

Redwood City DRAFT Zoning Code Maintenance + Housing Element Implementation + El Camino Real Corridor Plan Implementation

FOR ALUC REVIEW

LEGEND:

- Text to be removed = ~~strikethrough~~
- Text to be added = double underline
- Editorial notes = ***[bold italic in brackets]***

Article 2 - DEFINITIONS

2.2 - Definitions.

Basement. Basement is that portion of a building between floor and ceiling which is wholly or ~~partly~~substantially below grade. Refer to the definition of "Story" below for when a basement is considered a story.

Building. Any structure having a roof supported by columns or by walls and used or designed for the shelter or housing of any person, ~~or animal~~ or the storage of property or chattel.

Distribution, Services. A use intended for the storage and dispatch of items and supplies required for a service business that provides services offsite, including but not limited to storage of professional landscaping and cleaning supplies.

Floor Area, Gross.

- A. ~~For the purpose of determining floor area ratio, the floor area of a building or buildings shall be~~ The sum of the gross horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two (2) buildings and shall include:
1. ~~All stories;~~Basement space if more than half of the basement story height is above grade, except when the computation of the floor area ratio is defined differently in a zoning district;
 2. Elevators, stairs, and stairwells at each floor;
 3. Floor space used for mechanical equipment where the structural headroom exceeds seven and one-half (7½) feet but not including equipment, open or enclosed, located on the roof, such as bulkheads, water tanks and cooling towers;
 4. Attic floor space where the structural headroom exceeds seven and one-half (7½) feet;
 5. Interior balconies and mezzanines, except when the computation of the floor area ratio is defined differently in a zoning district;
 6. Enclosed porches and lanais, but not uncovered terraces, porches, balconies or stairs;
 7. Accessory buildings, unless excluded in the Zoning District, where more than one-half (½) of the height is above the average level of the highest and lowest point of that

~~portion of the lot covered by the building, but not including garages, carports, and parking structures unless so required in a zoning district.~~

~~B. Child care centers are excluded from the calculation of gross floor area as set forth in [Article 39](#) (Child Care).~~

~~C. Open space for public use and enjoyment and/or outdoor recreational facilities for public use and enjoyment within commercial and/or industrial developments that contain at least fifty thousand (50,000) square feet of building gross floor area may be granted a floor area ratio bonus provided that the following conditions are met:~~

- ~~1. The maximum floor area ratio bonus associated with the provision of open space for public use and enjoyment and/or outdoor recreation facilities for public use and enjoyment shall not be greater than two (2) percent floor area ratio relative to the land area of the development;~~
- ~~2. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for open space for public use and enjoyment and/or outdoor recreation facilities;~~
- ~~3. Any floor area ratio bonus granted pursuant to this subsection C of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130), as amended, based on the following findings:~~
- ~~4. The open space and/or outdoor recreation facility will be of benefit to the public;~~
- ~~5. The development design can accommodate the additional floor area.~~

~~D. Developments may receive both the floor area ratio exemption of subsection B of this Section, and the floor area ratio bonus of subsection C of this Section, but in no case will the total floor area ratio exemption and bonus exceed two (2) percent floor area ratio relative to the land area of a particular development.~~

~~E. [B.](#) For the purpose of determining gross floor area for single-family dwellings, see [Article 48](#), Floor Area Ratio Ordinance).~~

~~Grade, Finished. The elevation of the ground surface established by grading for the proposed project.~~

~~Grade, Natural. The elevation of the ground surface prior to any excavation or fill.~~

~~Lot Coverage. The footprint of all structures including the primary building(s), accessory buildings, covered patios and decks, covered front entries, and any covered parking areas expressed as a percentage of the total lot area. Certain structures may be exempt from lot coverage calculations otherwise as described in the Zoning Code. The percentage of the total land area within a lot that is covered by buildings, including all projects except the exterior or outermost four (4) feet of any eave or roof overhang, but excluding uncovered ground level paving, landscaping features and uncovered recreational facilities.~~

~~Medical Clinic. A facility for group practice on a single site where multiple practitioners (doctors, dentists, therapists, nurses, paraprofessionals, etc.), in combination, offer a variety of services, which~~

~~may include, but are not limited to, consultation or counseling, diagnosis, therapy, prevention, laboratory testing or analysis, and/or corrective personal treatment. Certified massage businesses, acupressure or aromatherapy services are not considered a medical clinic use (see Personal Services, General). See definition for Medical Office.~~

Medical Office. A use providing consultation, diagnosis, therapeutic, preventative, corrective personal treatment services by doctors, dentists, medical and dental laboratories, acupuncture and similar practitioners of medical services for humans, licensed for such practice by the state of California and including services related to medical research, testing and analysis but excluding the use of hazardous materials in excess of the exempt amounts contained in the Uniform Building Code and Uniform Fire Code as said Codes are adopted and amended by the City from time to time. Medical clinics where multiple practitioners (doctors, dentists, therapists, nurses, paraprofessionals, etc.) offer a variety of services including, but not limited to, consultation or counseling, diagnosis, therapy, prevention, laboratory testing or analysis, and/or corrective personal treatment are included in this definition. Certified massage businesses, acupressure or aromatherapy services are not considered a medical office use (see Personal Services, General)

~~*Lot Property Line, Front.* The narrowest dimension of a lot fronting on a street. The Zoning Administrator shall determine the front yard for corner lots, panhandle lot, and irregularly shaped lots based primarily on the orientation of neighboring structures and setbacks of the existing structure. The location of the front door may also be considered for determining the front of the lot.~~

~~*Lot Property Line, Interior Side.* Any lot boundary not a front, exterior side, or rear property ~~lot~~ line.~~

~~*Property Line, Exterior Side.* The side property line of a corner lot abutting a street.~~

~~*Property Line, Rear.* The property line which is opposite and most distant from the front property line.~~

~~*Single Room Occupancy (SRO) Facility.* A building containing six or more SRO units used as a primary residence by occupants.~~

~~*Single Room Occupancy (SRO) Unit.* A room that is used by no more than two persons as a primary residence within a Single Room Occupancy Facility, but which lacks either or both a self-contained kitchen or bathroom.~~

~~*Stormwater Site Design Measures.* Any project design features that reduce stormwater pollution by decreasing or slowing stormwater runoff or intercepting the flow of runoff across a series of contiguous impervious surfaces.~~

~~*Story.* That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it. If a basement is more than six (6) feet above finished grade or natural grade (whichever is lower), such basement shall be considered a story. ~~If the finished floor level directly above a basement or cellar is more than six (6) feet above finished grade, such basement or cellar shall be considered a story. If the lowest finished floor level is more than six (6) feet above natural grade, then the underfloor space shall be considered a story.~~ *Structural Alteration.* Any change to ~~in~~ the supporting members of a structure including the, such as foundations, bearing walls, columns, or girders. Incidental repairs to such supporting members do not constitute structural alteration.~~

Article 3 - DESIGNATION OF DISTRICTS

[Only changes are to 3.1 and 3.2]

3.1 - Districts.

The several districts, hereby established and into which the City of Redwood City is divided, are designated as follows:

R H	Residential—Hillside
R-1	Residential—Single-Family
R-2	Residential—Duplex
R-G	Garden Apartments
R-3	Multi-Family—Low Density
R-4	Multi-Family—Medium Density
R-5	Multi-Family—High Density
P O	Professional Office
C A	Central Administrative
C N	Neighborhood Commercial
C B	Central Business
C G	General Commercial
C P	Commercial Park
I R	Industrial—Restricted
LII	Light Industrial Incubator
I P	Industrial Park

G I	General Industrial
T P	Tidal Plain
A-G	Agriculture—Greenhouse
I-S	Interim Study
P F	Public Facilities
<u>RSB</u>	<u>Redwood Shores Bay Front</u>
M H	Mobile Home
C-B-R	Central Business Retail
MUC — ECR	Mixed-Use Corridor — El Camino Real
MUC — VB	Mixed-Use Corridor — Veterans Boulevard
MUC — RC	Mixed-Use Corridor — Redwood Creek
MUC — SB	Mixed-Use Corridor — Streetcar Broadway
MUC — GB	Mixed-Use Corridor — Gateway Broadway
MUN	Mixed-Use Neighborhood
MUT	Mixed-Use Transitional
MUW	Mixed-Use Waterfront

In addition to the districts listed above there is hereby established the following combining districts which may be combined with one (1) or more of the districts above as provided in [Article 25](#) of this ordinance:

R	Residential Combining
T	Transient Residential Units
O	Office

V	Vehicular
W	Water
S	Emergency Shelter

(Ord. 1130, eff. 7-10-64; Ord. 1130.153, eff. 7-9-75; Ord. 1130.171, eff. 9-21-77; Ord. 1130.263, eff. 3-20-89; Ord. 1130.310 § 18, eff. 4-12-01)

(Ord. No. 1130-353, § 1(Exh. B), 6-27-11; Ord. No. 1130-359, § 2(Exh. B), 4-8-13; Ord. No. 1130-373, § 5, 5-21-18; Ord. No. [1130-381](#), § 4(Exh. A), 1-27-20; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

3.2 - References to Districts.

References may be made to any of the above districts by reference to the letter, or letter-numeral, designation alone. General reference to R Districts shall be deemed to include RH, R-1, R-2, ~~RG~~, R-3, R-4, and R-5, and MH Districts. General references to C Districts shall be deemed to include PO, ~~CA~~, CN, CB, CG, and CP Districts. General reference to Mixed-Use Corridor (MUC) Districts shall be deemed to include MUC-ECR, MUC-VB, MUC-RC, MUC-SB, and MUC-GB Sub-Districts. General reference to MU Districts shall be deemed to include all MUC Sub-Districts, the MUN District, and the ~~MUL~~MUT District.

The following rules shall govern the interpretations of the district boundaries on zoning maps:

- A. Where a boundary is indicated as approximately following a street, alley, or waterway, or is located within a street, alley, or waterway, the centerline of such street or alley or waterway shall be the boundary.
- B. Where a boundary is indicated as approximately following a lot line or property line, such lot line or property line shall be the boundary.
- C. Where such boundary does not follow a line as described in subsections A and B above, the location of the boundary shall be as shown by the dimensions on the map.
- D. If no dimensions are indicated on the map, the location of the boundary shall be interpreted by use of the scale appearing on the map.
- E. Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on said maps, the Zoning Administrator, upon written request or upon his or her own motion, shall determine the location of such boundaries.
- F. In the event of any conflict between a map and a boundary description, the description shall control.
- G. Where a boundary dimension falls within one (1) foot of a property line, the property line shall be deemed to be the boundary. Where dimensions are related to a corner lot which has a turning radius, such dimensions shall measure from the intersection of the extended street right-of-way lines.

