MUP	MUP	
Sports and Entertainment Assembly Facility	UP	UP	UP	UP	
Studio – Art, Dance, Martial Arts, Music, etc. (ground floor)	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Studio – Art, Dance, Martial Arts, Music, etc. (upper floor)	P	P	P	P	
Theater, Movies, or Performing Arts	UP	UP	UP	UP	
Animal – Wild or Exotic	S	S	S	S	Municipal Code Div. B2
Animal – Domestic	P	P	P	P	
Emergency Shelter	P	P	P	P	
Home Occupation	S	S	S	S	
Live/Work Unit	MUP	MUP	MUP	MUP	
Mixed-Use Project with Residential Component	P	P	P	P	
Supportive Housing	UP	UP	UP	UP	
Transitional Housing	UP	UP	UP	UP	
Residential Care, 6 or fewer	P	P	P	P	
Residential Care, 7 or more	MUP	MUP	MUP	MUP	
<b>Retail Trade</b>					
Accessory Retail and Services	P	P	P	P	
Alcoholic Beverage Manufacturing, Micro-Brewery	UP	UP	UP	UP	
Auto and Vehicle Sales and Rental	MUP(4)	MUP(4)	MUP(4)	MUP(4)	
Building/Landscape Materials Sales – Indoor Showroom	UP	UP	UP	UP	
Convenience Store	P	P	P	P	
Drive-through Retail	UP	UP	UP	UP	
Eating and Drinking Establishments	P	P	P	P	
With wine and beer	P	P	P	P	
With full alcoholic beverage service	MUP	MUP	MUP	MUP	



**Table 1**  
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Alcoholic Beverage Manufacturing, Brew Pub	P	P	P	P	
With drive-through service	MUP	MUP	MUP	MUP	
With live entertainment	MUP	MUP	MUP	MUP	D4-34
With up to 12 outdoor seats or stools	P	P	P	P	
With 13 or more outdoor seats or stools	MUP	MUP	MUP	MUP	
Farmer's Market – Ongoing	MUP	MUP	MUP	MUP	
Food and Beverage Sales – Chain Grocery	P	P	P	P	
Food and Beverage Sales – Specialty Food Store	P	P	P	P	
Furniture, Furnishings, and Appliance Store	P(5)	P(5)	P(5)	P(5)	
Mobile Home, Boat, or RV Sales	—	—	—	—	
Outdoor Retail Sales and Activities	MUP	MUP	MUP	MUP	D4-35
Outdoor Vendor	MUP	MUP	MUP	MUP	D4-35
Pharmacy, Medical Supplies	P	P	P	P	
Retail, General – 50,000 sf or less of floor area	P	P	P	P	
Retail, general – Over 50,000 sf of floor area	P	P	P	P	
Secondhand Store	MUP	MUP	MUP	MUP	
ATM	P	P	P	P	
Bank, Financial Services	P	P	P	P	
Business Support Service	P	P	P	P	
Medical Services – Clinic, Laboratory, Urgent Care (ground floor)	MUP(3)	UP(3)	UP(3)	UP(3)	
Medical Services – Clinic, Laboratory, Urgent Care (upper floors)	MUP	MUP	MUP	MUP	
Medical Services – Doctor Office (ground floor)	P(2)	P(2)	P(2)	P(2)	
Medical Services – Doctor Office (upper floors)	P(2)	P(2)	P(2)	P(2)	
Medical Services – Extended Care	UP	UP	UP	UP	
Office – Accessory	P	P	P	P	
Office – Business/Service (ground floor)	P	P	P	P	
Office – Business/Service (upper floors)	P	P	P	P	
Office – Government (ground floor)	P	P	P	P	
Office – Government (upper floors)	P	P	P	P	
Office – Processing (ground floor)	MUP	MUP	MUP	MUP	
Office – Processing (upper floors)	MUP	MUP	MUP	MUP	
Office - Professional/Administrative (ground floor)	P	P	P	P	
Office - Professional/Administrative (upper floors)	P	P	P	P	

