



COMMERCIAL/INDUSTRIAL ZONING STANDARDS

The following is a summary of commercial and industrial zoning standards from the Sunnyvale Municipal Code.

This summary provides a general overview of commercial and industrial zoning standards and is not intended as a comprehensive list. Exceptions and/or additional restrictions may apply to the following development standards. Please refer to the sidebar for more information. Refer to Title 19 of the Sunnyvale Municipal Code for more information.

COMMERCIAL ZONING DISTRICTS

C-1

Front Setback Minimum	70 ft.
Side Setback Minimum	None
Rear Setback Minimum	None
Maximum Lot Coverage	35%
Maximum Floor Area Ratio	None
Height Limitation	40 ft. and 2 stories
Minimum Lot Area	None

C-2 AND C-3

Front Setback Minimum	70 ft.
Side Setback Minimum	None
Rear Setback Minimum	None
Maximum Lot Coverage	35%
Maximum Floor Area Ratio	None
Height Limitation	75 ft. and 8 stories
Minimum Lot Area	None

C-4

Front Setback Minimum	20 ft.
Side Setback Minimum	None
Rear Setback Minimum	None
Maximum Lot Coverage	35%
Maximum Floor Area Ratio	None
Height Limitation	40 ft. 2 stories
Minimum Lot Area	None

O

Front Setback Minimum	20 ft.
Side Setback Minimum	6 ft. min. and 15 ft. total
Rear Setback Minimum	20 ft.
Maximum Lot Coverage	40%
Maximum Floor Area Ratio	None
Height Limitation	30 ft. 2 stories
Minimum Lot Area	8,000 sq. ft.

PF

Setbacks, Height, Lot Coverage	Most restrictive abutting zoning district.
Minimum Lot Area	None

PRECISE PLAN FOR EL CAMINO REAL

Properties located within the El Camino Real Precise Plan and zoned with the ECR combining district have special policies and development design standards. Please refer to the Precise Plan for more information.

HEIGHTS

The listed building heights are the maximum possible heights, not necessarily what would be approved for specific projects.

LIMITED BUILDING HEIGHT FOR COMMERCIAL ZONES WITHIN 75 FT. OF A RESIDENTIAL ZONE

If the adjacent lot has a one-story building, height is limited to 20 ft. If the adjacent lot has a two-story building or is vacant, height is limited to 30 ft.

LARGER SETBACKS FOR COMMERCIAL ZONES ADJACENT TO RESIDENTIAL ZONES

Developments shall provide a side yard of 15 ft. and a rear yard of 10 ft. An additional 3 ft. of setback is required for each story above the first. For buildings not divided by stories, an additional 3 ft. setback is required for each 10 ft. above 20 ft.

SETBACKS FOR CORNER LOTS IN C-1, C-2, C-3 and O ZONES

Longer street frontages on corner lots may have reduced setbacks of 15 ft. except along El Camino Real.

INDUSTRIAL ZONING DISTRICTS

Exceptions and/or additional restrictions may apply to the following development standards. Please refer to the sidebar for more information.

Additional benefits are stipulated for industrial buildings that qualify as “green.” In the M-S and M-3 Zoning Districts, up to 5% FAR bonuses may be allowed for projects that meet certain green standards listed in SMC 19.39.030. In the Moffett Park Specific Plan area, streamlined review processes are available for projects that meet the requirements outlined in SMC 19.29. Please see these code sections for further details.

M-S AND M-3

Front Setback Minimum	25 ft.
Side Setback Minimum	No min. 20 ft. total
Rear Setback Minimum	None
Maximum Lot Coverage	45%
Maximum Floor Area Ratio	35%
Height Limitation	75 ft. and 8 stories
Minimum Lot Area	22,500 sq. ft.

MOFFETT PARK ZONING DISTRICTS

The Moffett Park Specific Plan has special floor area ratio requirements relating to green buildings and development reserves. Maximum building height may also be increased dependent on the specifics of the project. Please refer to SMC 19.29 and the Moffett Park Specific Plan for complete information regarding these zoning districts.

MP-TOD

Front Setback Minimum	15 ft.
Side Setback Minimum	No min. 20 ft. total
Rear Setback Minimum	None
Maximum Lot Coverage	45%
Maximum Floor Area Ratio	50%
Height Limitation	75 ft. and 8 stories
Minimum Lot Area	22,500 sq. ft.

MP-I

Front Setback Minimum	15 ft.
Side Setback Minimum	No min. 20 ft. total
Rear Setback Minimum	None
Maximum Lot Coverage	45%
Maximum Floor Area Ratio	35%
Height Limitation	75 ft. and 8 stories
Minimum Lot Area	22,500 sq. ft.

MP-C

Front Setback Minimum	15 ft.
Side Setback Minimum	No min. 20 ft. total
Rear Setback Minimum	20
Maximum Lot Coverage	45%
Maximum Floor Area Ratio	40%
Height Limitation	75 ft. and 8 stories
Minimum Lot Area	22,500 sq. ft.

FLOOR AREA RATIOS
The ratio of the gross floor area to lot size. See SMC 19.12.070 for a complete definition of gross floor area.

LIMITED BUILDING HEIGHT FOR INDUSTRIAL ZONES WITHIN 75 FT. OF A RESIDENTIAL ZONE
If the adjacent lot has a one-story building, height is limited to 20 ft. If the adjacent lot has a two-story building or is undeveloped, height is limited to 30 ft.

INDUSTRIAL PROPERTIES ON PUBLIC STREETS WITH MIN. 86 FT. IN WIDTH
Front setbacks are increased to 35 ft.

LARGER SETBACKS FOR INDUSTRIAL ZONES ADJACENT TO RESIDENTIAL ZONES
If a property adjoins a residentially zoned property, all affected yards must be increased to 100 ft.

HEIGHT OF HOTELS AND MOTELS IN INDUSTRIAL ZONES
Height may exceed 75 ft. if allowed by a Use Permit.