H. In the case of a TP-W District in relation to a water body, the district boundary on the landward side of the district shall be ten (10) feet inland from the normal high water mark. The other boundaries of any TP-W District shall be governed by the other applicable rules of this Section.

(Ord. 1130, eff. 7-10-64: Ord. 1130.41, eff. 3-9-66: Ord. 1130.263, eff. 3-20-89: Ord. 1130.310 § 19, eff. 4-12-01)

(Ord. No. 1130-353, § 1(Exh. B), 6-27-11; Ord. No. 1130-359, § 2(Exh. B), 4-8-13; Ord. No. 1130-386 , § 4(Exh. A), 7-24-23)

Article 4 - USE REGULATIONS (RESIDENTIAL ZONING DISTRICTS)

[Only changes are to 4.2]

4.2 - Use Regulations in Residential Zoning Districts.

A. Districts Defined. Residential Zoning Districts consist of RH, R-1, R-2, R-3, R-4, R-5, and MH. Individual development standards and further regulations are found in individual Articles for each zoning district.

B. Land Uses. Table [4.2](#) (Use Regulations for Residential Zoning Districts) indicate the uses permitted (P), permitted with a conditional use permit (C), and not permitted (—). ~~Any use not explicitly addressed in Table [4.2](#) is prohibited unless deemed by the Zoning Administrator to be a similar and compatible use which meets the purpose and intent of the Zoning District. Any other use not explicitly addressed in Table [4.2](#) is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 4.2 if the use is determined to be a similar and/or compatible use to any use in Table 4.2 and meets the purpose and intent of the Zoning District.~~

C. Applicable Regulations. The last column of the table (Specific Use Regulations) references specific requirements for the use, though other provisions in the Zoning Ordinance may also apply.

D. Accessory Uses.

1. **Dwelling Unit.** The following accessory uses shall be permitted in conjunction with a dwelling unit in Residential Zoning Districts:
 - a. Accessory Dwelling Units (Article [37](#)).
 - b. Family Child Care Homes (Article [39](#)).
 - c. Home Occupations (Section [31.12](#)).
 - d. Short-Term Rentals (Section [31.3](#)).
 - e. Accessory Structures, Fences, and Other Improvements (Article [36](#) Exterior Site Improvements).
2. **Incidental to Civic Uses.** The following accessory uses are permitted in conjunction with uses listed under "Civic Uses" in Table [4.2](#).
 - a. Retail and service.
 - b. Restaurant.
 - c. Office uses.

E. Table [4.2](#) Uses Allowed in Residential Zoning Districts.

P Permitted by Right C Requires a Use Permit — Prohibited	RH	R-1	R-2	R-3	R-4	R-5	MH	Subject to Additional Regulations in
Residential and Specialty Housing ^{1,2}								
Single-Family Dwelling	P	P	P	P	P	P	—	
SB 9 Project	P	P	—	—	—	—	—	Section 5.10 - SB 9 Project
Two-Family Dwelling , Duplex	—	—	P	P	P	P	—	
Multi-Family Dwelling	—	—	P	P	P	P	—	
Live/Work	—	—	—	—	—	C	—	Section 31.4 (Live/Work)
Mobile Home Park	—	—	—	—	—	—	P	
Care Facilities								

Adult Day Program	C	C	C	C	C	C	—	
Child Care Center ³	C	C	C	C	C	C	C	Article 39 (Child Care Facilities)
Senior Residential Care Facility ³	C	C	P	P	P	P	—	See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)
General Residential Care Facility ³	C	C	P	P	P	P	—	See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)
Residential Care Facility, Small	P	P	P	P	P	P	—	

Skilled Nursing Facility ³	—	—	—	—	C	C	—	See Section 31.2 (Building Intensity Limits for Residential Care Facilities and Skilled Nursing Facilities)
<u>Group Home</u> ³	==	==	==	<u>P</u>	<u>P</u>	<u>P</u>	==	
Civic								
Assembly and Meeting Facility ³	C	C	C	C	C	C	C	
School ³	C	C	C	C	C	C	C	
Public Use ³	C	C	C	C	C	C	C	

Footnotes:

- 1. ~~[Remove Hyperlink]~~ Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.
- 2. ~~[Remove Hyperlink]~~ Supportive housing, as defined in Government Code Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, ~~as provided in Article 11 (commencing with Section 65650).~~ [Article 11](#)
- 3. ~~[Remove Hyperlink]~~ In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

Article 5 - RH (RESIDENTIAL—HILLSIDE) AND R-1 (RESIDENTIAL—SINGLE-FAMILY) DISTRICTS[1]

[Only changes are to 5.7]

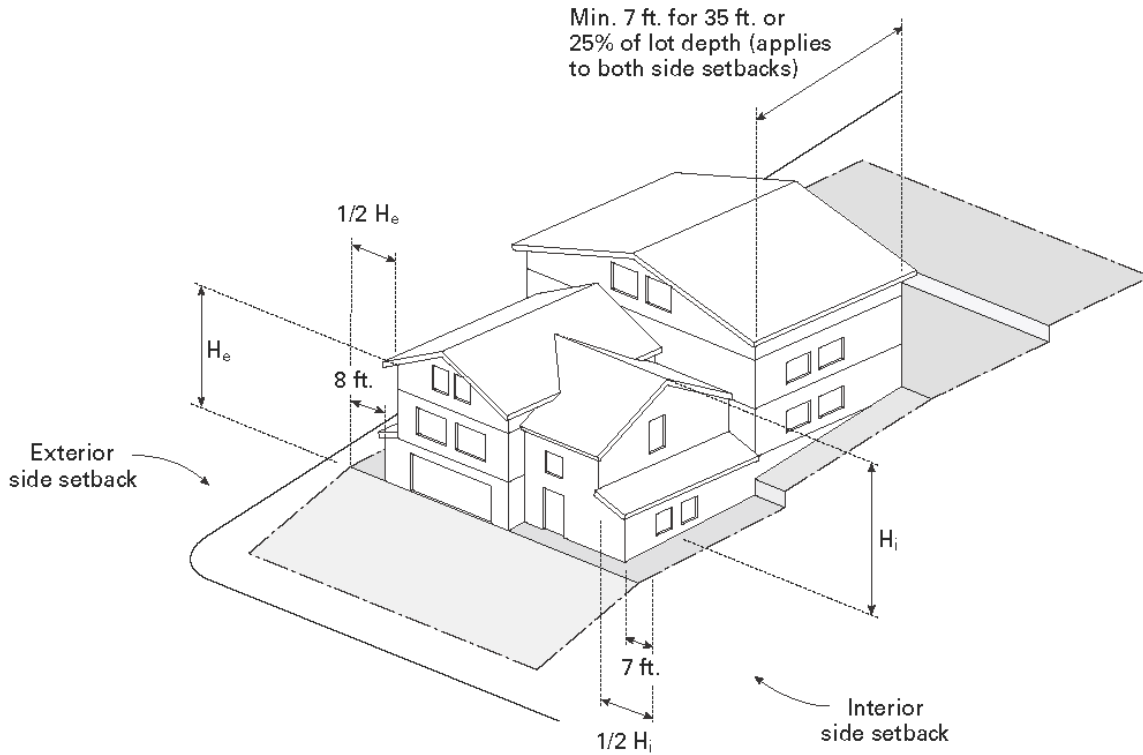
5.7 - Setback Requirements. Modified [R-1 and RH].

[Subsections 5.7 A through D and Subsection F remain unchanged. Only changes are to Subsection 5.7(E) and to Figure 5.7 titles.]

E. Side—R-1 District. Structures shall be set back from the side property line as provided below:

1. First Story Interior: A minimum of six (6) feet or one-half ($\frac{1}{2}$) the height of the building face, whichever is greater. On lots less than sixty (60) feet wide, the interior side setback may be reduced to ten percent (10%) of the width of the lot, but not less than four (4) feet.
2. First Story Exterior: A minimum of fifteen (15) feet setback is required wherever a side yard is adjacent to a street. On lots less than sixty (60) feet wide, the exterior side yard setback may be reduced to twenty-five percent (25%) of the width of the lot. In no case shall the minimum required setback be less than twelve and one-half (12.5) feet or more than fifteen (15) feet. Garages and carports facing an exterior side yard require a twenty (20) foot setback.
3. Upper Stories: For interior setbacks, a minimum of six (6) feet for twenty-five (25) percent of the lot depth or thirty-five (35) feet, whichever is less. Remaining portions of upper stories shall have a minimum setback of one-half ($\frac{1}{2}$) the height of the building face measured at the plateline or ridge beam, whichever is highest. For side yards adjacent to a street, the upper story must meet the first story exterior setback requirements.

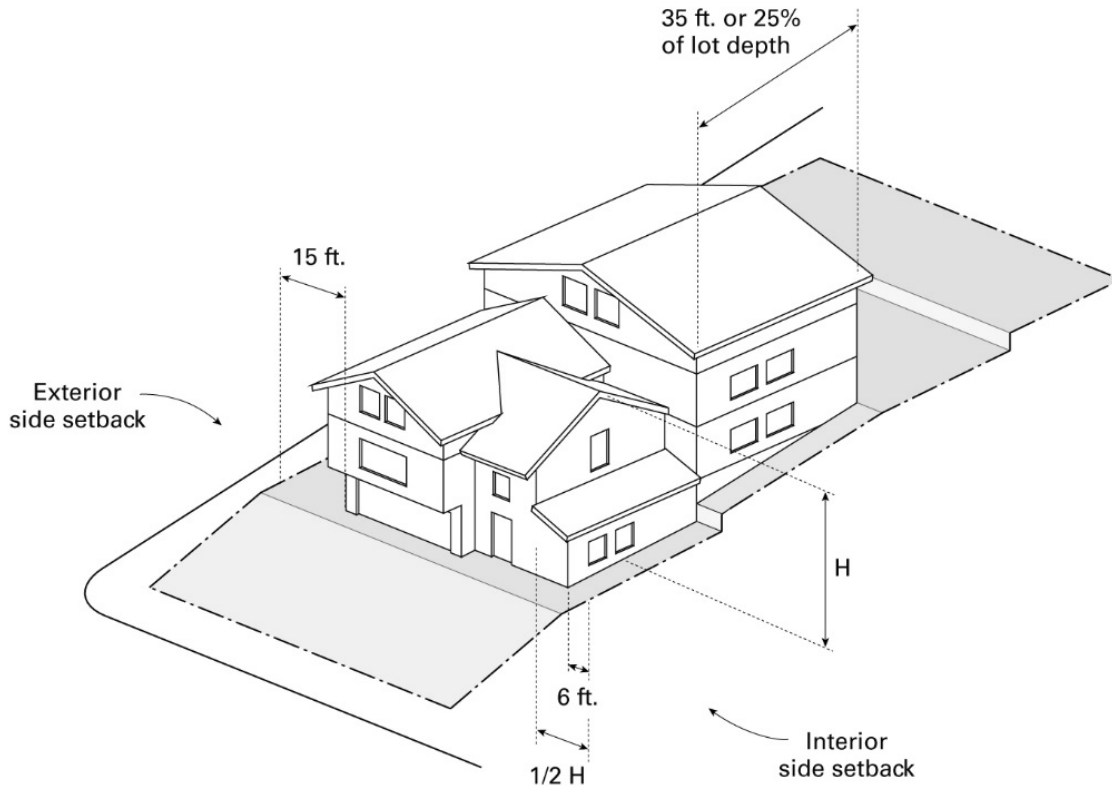
~~Figure 5.7—Side Yard Setback Diagrams (for illustrative purposes only)~~



H_i = Height at interior side setback
 H_e = Height at exterior side setback

Note: Depending on the roof form (gable, hip, parapet), the second story setback will be based on either the plate line or the ridgebeam, whichever is directly adjacent to the side yard.