**Table 1**  
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Adult Day Care	UP	UP	UP	UP	
Animal Services – Boarding/Training	MUP	MUP	MUP	MUP	
Animal Services – Grooming	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Animal Services – Veterinary Clinic, Animal Hospital	MUP	MUP	MUP	MUP	
Catering Service	MUP(3)	MUP(3)	MUP(3)	MUP(3)	
Child Day Care Center	UP	UP	UP	UP	
Child Day Care Center – Accessory to on-site anchor tenant	UP	UP	UP	UP	
Child Day Care – Small family day care home	P	P	P	P	
Lodging – Bed & Breakfast Inn (B&B)	UP	UP	UP	UP	D4-27
Lodging – Hotel or Motel	UP	UP	UP	UP	
Personal Services	ZC(3)	ZC(3)	ZC(3)	ZC(3)	
Public Safety Facility	P	P	P	P	
Broadcasting Studio	MUP	MUP	MUP	MUP	
Cogeneration Facility	UP	UP	UP	UP	
Heliport	UP	UP	UP	UP	
Parking Facility, Public or Commercial	UP	UP	UP	UP	
Transit Station	P	P	P	P	
Utility Facility	UP	UP	UP	UP	
Utility Infrastructure	P	P	P	P	
Wireless Telecommunications Facility	S	S	S	S	

**Footnotes:**

- (1) See division D8 for land use definitions.
- (2) Use allowed only if it does not exceed 10% of the total office space on the site.
- (3) Use allowed with a Minor Use Permit or Zoning Clearance, as identified in the table above, on ground floor if non-retail uses occupy 25% or less of the gross ground floor area. Non-retail uses exceeding 25% gross ground floor area may be authorized by a Minor Use Permit when the economic findings in Section D4-38 Non-Retail Uses within Retail/Commercial Centers can be made.
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- (5) Allowed only as accessory to department store.



### New Mixed-Use Zone General Development Standards

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**Table 2**  
New Mixed-Use Zone Development Standards - Alternatives

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	<u>DMU-S</u>
<b>Minimum Lot Size</b>	<i>The minimum area and width for parcels proposed in new subdivisions.</i>			
Area (net)	Determined through subdivision process			
Width	Determined through subdivision process			
Depth	Determined through subdivision process			
<b>Residential Density</b>	<i>Minimum site area per dwelling unit as determined by the General Plan. The actual number of units allowed will be determined through subdivision or land use permit approval.</i>			
Minimum Density (du/ac)	20	20	20	<u>20</u>
Maximum Density (du/ac)	40	40	60	<u>60</u>
<b>Floor Area Ratio (FAR)</b>	<i>The measurement of a structure's floor area in relation to the size of the lot that the structure(s) is located on. FAR is expressed as a decimal number and is derived by dividing the total net area of the structure(s) by the total area of the lot (structure area ÷ lot area).</i>			
Sitewide Minimum	0.70	0.70	1.25	<u>1.25</u>
Sitewide Maximum	2.0	2.0	2.75	<u>2.75</u>
Nonresidential Minimum	0.45	N.A.	N.A.	<u>N.A.</u>
Residential Minimum	N.A.	0.5	N.A.	<u>N.A.</u>
<b>Setbacks (1)</b>	<i>Minimum setbacks required. See Section D3-10 for exceptions, and allowed projections into setbacks.</i>			
Front	10 feet			
Side – Interior (each)	Determined through project review and approval			
Side – Corner	Determined through project review and approval			
Rear	Determined through project review and approval			
Accessory Structure	See Section D4-26 (Accessory Structures)			
<b>Lot Coverage</b>	<i>The maximum percentage of total lot area that may be covered by structures.</i>			
Maximum	N.A.	N.A.	N.A.	<u>N.A.</u>

**Table 2**  
**New Mixed-Use Zone Development Standards - Alternatives**

Development Feature	Requirement by Zone			
	MUX	MUR	DMU-N	DMU-S
Height Limit	<i>Maximum allowable height of structures. See Section D3-6 (Height Limits and Exceptions) for height measurement requirements, and height limit exceptions.</i>			
Maximum (ft)	60 (2)	60 (2)	85 (2)	85 (2)
Landscaping	See Chapter D3-II (Landscape Design Standards)			
Parking	See Chapter D3-III (Parking and Loading)			
Signs	See Chapter D3-IV (Signs)			

**Footnotes:**

- (1) Except that a 25-foot wide side and/or rear yard shall be required abutting a residential zone, and where a lot abuts the Interstate 680 right-of-way; and structures shall not intercept the daylight plane required by Section D2-15.
- (2) Except as limited by Daylight Plane Requirements (D2-15.A) and Section D3-6 (Height Limits and Exceptions).