Figure 5.7A—RH Side Yard Setbacks (for illustrative purposes only)



Note: Depending on the roof form (gable, hip, parapet), the second story setback will be based on either the plate line or the ridgebeam, whichever is directly adjacent to the side yard.

Figure 5.7B—R-1 Side Yard Setbacks (for illustrative purposes only)

(Ord. No. 1130-363, § 4, 6-22-15; Ord. No. 1130-366, § 4, 12-7-15; Ord. No. 1130-367, § 5, 6-13-16; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

Editor's note— Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 5.7 to read as set out herein. Previously § 5.7 was titled "Setback Requirements."

Article 11 - PO (PROFESSIONAL OFFICE) DISTRICT

[Only changes are to 11.2 and 11.4]

11.2 - Permitted Uses.

The following uses are permitted in the P.O. District if conducted entirely within a building:

- A. Professional offices;
- B. Medical offices or medical clinics with a gross floor area of less than two thousand five hundred (2,500) square feet;
- C. Family child care homes, within residential structures, as set forth in [Article 39](#) (Child Care);

- D. Child care centers of up to sixty (60) children;¹
- E. Any use not explicitly listed in this Section is prohibited, except that the Zoning Administrator may permit any use not listed herein if the use is determined to be a similar and/or compatible use to any use herein and meets the purpose and intent of the Zoning District.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.241, eff. 7-17-85: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 20, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 8, eff. 12-1-03)

(Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21)

11.4 - Conditional Uses.

The following uses are permitted in the PO District subject to first securing a Use Permit therefor:

- A. Business or financial offices;
- B. Medical offices or medical clinics with a gross floor area of two thousand five hundred (2,500) square feet or more;
- C. Prescription pharmaceutical dispensaries within medical clinics; provided, however, that said dispensaries shall be located entirely within the main building, and shall not be provided with outside entrances or signs, and provided, further, that sales therefrom shall be conducted without display of products or advertising displays;
- D. Schools and studios for arts, crafts, photography, music, and dance;
- E. Private clubs, lodges, and fraternities;
- F. Parking lots and garages, as defined in [Article 2](#);
- G. Public or quasi-public uses, except corporation yards, storage or repair yards, or warehouses;¹
- H. Any permitted or conditionally permitted use when conducted primarily outside a building;
- I. Any other use not otherwise listed in this ~~Section~~ article, which is determined by the Zoning Administrator, after a public hearing, to be ~~of the same general character as a similar and/or compatible use to any the conditionally permitted uses in by this Section~~ of the same general character as a similar and/or compatible use to any use herein and meets the purpose and intent of this article, and is ~~not~~ not inconsistent with the purpose and intent of this article;
- J. Child care centers of more than sixty (60) children.¹

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.100, eff. 7-23-69: Ord. 1130.186, eff. 12-6-78: Ord. 1130.189, eff. 2-21-79: Ord. 1130.241, eff. 7-17-85: Ord. 1130.275, eff. 11-27-91: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 14, eff. 12-1-03)

(Ord. No. 1130-353, § 1(Exh. F), 6-27-11; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-384](#), § 4(Exh. A), 4-12-21)

Article 13 – CN (NEIGHBORHOOD COMMERCIAL) DISTRICT

[Only changes are to 13.2 and 13.12]

13.2 – Use Regulations.

- A. Land Uses. Table [13.2](#) indicates the uses permitted (P), permitted with a conditional use permit (C), permitted as an accessory use (A) and not permitted (-) in the CN Zoning District. Any use not explicitly addressed in Table [13.2](#) is prohibited unless deemed by the Zoning Administrator to be a similar and compatible use which meets the purpose and intent of the Zoning District. Any other use not explicitly addressed in Table [13.2](#) is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table [13.2](#) if the use is determined to be a similar and/or compatible use to any use in Table [13.2](#) and meets the purpose and intent of the Zoning District.
- B. Applicable Regulations. The last column in the table (“Specific Use Regulations”) references specific requirements for the use, though other provisions in the Zoning Ordinance may also apply.

Table [13.2](#) Use Regulations for the CN Zoning District

Land Use		Specific Uses Regulations
Personal Services		
Personal Services, General	P	Chapter 18A: Regulation of Massage Businesses
Personal Services, Studio	P	
Health/Fitness Club, Small	P	
Health/Fitness Club, Large	C	
Animal-Related Uses	C	
Check Cashing	-	

Table 13.2 Use Regulations for the CN Zoning District

Land Use		Specific Uses Regulations
Retail		
Financial Services	P	
Retail Sales, General	P	Chapter 15, Article III: Tobacco Retail Permit
Retail Sales, Bulk	-	
Business, Wholesale	-	
Liquor Stores	C	
Restaurant and Entertainment		
Assembly/Meeting Facilities	C	
Bar/Cocktail Lounge	C	
Entertainment Establishment	C	
Restaurant, Sit-Down	P	
Restaurant, Fast Food	P	
Office		
Ground Floor Dependent Office	P	Section 13.10.B. (Maximum Size of Offices)

Table 13.2 Use Regulations for the CN Zoning District

Land Use		Specific Uses Regulations
Office — Business, Government, and Professional,	P	Section 13.10.B. (Maximum Size of Offices)
Medical Office	P	Section 13.10.B. (Maximum Size of Offices)
Public or Quasi Public Uses		
Child Care Centers	P/C	Article 39 (Child Care) A Use Permit is required for more than sixty (60) children.
Public or Quasi-Public Uses	C	Except corporation yards storage and repair yards, or warehouses.
Vehicle-Related Uses		
Parking Lots and Garages	C	Not including garages for customer and employee parking
Vehicle/Equipment Service and Repair, Minor	C	
Vehicle/Equipment Service and Repair, Major	-	
Service Station	C	Article 35 (Service Stations)
Vehicle/Equipment Rental and Sales	-	
Vehicle Parts — Retail Sales and Repair	C	

(Ord. No. 1130-367, § 5, 6-13-16; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21)

Editor’s note— Ord. No. 1130-367, § 5, adopted June 13, 2016, repealed and replaced § 13.2 in its entirety. Former § 13.2 pertained to “Permitted Uses,” and was derived from Ord. No. 1130, eff. July 10, 1964; Ord. No. 1130.28, eff. August 23, 1965; Ord. No. 1130.41, eff. March 9, 1966; Ord. No. 1130.241, eff. July 17, 1985; Ord. No. 1130.275, eff. February 27, 1991; Ord. No. 1130.305 § 1, eff. April 12, 2000; Ord. No. 1130.310 § 22, eff. April 12, 2001 and Ord. No. 1130.327 § 8, eff. December 1, 2003.

13.12 – Floor Area Ratio.

The maximum floor area ratio shall be forty (40) percent. The computation of floor area ratio shall include: commercial space, and any portion of structured parking that is at or above grade and shall exclude parking entirely below grade. Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.

(Ord. 1130.310 § 26, eff. 4-12-01)

Article 14 – CB (CENTRAL BUSINESS) DISTRICT

[Only changes are to 14.2 and 14.4]

14.2 – Permitted Uses.

The following uses are permitted in the CB District if conducted entirely within a building:

- A. Retail stores and shops including the incidental sale of beer and wine, retail bakeries, drug, variety, ice cream, hardware, or book stores, but not including liquor stores;
- B. Personal service shops, including beauty, barber, shoe repair, or watch repair shops;
- C. Financial services, title companies, stock exchange, professional, or administrative offices;
- D. Theaters but not including live entertainment or dancing; and indoor commercial recreation uses;
- E. Restaurants and cafes, including the sale of beer and wine, for consumption on the premises, but not including liquor;
- F. Printing, publishing, lithography, photography, blueprinting, or engraving shops and services;
- G. Family child care homes, within residential structures, in accordance with the provisions of Section [39.3](#);
- H. Residential uses, either condominiums or rental units; provided that there shall be a minimum of one hundred (100) square feet of open space per unit. Open space shall be calculated pursuant to Section [32.9](#), except that private open space shall be considered on a one to one (1:1) basis with common open space;
- I. Medical offices or medical clinics with a gross floor area of less than two thousand five hundred (2,500) square feet;
- J. Low-barrier navigation centers;
- K. Child care centers of up to sixty (60) children;¹

- L. Any use not explicitly listed in this Section is prohibited, except that the Zoning Administrator may permit any use not listed herein if the use is determined to be a similar and/or compatible use to any use herein and meets the purpose and intent of the Zoning District.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.241, eff. 7-17-85: Ord. 1130.276, eff. 2-27-91: Ord. 1130.310 § 27, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.321, eff. 8-13-03: Ord. 1130.327 § 8, eff. 12-1-03)

(Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-384](#), § 4(Exh. A), 4-12-21)

14.4 - Conditional Uses.

The following uses are permitted in the CB District subject to first securing a Use Permit:

- A. Automobile service stations;
- B. Hotels, motels, social halls, clubs and lodges;
- C. Bus, taxi, train, and other transportation terminal facilities;
- D. Night clubs and indoor commercial recreational uses;
- E. Restaurants, cafes, bars, cocktail lounges, and nightclubs, including the sale of liquor or other alcoholic beverages for consumption on the premises;
- F. Retail sales of liquor;
- G. Schools and studios for arts, trades, and professions not including industrial machinery and processes;
- H. Operation of amusement games at a place of business that operates five (5) or more such games, the operation of which is the primary source of revenue for such business;
- I. Parking lots and garages as defined in [Article 2](#);
- J. Any permitted or conditionally permitted use when conducted primarily outside a building;
- K. Child care centers of more than sixty (60) children;¹
- L. Any other use not otherwise listed in this ~~Section~~ article, which is determined by the Zoning Administrator, after a public hearing, to be ~~of the same general character as a similar and/or compatible use to any the conditionally permitted uses in by this Section~~ of the same general character as a similar and/or compatible use to any the conditionally permitted uses in by this article, and is ~~not~~ not inconsistent with the purpose and intent of this article;
- M. Medical offices of medical clinics with a gross floor area of two thousand five hundred (2,500) square feet or more.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.28, eff. 8-23-65: Ord. 1130.186, eff. 12-6-78: Ord. 1130.189, eff. 2-21-79: Ord. 1130.212, eff. 7-8-81: Ord. 1130.241, eff. 7-17-85: Ord. 1130.275, eff. 2-27-91: Ord.

1130.276, eff. 2-27-91: Ord. 1130.320, eff. 8-13-03: Ord. 1130.321, eff. 8-13-03: Ord. 1130.327 § 14, eff. 12-1-03)

(Ord. No. 1130-353, § 1(Exh. F), 6-27-11; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-384](#), § 4(Exh. A), 4-12-21)

Article 15 - CG (GENERAL COMMERCIAL) DISTRICT

[Only changes are to 15.2, 15.4, and 15.12]

15.2 - Permitted Uses.

The following uses are permitted in the CG District if conducted entirely within a building, unless otherwise required by State law:

- A. New car, boat, or trailer sales, rental and repair;
- B. Parking lots and garages;
- C. Sales or service establishments and sales of new merchandise and equipment;
- D. Hotels, motels, ~~nursing homes, nursery schools and day care centers~~;
- E. Administrative, business or professional offices with a gross floor area of less than ten thousand (10,000) square feet;
- F. Medical offices, or medical clinics with a gross floor area of less than two thousand five hundred (2,500) square feet;
- G. Commercial passenger terminal facilities, including bus or train terminals and ambulance services;
- H. Garden nurseries;
- I. Schools and studios for arts, trades, and professions not including industrial machinery or processes;
- J. Family child care homes, within residential structures, in accordance with the provisions of Section 39.3;
- K. Financial services with a gross floor area of less than five thousand (5,000) square feet;
- L. Child care centers of up to sixty (60) children;¹
- M. Nursing homes;¹
- N. Low-barrier navigation centers within the CG-R (General Commercial – Residential) District;
- O. Any use not explicitly listed in this Section is prohibited, except that the Zoning Administrator may permit any use not listed herein if the use is determined to be a similar and/or compatible use to any use herein and meets the purpose and intent of the Zoning District.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.3, eff. 11-4-64: Ord. 1130.241, eff. 7-17-85: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 28, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 8, eff. 12-1-03)

15.4 - Conditional Uses.

The following uses are permitted in the CG District subject to first securing a Use Permit:

- A. Public or quasi-public uses;
- B. Automobile service stations, cabinet shops, electrical, plumbing, or heating shops, sheet metal shops, upholstery shops, bakeries, creameries, bottling plants, laundries, and cleaning and dyeing establishments, so long as any activities or operations connected therewith which are normally capable of creating noise, odor, glare, or dust are located wholly within a completely enclosed building or room having no exterior entrance within fifty (50) feet of any street or adjacent property unless such entrance is completely shielded by part of the building from such street or adjacent property;
- C. Animal hospitals, veterinary clinics, and completely enclosed, soundproofed kennels;
- D. Commercial recreation facilities, including, but not limited to, swimming pools, bowling alleys, skating rinks, golf-driving ranges, and dance halls;
- E. Bars, restaurants, catering establishments, and drive-through eating establishments, including the sale of alcoholic beverages;
- F. Lumber yards, building material sales yards, and public utility service and corporation yards. Concrete or asphalt batch or mixing plants are not permitted in the CG District;
- G. Funeral homes and mortuaries;
- H. Warehouses and storage buildings;
- I. Bookstores;
- J. Sales of used merchandise, including cars, boats, and trailers;
- K. Operation of amusement games at a place of business that operates five (5) or more of such games, the operation of which is the primary source of revenue for such business;
- L. Parking lots and garages, as defined in Article 2;
- M. Administrative, business or professional offices with a gross floor area of ten thousand (10,000) square feet or more;
- N. Any permitted or conditionally permitted use when conducted primarily outside a building;
- O. Any other use not otherwise listed in this ~~Section~~ article, which is determined by the Zoning Administrator, after a public hearing, to be ~~of the same general character as a similar and/or compatible use to any the conditionally permitted uses in by this Section~~ of the same general character as a similar and/or compatible use to any the conditionally permitted uses in by this Section article, and is ~~not~~ not inconsistent with the purpose and intent of this article;
- P. Child care centers of more than sixty (60) children;¹

- Q. Financial services with a gross floor area of five thousand (5,000) square feet or more;
- R. Medical offices or medical clinics with a gross floor area of two thousand five hundred (2,500) square feet or more.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.3, eff. 11-4-64: Ord. 1130.28, eff. 8-23-65: Ord. 1130.186, eff. 12-6-78: Ord. 1130.189, eff. 2-21-79: Ord. 1130.212, eff. 7-8-81: Ord. 1130.241, eff. 7-17-85: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 29, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 14, eff. 12-1-03)

(Ord. No. 1130-353, § 1(Exh. F), 6-27-11; Ord. No. 1130-367, § 5, 6-13-16; Ord. No. 1130-383, § 4(Exh. A), 4-12-21; Ord. No. 1130-384, § 4(Exh. A), 4-12-21)

Editor's note— Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 15.4 to read as set out herein. Previously § 15.4 was titled "Conditional Uses."

15.12 - Floor Area Ratio.

- A. The maximum floor area ratio for commercial uses on lots with frontage on El Camino Real (State Route 82) shall be forty (40) percent. Lots fronting on El Camino Real shall be deemed to include lots immediately to the rear and adjacent to lots fronting on El Camino Real.
- B. The maximum floor area ratio for commercial uses on lots fronting on Woodside Road between the intersections thereof with El Camino Real and Alameda de Las Pulgas shall be forty (40) percent. Lots fronting on Woodside Road shall be deemed to include parcels immediately to the rear of and adjacent to lots fronting on said portion of Woodside Road.
- C. Notwithstanding subsections A and B of this section, in areas zoned CG-R (mixed use: commercial/residential), a bonus of up to thirty (30) percent may be added to the maximum FAR for lots fronting on El Camino Real and for lots fronting on Woodside Road between the intersections thereof with El Camino Real and Alameda de las Pulgas subject to the following conditions:
 - 1. A Use Permit shall be required;
 - 2. A Planned Development Permit shall be required;
 - 3. Housing units shall be included on site in the development;
 - 4. The following minimum residential density standards shall be achieved to qualify for commercial bonuses of up to, and including, an additional thirty (30) percent FAR in accordance with the following table. Bonuses of less than ten (10) percent shall not be granted.

Minimum Residential Density Standards

Bonus to Commercial FAR		
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	Required Minimum Residential Density (number of units per acre*)	
	Lot size less than one acre	Lot size one acre or more
10 percent	3.60	7.20
11 percent	3.96	7.56
12 percent	4.32	7.92
13 percent	4.68	8.28
14 percent	5.04	8.64
15 percent	5.40	9.00
16 percent	5.76	9.36
17 percent	6.12	9.72
18 percent	6.48	10.08
19 percent	6.84	10.44
20 percent	7.20	10.80
21 percent	7.56	11.16
22 percent	7.92	11.52
23 percent	8.28	11.88
24 percent	8.64	12.24
25 percent	9.00	12.60
26 percent	9.36	12.96
27 percent	9.72	13.32
28 percent	10.08	13.68
29 percent	10.44	14.04
30 percent	10.80	14.40

* Rule for rounding units: Fractional units equal to 0.50 or more shall be rounded up to the nearest whole unit.

5. The calculation of floor area ratio shall include the commercial space and any portion of space for structured parking which extends more than five (5) feet above grade when the parking is attributable to the commercial use;
 6. The calculation of floor area ratio shall exclude the housing and parking below grade; and
 7. The residential portion of the development shall conform to the requirements of the CG-R Zoning District.
- D. Except as provided in subsections A, B and C of this section, the maximum floor area ratio for commercial uses is seventy (70) percent.
- E. Notwithstanding subsections A and B, in Combining District CG-V, the FAR shall be seventy (70) percent for uses permitted under subsections 25.5 A, B and C.
- F. Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus
- G. Hotels are not subject to FAR/density requirements and are regulated by other development standards in this article.

Article 16 - CP (COMMERCIAL PARK) DISTRICT

[Only changes are to 16.2 and 16.3]

16.2 - Use Regulations.

1. Allowed Land Uses. Table 16-1 indicates the uses permitted (P), conditionally permitted with a Use Permit (C), permitted as an accessory use (A), and not permitted (-) in the Commercial Park Zoning District. ~~Any use not specifically indicated in Table 16-1 (Allowed Uses for Commercial Park Zoning District) as a permitted use, accessory use, or conditional use shall be prohibited unless they are deemed by the planning manager to be similar and compatible uses which meet the purpose and intent of the Commercial Park Zoning District. Any other use not explicitly addressed in Table 16-1 is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 16-1 if the use is determined to be a similar and/or compatible use to any use in Table 16-1 and meets the purpose and intent of the Zoning District.~~ All uses, unless stated otherwise, shall be conducted entirely within a building.

2. Applicable 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; however, provisions in other sections of this zoning ordinance may also apply.

Table 16-1 Allowed Uses for Commercial Park Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Lodging		
Hotel ^{1,2}	P	Article 31.5
Office		
Administrative Office ^{1,2}	P	
Business Office ^{1,2}	P	
Research and Development Office or Lab ^{1,2}	P	

Finance Service Office ^{1,2}	P	
Medical Clinic ^{1,2}	C	
Medical Office ^{1,2}	C	
Professional Office ^{1,2}	P	
Personal & Business Services		
Child Care Center In conjunction with adjoining business ^{1,2}	A	Article 39
Child Care Center Not in conjunction with adjoin- ing business ^{1,2}	P/C	Article 39 (Child Care) A Use Permit is required for more than sixty (60) children.
Personal Services, General ^{1,2}	A	Chapter 18A: Regulation of Massage Businesses
Restaurants, Eating and Drinking		
Restaurant, Accessory Food Service ^{1,2}	A	
Restaurant, Drive Through ^{1,2}	C	
Restaurant, Fast Food ^{1,2}	P	
Restaurant, Sit-down ^{1,2}	P	
Restaurant, Take-out-service ^{1,2}	P	
Retail		
Retail Sales, General ^{1,2}	A	Chapter 15, Article III: Tobacco Retail Permit
Public or Quasi-Public Uses		

Public or quasi-public uses ^{1,2}	C	Corporation yards, storage or repair yards, or warehouses not permitted.
Schools - Public and Private ^{1,2}	C	Industrial machinery and processes schools not permitted.
Parking lots and garages	C	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Service and Repair, Minor ¹	P	All vehicle/equipment repair, restoration, and storage areas and operations shall occur within an enclosed building. Used or damaged equipment removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. Outdoor storage and work areas are prohibited. Service bays shall be screened from direct view from a public right-of-way and private properties.
New car, boat, or trailer sales, rental and repair ¹	P	
Vehicle Service Station ¹	C	Article 35

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

2. In accordance with applicable San Carlos ALUCP Noise Compatibility policies and State law.

(Ord. No. 1130-359, § 3(Exh. C), 4-8-13; Ord. No. 1130-364, § 9(Exh. H), 8-24-15; Ord. No. 1130-367, § 5, 6-13-16; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21)

Editor's note— Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 16.2 to read as set out herein. Previously § 16.2 was titled "Use Regulations."

16.3 - Development Standards.

A. General Development Standards. Table 16-2 prescribes the development standards for the CP Zoning District. Additional regulations are denoted in the right hand column.

Table 16-2 Development Standards - Commercial Park Zoning District		
Development Standard	CP District	Additional Regulations
Lot Standards		
Minimum Lot Width	100 ft	
Building Form and Location		
Minimum Yards		
Front	25 feet	For every 1 foot the building exceeds 35 feet in height, 1 additional foot of front yard shall be required. Minimum front yards shall be permanently landscaped.
Side	30 feet combined for both sides	No one side shall have a width of less than 10 feet. For every 1 foot the building exceeds 35 feet in height, 1 additional foot of side yard shall be required on each side. Side yards on the street side of corner lots shall be equal in depth to the front yard requirement specified herein, and the 10 feet of such side yard adjacent to the street shall be permanently landscaped.
Rear	25 feet	For every 1 foot the building exceeds 35 feet in height, 1 additional foot of rear yard shall be required.
Maximum Floor Area Ratio (FAR)	0.80	See Section 16.3(B).
<u>Maximum FAR for Hotels</u>	<u>No Maximum</u>	
Maximum Height	100 feet	

B. Floor Area Ratio - Additional Regulations.

1. Exemptions from FAR Calculation. The following uses may be excluded from floor area when calculating total FAR:

a. Child care centers. The floor area of child care centers that operate in conjunction with onsite or adjoining businesses and are consistent with Article 39 shall be exempt from the computation of FAR, provided that all of the following conditions are met:

i. The subject child care center shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;

ii. The maximum floor area ratio exemption associated with the provision of a child care center shall not be greater than two (2) percent floor area ratio relative to the land area of the development; and

iii. A deed restriction shall be recorded against the property to ensure the long term use of the portion of the development for child care.

b. Conference facilities and meeting rooms that are incidental to a primary use and are open to the public for rental or complementary use shall be exempt from the computation of FAR.

c. Mezzanine floor area. Mezzanine floor area that overhangs less than twenty-five (25) percent of the ground floor area shall be exempt from the computation of FAR.

d. Parking garages, carports, and parking structures, including underground parking areas that are located below finished grade or finished floor of habitable space.

2. Incentive-Based FAR Bonus. A bonus FAR of up to 0.2 (not to exceed a total FAR of 1.0, not including exceptions as applicable in Section 16.3(B)(1) above) may be permitted for projects that allow public access to the shoreline and Bay, provided that all of the following conditions are met:

a. Provide publicly-accessible pedestrian and bicycle pathways along the water's edge, and connect to existing and planned networks.

b. Provide docks and/or develop pedestrian/bicycle networks to connect the project to existing marina(s) when possible.

c. Provide Quasi-Public or Public usable open space amounting to at least ten (10) percent of the project area adjacent to the water's edge. Useable open space shall include enhancements to support its use, such as benches, trails, and landscaping. Signage and appropriate public access to the usable open space shall be provided to clearly indicate that the space is available for public use.

d. A public access easement shall be recorded against the property that ensures public access to the portion of the project which qualify it for the FAR Bonus.

3. Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.

(Ord. No. 1130-359, § 3(Exh. C), 4-8-13)

Article 17 - IR (INDUSTRIAL—RESTRICTED) DISTRICT

[Only changes are to 17.2, 17.4, and 17.14]

17.2 - Permitted Uses.

The following structures and uses are permitted in the IR District:

- A. Machine shops, laboratories, and other establishments used for research, manufacturing, assembly, or repair operations.¹ All such uses shall be conducted within a completely enclosed building;
- B. Warehouses, wholesale businesses, and storage or distribution operations. A use permit may be issued to conduct these uses outside a building; otherwise, all such uses shall be conducted within a building;
- C. Cabinet shops, electrical, plumbing, or heating shops, sheet metal shops, upholstery shops, bakeries, canneries, creameries, bottling plants, laundries, and cleaning or dyeing establishments so long as any activities or operations connected therewith which are normally capable of creating noise, odor, glare, or dust are located wholly within a completely enclosed room having no exterior entrance within fifty (50) feet of any street or adjacent property unless such entrance is completely shielded by part of the building from such street or adjacent property.¹ A use permit may be issued to conduct these uses outside a building; otherwise, all such uses shall be conducted within a building;
- D. Automobile, truck, trailer, boat, plane, or heavy equipment establishments, including major repair facilities, rental, and sales.¹ A use permit may be issued to conduct these uses outside a building; otherwise, all such uses shall be conducted within a building;
- E. Public utility buildings, substations, and service yards.¹ A use permit may be issued to conduct these uses outside a building; otherwise, all such uses shall be conducted within a building;
- F. Public or quasi-public uses.^{1,2} A use permit may be issued to conduct these uses outside a building; otherwise, all such uses shall be conducted within a building;
- G. Family child care homes, within residential structures, in accordance with the provisions of Section [39.3](#);^{1,2}
- H. Laboratory type research and development.¹
- I. Any use not explicitly listed in this Section is prohibited, except that the Zoning Administrator may permit any use not listed herein if the use is determined to be a similar and/or compatible use to any use herein and meets the purpose and intent of the Zoning District.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

2. In accordance with applicable San Carlos ALUCP Noise Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.37, eff. 1-19-66: Ord. 1130.46, eff. 4-20-66: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 36, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 8, eff. 12-1-03)

17.4 - Conditional Uses. ~~[IR District]~~

The following structures and uses are permitted in the IR District subject to first securing a use permit therefor:

- A. Outdoor commercial recreation facilities;^{1,2}
- B. Restaurants, delicatessens and drive-through eating establishments;^{1,2}
- C. Building material, building equipment, feed, or fuels sales yards.¹ Unless otherwise provided in the use permit, all such uses shall be conducted within a building. Concrete or asphalt batch or mixing plants are not permitted in the IR District;
- D. Animal hospitals, veterinary clinics, ~~mortuaries, columbariums, and crematories;~~
- E. Retail service establishments, including automobile service stations;²
- F. Retail stores not otherwise permitted pursuant to the provisions of Sections 17.2 or 17.3 and which occupy at least thirty thousand (30,000) square feet of floor area in any single building;
- G. Operation of amusement games at a place of business that operates five (5) or more of such games, the operation of which is the primary source of revenue for such business;
- H. Any other use not otherwise listed in this ~~Section~~ article, which is determined by the Zoning Administrator, after a public hearing, to be ~~of the same general character as a similar and/or compatible use to any the conditionally permitted uses in~~ by this Section article, and is ~~not~~ inconsistent with the purpose and intent of this article;
- I. Child care centers if the facilities are not in conjunction with adjoining businesses or do not primarily serve the employees of such businesses;^{1,2}
- J. Commercial parking lots and garages;
- K. Electronic equipment facilities;
- L. Mortuaries, columbariums, and crematories.²

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

2. In accordance with applicable San Carlos ALUCP Noise Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.46, eff. 4-20-66: Ord. 1130.150, eff. 10-24-73: Ord. 1130.186, eff. 12-6-78: Ord. 1130.189, eff. 2-21-79: Ord. 1130.212, eff. 7-8-81: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 38, eff. 4-12-01: Ord. 1130-327 § 14, eff. 12-1-03)

(Ord. No. 1130-367, § 5, 6-13-16)

Editor's note— Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 17.4 to read as set out herein. Previously § 17.4 was titled "Conditional Uses."

17.14 - Standards for Floor Area Ratio.

- A. For businesses listed in [Section 17.2](#), Permitted Uses, for animal hospitals, veterinary clinics, animal boarding facilities and kennels, and for uses permitted under Sections [25.5\(A\)](#), (B) and (C), in Combining District IR-V, the maximum FAR is seventy (70) percent. The following floor area shall be exempt from the computation of FAR: mezzanine floor area which overhangs less than twenty-five (25) percent of the ground floor area. Any portion of a mezzanine which overhangs more than twenty-five (25) percent of the ground floor area shall be counted in the computation of FAR.

- B. For electronic equipment facilities, the maximum FAR is seventy (70) percent and an additional thirty (30) percent bonus FAR may be awarded by the Planning Commission for buildings with modulated scale based on the following criteria. The building's massing shall be broken up by measures such as building articulation, a building step back at the second and third floors on facades with street frontage, windows on facades with street frontage, and substantial setbacks from adjacent streets provided the setbacks contain permanently-maintained large trees.
- C. For conditional uses not included in subsections A and B of this section, the maximum FAR is thirty-five (35) percent.
- D. Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.

(Ord. 1130.310 § 44, eff. 4-12-01)

Article 17A - LII (LIGHT INDUSTRIAL INCUBATOR) DISTRICT

[Only changes are to 17A.2 and 17A.3]

17A.2 - Use Regulations.

- 1. Allowed Uses. Table 17A-2 indicates the uses permitted (P), conditionally permitted with a Use Permit (C), permitted as an accessory use (A), and not permitted (—) in the Light Industrial Incubator Zoning District. Any other use not explicitly addressed in Table 17A-2 is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 17A-2 if the use is determined to be a similar and/or compatible use to any use in Table 17A-2 and meets the purpose and intent of the Zoning District.
- 2. Uses Not Allowed. Any use not specifically listed in Table 17A-2 (Allowed Uses for Light Industrial Incubator Zoning District) is prohibited unless the Planning Manager determines that it is compatible and meets the purpose of the district.
- 3. Outdoor Uses. All uses, unless stated otherwise, shall be conducted entirely within a building.
- 4. Applicable 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; however, provisions in other sections of this Zoning Ordinance may also apply.

Table 17A-2 Allowed Uses for Light Industrial Incubator Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Industry, Manufacturing & Processing, Warehousing Uses		

Table 17A-2 Allowed Uses for Light Industrial Incubator Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Electronic Equipment Facilities	—	
Handicraft/Custom Manufacturing	P	Accessory office uses limited to 50 percent of the gross floor area of the primary use.
Industrial, Limited	P	Accessory office uses limited to 50 percent of the gross floor area of the primary use.
Personal Storage (Mini-Storage)	P	
Research and Development, Laboratory	P	Accessory office uses limited to 50 percent of the gross floor area of the primary use.
Warehousing	P	
Office		
Administrative, Business, Finance Service Offices	C	
Professional and Research and Development Offices	P/C	Permitted up to 10,000 square feet per lot. More than 10,000 sq. ft. requires a Use Permit.
Medical Clinic	—	
Medical Office	—	

Table 17A-2 Allowed Uses for Light Industrial Incubator Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Personal & Business Services		
Animal-Related Uses	C	
Business Services	P	
Business, Wholesale	P	
Maintenance and Repair Services	P	
Child Care Center In conjunction with adjoining business	A	See Article 39 (Child Care Facilities)
Child Care Center Not in conjunction with adjoining business	—	
Personal Services, General	A	Maximum of 2,500 square feet per lot. Chapter 18A: Regulation of Massage Businesses
Personal Services, Studio	P	Maximum of 2,500 square feet per lot.
Recreation, Indoor Commercial	C	
Recreation, Outdoor Commercial	—	

Table 17A-2 Allowed Uses for Light Industrial Incubator Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Health/Fitness Club Small (2,000 sq. ft. or less)	P	
Health/Fitness Club Large (Over 2,000 sq. ft.)	C	
Check Cashing	—	
Restaurants, Eating and Drinking		
Bar/Cocktail Lounge	—	
Restaurant, Drive-Through	—	
Restaurant, Fast Food, Sit-Down, Take-out-service	P	Maximum of 2,500 square feet per lot.
Retail		
Retail Sales, General	P/C	Maximum of 2,500 square feet per lot. More than 2,500 sq. ft. requires a Use Permit. Chapter 15, Article III: Tobacco Retail Permit
Retail Sales, Bulk Merchandise	—	
Public or Quasi-Public Uses		

Table 17A-2 Allowed Uses for Light Industrial Incubator Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Public or quasi-public uses, not including Cultural Institutions	C	
Schools - Public and Private	C	
Cultural Institution	—	
Parking lots and garages	C	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Repair, Major	C	
Vehicle/Equipment Service and Repair, Minor	P	
Vehicle/Equipment Sales and Leasing	C	Limits on outdoor storage
Vehicle Service Station	C	See Article 35 (Service Stations)
Vehicle Parts - Retail Sales and Repair	P	

(Ord. No. 1130-359, § 5(Exh. D), 4-8-13; Ord. No. 1130-365, § 4(Exh. A), 10-26-15)

17A.3 - Development Standards.

[Only changes are to 17A.3(A)]

A. General Development Standards. Table 17A-3 prescribes the development standards for the LII Zoning District. Additional regulations are denoted in the right hand column.

Table 17A-3 Development Standards - Light Industrial Incubator District		
Development Standard	LII District	Additional Regulations
Building Form and Location		
Maximum Height	3 stories/50 ft.	Developments shall not exceed either parameter. The maximum height of detached parking structures shall not exceed one-half (½) the height of the building to which they are an accessory.
Maximum Lot Coverage	80% of lot area	
Minimum Yards		
Front	10 feet	For every 1 foot the building exceeds 35 feet in height, 1 additional foot of front yard shall be required. Minimum front yards shall be permanently landscaped.
Side	0 feet	No side yard setback required, except when any lot abuts an R District on either side, it shall have a side yard with a minimum width of fifteen (15) feet on the side abutting such R District. Side yard areas adjacent to streets shall be landscaped, except for driveways and sidewalks.
Rear	0 feet	No rear yard setback required, except when any lot abuts any R District on either side, it shall have a side yard with a minimum width of fifteen (15) feet on the side abutting such R District.
Maximum Floor Area Ratio (FAR)	1.0	<u>Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.</u>

(Ord. No. 1130-359, § 5(Exh. D), 4-8-13)

Article 18 - IP (INDUSTRIAL PARK) DISTRICT

[Only changes are to 18.2, 18.4 and 18.17]

18.2 - Permitted Uses.

The following structures and uses are permitted in the IP District:

- A. Administrative, business, and professional offices, the gross floor area of which is less than ten thousand (10,000) square feet;
- B. Research and development;
- C. Manufacture of precision instruments and devices, such as electric or electronic equipment and appliances;
- D. Printing, publishing, or lithograph shops, but not including bookstores;
- E. Processing of food products and pharmaceuticals, but not including the production of fish or meat products, sauerkraut, or vinegar or refining of fats or oils;
- F. Manufacture, assembly, processing, or packaging of products from previously prepared materials, such as cloth, plastic, paper, leather, and precious and semi-precious metals and stones, but not including such operations as saw or planing mills, or any manufacturing uses involving primary production of wood, metal, or chemical products from raw materials;
- G. Warehousing and wholesale distribution or storage facilities;
- H. Television or radio studios and stations, but not including transmission or reception towers;
- I. Indoor building materials sales establishments;
- J. Combined retail and wholesale office equipment stores and accessory office supply sales;
- K. Floor covering stores and furniture stores;
- L. Appliance stores, including appliance repair service appurtenant or incidental thereto;
- M. Business or industrial supply, maintenance, or service establishments;
- N. Family child care homes, within residential structures, in accordance with the provisions of Section [39.3](#).
- O. Any use not explicitly listed in this Section is prohibited, except that the Zoning Administrator may permit any use not listed herein if the use is determined to be a similar and/or compatible use to any use herein and meets the purpose and intent of the Zoning District.

(Ord. 1130, eff. 7-10-64: Ord. 1130.4, eff. 11-18-64: Ord. 1130.28, eff. 8-23-65: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 47, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 8, eff. 12-1-03)

18.4 - Conditional Uses. ~~{IP District}~~

The following structures and uses are permitted in the IP District subject to first securing a use permit therefor:

- A. Public utility buildings;¹
- B. Public or quasi-public uses, except corporation, storage, or repair yards;¹
- C. Parking lots and garages;
- D. Privately owned indoor recreational or educational facilities;
- E. Funeral homes and mortuaries;
- F. Medical offices, or medical clinics;
- G. Schools and studios for arts, crafts, photography, music, and dance;
- H. Hotels and Motels;
- I. Restaurants and dance halls, including the sale of alcoholic beverages in conjunction therewith, but not including separate cocktail lounges or drive-through service of food or beverage;
- J. Retail stores not otherwise permitted pursuant to the provisions of Section 18.2 or 18.3 and which occupy at least thirty thousand (30,000) square feet of floor area in any single building;
- K. Operation of amusement games at a place of business that operates five (5) or more of such games, the operation of which is the primary source of revenue for such business;
- L. ~~Any other research or light manufacturing use which is determined by the Zoning Administrator, after a public hearing, to be consistent with the purpose of this article and which will not impair the present or potential use and values of adjacent properties, nor be detrimental to the public health, safety, peace, morals, comfort, or general welfare of the community.~~ Any other use not otherwise listed in this Section, which is determined by the Zoning Administrator, after a public hearing, to be a similar and/or compatible use to any conditionally permitted uses in this Section, and is consistent with the purpose and intent of this article;
- M. Child care centers if the facilities are not in conjunction with adjoining businesses or do not primarily serve the employees of such businesses;¹
- N. Administrative, business, and professional offices, the gross floor area of which is ten thousand (10,000) square feet or more;
- O. Electronic equipment facilities.

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility policies and State law.

(Ord. 1130, eff. 7-10-64: Ord. 1130.4, eff. 11-18-64: Ord. 1130.150, eff. 10-24-73: Ord. 1130.186, eff. 12-6-78: Ord. 1130.189, eff. 2-21-79: Ord. 1130.212, eff. 7-8-81: Ord. 1130.246, eff. 9-18-86: Ord. 1130.251, eff. 12-24-86: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 48, eff. 4-12-01: Ord. 1130-320, eff. 8-13-03: Ord. 1130-327 § 14, eff. 12-1-03)

(Ord. No. 1130-367, § 5, 6-13-16)

Editor's note— Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 18.4 to read as set out herein. Previously § 18.4 was titled "Conditional Uses."

18.17 - Floor Area Ratio.

The maximum floor area ratio is forty (40) percent, except that for uses permitted under subsections [25.5](#) A, B and C in Combining District IP-V, the maximum FAR is seventy (70) percent. Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus. Hotels are not subject to FAR/density requirements and are regulated by other development standards in this article.

(Ord. 1130.310 § 51, eff. 4-12-01)

Article 19 - GI (GENERAL INDUSTRIAL) DISTRICT

[Only changes are to 19.2, 19.4, and 19.10]

19.2 - Permitted Uses.

The following structures and uses are permitted in the GI District:

- A. Manufacturing, processing, fabricating, or assembly operations not otherwise listed as conditional uses in this article;
- B. Wholesale business, storage and warehousing;
- C. Laboratory type research and development;
- D. Railroad yards, freight stations, and trucking or motor terminals;
- E. Public utility buildings, substations and service yards;
- F. Automobile, truck, trailer, boat, or heavy equipment repair or service establishments;
- G. Brick or pottery factories, and stone or monument works;
- H. Parking lots and garages;
- I. Family child care homes, within residential structures, in accordance with the provisions of Section [39.3](#).
- J. Any use not explicitly listed in this Section is prohibited, except that the Zoning Administrator may permit any use not listed herein if the use is determined to be a similar and/or compatible use to any use herein and meets the purpose and intent of the Zoning District.

(Ord. 1130, eff. 7-10-64: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 53, eff. 4-12-01: Ord. 1130.320, eff. 8-13-03: Ord. 1130.327 § 8, eff. 12-1-03)

19.4 - Conditional Uses.

The following structures and uses are permitted in the GI District subject to first securing a use permit therefor:

- A. Automobile or metal appliance manufacturing or assembly plants, structural steel fabricating shops, machine shops, forges, and foundries;

- B. Automobile wrecking yards, and salvage or war surplus yards;
- C. Asphalt or concrete batching plants, and sand, dirt, gravel, rock, or fill businesses;
- D. Manufacturing uses involving the primary production of the following products from raw materials: Acids, ammonia, carbide, aniline dyes, animal glue and size, carbon black, bond black, caustic soda, charcoal, cellulose, chlorine, coal, coke or tar products, creosote, explosives, fertilizers, gelatin, gypsum, hydrogen, oxygen, industrial alcohol, lime, matches, nitrates of an explosive nature, nitric, phosphoric, picric, or sulphuric acids, paint, plaster of paris, plastic materials, synthetic resins, potash, pyroxylin, rayon, yarn, rubber, soaps, and turpentine;
- E. The following processes: Nitrating of cotton or other materials; magnesium foundry storage or handling; reduction of refining of petroleum products such as gasoline, kerosene, naphtha, and oil; distillation or reduction of wood or bones; storage, curing, or tanning of raw, green, or salted hides and skins;
- F. Poultry dressing, fish or meat packing houses, stock yards, slaughter houses, and hog raising;
- G. Storage, testing, or handling of explosives, explosives products, liquefied or inflammable gases;
- H. Breweries and distilleries of liquors; perfume or vinegar manufacturing; sugar refineries; large scale bleaching, cleaning, or dyeing establishments;
- I. Public or quasi-public uses;
- J. Restaurants and drive-through eating establishments;
- K. ~~Any other use not otherwise listed in this article which is determined by the Zoning Administrator, after a public hearing, to be of the same general character of the uses permitted by this article and is not inconsistent with the purpose of this article~~Any other use not otherwise listed in this Section, which is determined by the Zoning Administrator, after a public hearing, to be a similar and/or compatible use to any conditionally permitted uses in this Section, and is consistent with the purpose and intent of this article;
- L. Child care centers if the facilities are not in conjunction with adjoining businesses or do not primarily serve the employees of such businesses;
- M. Electronic equipment facilities.

(Ord. 1130, eff. 7-10-64: Ord. 1130.186, eff. 12-6-78: Ord. 1130.189, eff. 2-21-79: Ord. 1130.275, eff. 2-27-91: Ord. 1130.310 § 55, eff. 4-12-01: Ord. 1130.327 § 14, eff. 12-1-03)

(Ord. No. 1130-367, § 5, 6-13-16)

19.10 - Standards for Floor Area Ratio.

A maximum floor area ratio applies to the following uses; however, there is no maximum floor area ratio for the combination of all uses on a site.

A. For offices, the maximum floor area ratio is ten (10) percent.

B. For electronic equipment facilities, the maximum floor area ratio is seventy (70) percent. An additional thirty (30) percent bonus FAR may be awarded by the Planning Commission for buildings with modulated scale based on the following criteria. The building's massing shall be broken up by measures such as building articulation, a building step back at the second and third floors on facades with frontage on a street or Redwood Creek, windows on facades with

frontage on a street or Redwood Creek, and substantial setbacks from adjacent streets provided the setbacks contain permanently-maintained trees.

C. Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.

(Ord. 1130.310 § 56, eff. 4-12-01)

Article 29 - REQUIREMENTS FOR AFFORDABLE HOUSING^[1]

Footnotes:

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Editor's note— Ord. No. [2498](#), § 3(Exh. A), adopted Sept. 27, 2021, amended Art. 29 in its entirety to read as herein set out. Former Art. 29, §§ 29.1—29.11, pertained to similar subject matter, and derived from Ord. No. 1130-375, § 4, adopted June 25, 2018).

[Only changes are to 29.5]

29.5 - Payment of a Housing Impact Fee.

[Subsections 29.5(A) and (B) remain unchanged. Only changes are to Subsection 29.5(C).]

C. Exemptions. The housing impact fee shall not apply to developers of residential or nonresidential development projects, which fall within one (1) or more of the following categories:

- 1. Four (4) or Fewer Dwellings.** The housing impact fee shall not apply to developers of residential development projects consisting of four (4) or fewer dwelling units; the creation of four (4) or fewer parcels, provided that no more than four (4) dwelling units are allowed; or accessory dwellings created under [Article 37](#) of the Redwood City Zoning Code.
- 2. Twenty (20) or More Dwellings.** Residential development projects of twenty (20) units or more (excluding accessory dwelling units) that are required to construct affordable units on site per Section [29.4](#) (Requirements for Inclusion of Affordable Housing) of this Article.
- 3. Nonresidential Development of Five Thousand (5,000) Square Feet or Less.** The housing impact fee shall not apply to developers of nonresidential development projects adding five thousand (5,000) square feet or less of net new square footage.
- 4. Government-Owned.** Residential or nonresidential development projects located on property owned by the state of California, the United States of America, or any of its agencies and used exclusively for governmental or educational purposes.

- 5. Damaged or Destroyed.** Any development project proposed to repair or replace a structure that was damaged or destroyed by fire or other calamity, so long as the square footage and permitted use of the structure remains the same, and the planning application for the project is filed within one (1) year of the damage's occurrence. If and to the extent there is a change in the permitted use or an increase in the square footage of the structure, then the housing impact fee shall be calculated based on the net new square footage of the structure at the rate applicable to the type of permitted use (residential or nonresidential).
- 6. Demolished Structures.** Any development project proposed to replace a structure previously located on site but which has been demolished, so long as the square footage and permitted use of the structure remains the same, and the planning application for the project is filed within two (2) years of the demolition of the structure being replaced. If and to the extent there is a change in the permitted use or an increase in the square footage, then the housing impact fee shall be calculated based on the net new square footage at the rate applicable to the type of permitted use (residential or nonresidential).
- 7. Abandoned Structures.** Any development project proposed to replace a structure located on site but which is not being used for its permitted use and which does not otherwise meet the exemptions under Section [29.5\(C\)\(5\)](#) (Damaged and Destroyed) or [29.5\(C\)\(6\)](#) (Demolished Structures), so long as the square footage and permitted use of the structure remains the same, and the planning application for the project is filed within two (2) years of the last permitted use of the site. If and to the extent there is a change in the permitted use or an increase in the square footage, then the housing impact fee shall be calculated based on the net new square footage at the rate applicable to the type of permitted use (residential or nonresidential).
- 8. Vested Right to Proceed.** Residential or nonresidential development projects to the extent they have received a vested right to proceed without payment of housing impact fees pursuant to State law, including those that are the subject of development agreements currently in effect with the City, if such development agreements were approved prior to the effective date of the Ordinance from which this Article is derived and where such agreements expressly preclude the City from requiring payment of the housing impact fee.
- 9. Provision of Affordable Housing.** A residential or nonresidential development project may mitigate its impact on the need for affordable housing by providing affordable housing units instead of paying the impact fee, so long as the affordable units are provided in accordance with an affordable housing plan (Section [29.7](#)) and meet all of the standards in Section [29.6](#) and 29.8.A and the developer provides reasonable assurances required by the City that the affordable units will be timely completed.
- 10.** The following specific nonresidential uses, as defined in Article 2: Definitions, are exempt from the payment of the housing impact fee:

- a. Public Uses, as defined by [Article 2](#), Section [2.2](#) of the Redwood City Zoning Code, including, but not limited to, public schools, parks, playgrounds, hospitals, and administrative and service facilities;
- b. Quasi-Public Uses, as defined by [Article 2](#), Section [2.2](#) of the Redwood City Zoning Code, including, but not limited to, houses of worship, schools and colleges, recreational facilities, cultural institutions and private hospitals;
- c. Child Care Centers, including Family Child Care Homes;
- d. Recreational facilities for public use and enjoyment within commercial or industrial developments;
- e. ~~Housing for the Elderly, n~~Nursing homes, ~~rest homes,~~ residential care facilities (General, Senior, and Small), and skilled nursing facilities as defined by [Article 2](#), Section [2.2](#) of the Redwood City Zoning Code;
- f. Schools, public and private, as defined by [Article 2](#), Section [2.2](#) of the Redwood City Zoning Code; and;
- g. Property eligible for the California Property Tax Welfare Exemption in that it is (1) used exclusively for charitable purposes, and (2) owned or held in trust by nonprofit organizations operating for those purposes and that have a current tax exempt letter from the Internal Revenue Service or the Franchise Tax Board.

11. Any other uses that may be specified by resolution of the City Council.

(Ord. No. 1130-375, § 4, 6-25-18; Ord. No. [2498](#), § 3(Exh. A), 9-27-21; Ord. No. [1130-387](#), § 4(Exh. A), 7-24-23)

Article 30 - OFF-STREET PARKING AND LOADING[1]

[Only changes are to 30.4 and 30.5]

30.4 - Required Number of Parking Spaces—Mixed-Use Zoning Districts.

- A. **Applicability.** The required number of parking spaces set forth in [Section 30.5](#) (Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts) shall apply to all development within mixed-use districts outside of the Downtown Parking Zone unless otherwise set forth in this Section. Whenever the requirements, standards, regulations, or other provisions of this section conflict with the requirements, standards, regulations or other provisions set forth in [Section 30.5](#), the requirements, standards, regulations, or other provisions in this Subsection, [30.4](#) shall govern.
- B. **Residential Parking Spaces Required.** For any residential development located in a mixed-use district, one (1) space is required for every dwelling unit, except for Group Homes, for which one

half (0.5) space is required for every bedroom or fraction thereof, and for Single Room Occupancy Facilities, for which no parking is required. Tandem parking is permitted if the tandem spaces serve the same dwelling unit.

- C. **Bicycle Parking Required.** The required number of bicycle parking spaces shall be determined as set forth in the underlying zoning district as provided in Sections [53.6](#), [54.6](#), and [55.8](#) of the Zoning Code.
- D. **Live/Work Parking Spaces Required.** For any development located in a mixed-use district, parking spaces for live/work units shall be required as follows:
 - 1. Resident Parking. One (1) space per live/work unit.
 - 2. Client Parking. One (1) space per one thousand (1,000) square feet of nonresidential floor area.
 - 3. Existing Building Exception. The review authority may reduce the parking requirement for the reuse of existing buildings with limited parking.
- E. **Marina Parking Spaces Required.** A parking study shall be submitted that demonstrates how parking demand will be met with the proposed supply. This study is subject to review and approval of the Director.
- F. **Shared-Use Parking on Multiple Sites.** Sites with multiple uses having different peak demand times may share parking. A parking study shall be submitted that demonstrates how parking demand will be met with a shared parking arrangement. This study is subject to review and approval of the review authority.
- G. **Designated Parking for Low-Emitting and Carpool Vehicles.** Designated parking shall be provided for any combination of low-emitting, fuel-efficient, electric and carpool/vanpool vehicles, as indicated in the table below. The following characters shall be painted on the parking surface, or equivalent signage shall be provided at each such space: CLEAN AIR VEHICLE. If pavement painting is provided, it shall be visible when a vehicle is parked in the space.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11; Ord. No. 1130-359, § 8(Exh. G), 4-8-13; Ord. No. 1130-373, § 5, 5-21-18; Ord. No. [1130-381](#), § 4(Exh. A), 1-27-20; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

30.5 - Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts.

In all districts in connection with every use of property and for each building site outside of the Downtown Parking Zone and Mixed-Use Zoning Districts, there shall be provided off-street parking spaces for vehicles according to the following schedule:

(Wherever square feet of floor area is indicated, it shall mean gross square footage.)

[Subsections 30.5 A, B, C, and E remain unchanged. Only changes are to Subsection 30.5(D).]

D. Miscellaneous Uses.

- 1. Churches, synagogues, houses of worship, with fixed seating: One (1) space for each three and five-tenths (3.5) seats in the main meeting room; or if no fixed seats, one (1) space for every fifty (50) square feet; plus if classrooms are present, one (1) space for every fifteen (15) classroom seats.
- 2. Hospitals, but not including out-patient clinics: One (1) space for each patient bed, plus one (1) space per employee on the largest shift. Hospitals which have more than ten

- (10) employees on the largest shift shall have ten (10) percent of required parking designated for carpool and/or vanpool parking.
3. Sanitariums, convalescent homes, and nursing homes: One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee.
 4. Schools: Schools enrolling students in the tenth (10th) grade or below shall provide one (1) space for each classroom and administrative office, plus one (1) space for every one hundred (100) square feet in the auditorium. Schools enrolling adults and students in the eleventh (11th) grade and above shall provide one (1) space for each student over sixteen (16) years in age.
 5. Emergency Shelters: One (1) space for each five (5) beds and two (2) additional spaces provided that, consistent with Government Code Section 65583(4)(a), parking is not provided at a rate greater than for residential or commercial uses within the same zone.
 6. Mixed-Use, combining residential with commercial uses: One (1) space for each residential unit for studio or one (1) bedroom units, one and one-half (1½) spaces for two (2) bedroom or larger units; plus a minimum of seventy-five (75) percent of the normally required commercial parking as otherwise required in this article, if residential spaces are made available to the commercial tenants and customers, and subject to the approval of the Zoning Administrator upon application submitted in the manner provided by this Section.
 7. Child Care Centers: One (1) parking space is required per employee, plus one (1) additional space for every fifteen (15) employees.

(Ord. No. 1130-353, § 3(Exh. C), 4-8-13; Ord. No. 1130-359, § 8(Exh. G), 4-8-13; Ord. No. 1130-366, § 4, 12-7-15; Ord. No. 1130-367, § 5, 6-13-16; Ord. No. 1130-369, § 4, 4-24-17; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

Article 31 - SPECIAL USES

[Only changes are to 31.3, 31.5, 31.11, 31.12, and 31.19]

[Section 31.1 is provided for context and remains unchanged.]

31.1 - Purpose.

To provide regulations and provisions for miscellaneous unique uses which cannot properly be provided for in the district regulations.

(Ord. 1130, eff. 7-10-64; Ord. No. 1130-359, § 9(Exh. H), 4-8-13)

31.3 - Short-Term Rental Use Incidental to a Primary Residence.

[Subsections 31.3 A, B, and D through H are unchanged. Only changes are to Subsection 31.3(C).]

C. Permitted Use. Short-term rental uses shall be permitted in any primary residence except Single Room Occupancy Facilities and Group Homes subject to the requirements of this Section,

including compliance with the operating standards, registration, Transient Occupancy Tax payments, and recordkeeping obligations. Except as provided for in this Section, all other short-term rental uses shall be prohibited, except for existing short-term rentals in accessory dwelling units that were registered with the City prior to January 1, 2020.

(Ord. No. 1130-371, § 5, 3-26-18; Ord. No. [1130-385](#), § 3(Exh. A), 9-13-21)

31.5 - Single Room Occupancy Facilities.

- A. Purpose.** The purpose of this section is to:
1. Provide opportunities for the development of permanent, affordable housing for low-income, small households and people with special needs in Single Room Occupancy (SRO) Facilities in proximity to transit and services, and;
 2. Establish development and performance standards for SRO Facilities.
- B. Applicability.** SRO Facilities and SRO Units, as defined in [Article 2.2 Definitions](#), are subject to the requirements contained in this chapter.
- C. Location.** An SRO Facility shall be located at least three hundred (300) feet from any other SRO Facility, as measured horizontally in a straight line from the closest property line of the existing SRO Facility to the closest property line of the lot containing the proposed SRO Facility.
- D. Development Standards.** The standards set forth in the Zoning District where an SRO Facility is located shall apply to SRO Facilities, unless otherwise specified, as follows:
1. **Density.** SRO units inside an SRO Facility are not required to meet the density standards of the General Plan.
 2. **Bathroom Facilities.** Each SRO Unit may, but is not required to, contain a partial or full bathroom facility. A partial bathroom facility shall include at least a toilet and sink; a full facility shall include a toilet, sink, and bathtub, shower, or bathtub/shower combination. If a full bathroom facility is not provided for each SRO Unit, common bathroom facilities shall be provided with at least one full bathroom per every five SRO Units. Common bathroom facilities shall be located on the same floor as the units they are intended to serve and shall be accessible from a common area or hallway. Each shared shower or bathtub facility shall be provided with a door that is lockable from the interior.
 3. **Kitchen Facilities.** Each SRO Unit may, but is not required to, contain partial or full kitchen facilities. A full kitchen includes a sink, a refrigerator, and a stove, range top or oven. A partial kitchen is missing at least one of these appliances. If a full kitchen is not provided for each SRO Unit, at least one common full kitchen facility shall be provided per every ten SRO Units, with at least one on each floor.
 4. **Common Space.** SRO Facilities shall include interior common space such as dining rooms, meeting rooms, and recreational rooms. Shared bathrooms, kitchens, storage, laundry facilities, and common hallways shall not be considered common areas. A minimum of five (5) square feet per unit, or 250 square feet, whichever is greater, shall be provided for interior common space.
 5. **Closets.** Each SRO Unit shall have a closet.
 6. **Parking.** For SRO Facility parking requirements, see [Article 30 Off-Street Parking and Loading](#).

- 7. **Existing Structures.** An existing structure may be converted to an SRO Facility, consistent with the provisions of this Section.
- 8. **Manager's Unit.** In accordance with the California Code of Regulations Title 24 Section 42, an SRO Facility shall include a manager's unit if it contains 16 or more SRO Units.
- E. **Short-Term Rentals and Sales Prohibited.** Except as otherwise permitted by State law, an SRO Unit shall not be sold but must be rented for terms longer than thirty (30) days. The short-term rental of SRO Units shall not be permitted.

31.10 - Residential Structures.

- A. **Demolition or Reduction in Dwelling Units.** ~~Housing p~~Projects that demolish existing residential dwellings must create at least as many dwellings as demolished ~~per~~consistent with Government Code Section 66300 (Housing Crisis Act of 2019).
- B. **Non-Residential Use.** Any structure originally designed for use as a dwelling or dwellings, in any district, shall not be used for a non-residential use unless the owner first obtains a use permit for the proposed use.

(Ord. 1130, eff. 7-10-64)

(Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

31.11 - ~~Tract Offices~~Reserved.

~~Permitted real estate tract offices shall conform to the following regulations in addition to any conditions that may be imposed by use permit:~~

- ~~A. Tract offices may be located within the subdivision tract which is being developed and offered for sale to the public. The maintenance of tract offices shall be subject to such time limitations as may be specified by use permit.~~
- ~~B. Tract offices constructed as independent buildings shall be removed within thirty (30) days after the last sale of any parcel within the subdivision by the person receiving the permit for such office, or within ten (10) days after the period specified by use permit, whichever occurs first.~~

(Ord. 1130, eff. 7-10-64)

31.12 - Home Occupations

- A. **Definition.** Home occupation means a business enterprise that is conducted within a dwelling unit by the residents of the dwelling unit and is incidental to the residential use of the dwelling unit. Examples include cottage food operations, handicrafts, consulting, and home offices for off-site business-activity such as landscaping and instruction. A family childcare home is not considered a home occupation and is regulated separately in [Article 39](#) (Child Care).

B. Requirements. Home occupations are permitted by right in a legal dwelling unit in any zoning district with the following requirements:

1. All business activity occurring at the residence is conducted entirely within a dwelling and is carried on exclusively by the inhabitants.
2. The use does not change the character of the dwelling or adversely affect the uses permitted in the residential district.
3. The use creates no significant additional traffic and requires no additional parking spaces.
4. For all business activity occurring at the residence, no persons are employed other than that necessary for domestic purposes. Employees for off-site business activities shall not assemble at the dwelling.
5. All storage and display of goods, equipment, or material that serves the home occupation is enclosed within a building. ~~No indoor or outdoor storage of materials, equipment, or supplies, other than that necessary for domestic purposes, shall exist.~~
6. The entrance to the space devoted to such use is from within the building, and no internal or external alterations or construction features not customarily used in dwellings is involved.

C. Prohibited Uses.

- a. On-site vehicle repair;
- b. Sexually-oriented businesses
- c. Animal-related uses;
- d. Firearm and ammunition retail sale use;
- e. Any use deemed by the Zoning Administrator to not be incidental to the residential use of the dwelling unit.

31.19 - Temporary Use PermitsReserved.

A. Purpose. A Temporary Use Permit governs activities, uses, and structures that operate for a finite duration and are not otherwise permitted in the zoning district where they are located.

B. Applicability. The following temporary activities, uses, and structures are permitted on private or public property subject to the issuance of a Temporary Use Permit unless otherwise permitted in the zoning district where they are located:

1. Seasonal goods sales (e.g. Halloween, Christmas);
2. Farmers markets and produce markets;
3. Antique markets, flea markets, rummage sales, and similar events, except such markets that include the sale of firearms and ammunition are subject to the requirements of [Article 58](#) "Firearms and Ammunition Retail Sale Use" and are not subject to this Section;
4. Food truck vending;
5. Entertainment and assembly events, including carnivals, circuses, concerts, fairs, festivals, food events, haunted houses, outdoor entertainment/sporting events, and similar events designed to attract large crowds;

6. Structures and uses such as construction offices and storage sheds associated with the construction of a building or group of buildings that are located within ¼ mile of a property if such property has an active Building Permit, and;
7. Other temporary activities, uses, and structures that the Zoning Administrator determines are similar in nature and intensity to those identified above.

A Temporary Use Permit is not required for temporary activities, uses, and structures on property owned by the City of Redwood City.

C. Review Authority. The Zoning Administrator reviews all Temporary Use Permit applications. No public hearing or notice is required.

D. Findings. Temporary Use Permits may be approved if all the following findings can be made:

1. The temporary use and its associated structures and facilities are consistent with the applicable elements and objectives of the General Plan and any applicable Specific and Precise Plans for the subject location.
2. The temporary use and its associated structures and facilities will not be detrimental to the public health, safety, or welfare of the people and property of Redwood City.
3. The temporary use and its associated structures and facilities will not adversely affect or conflict with adjacent uses or impede the normal development of surrounding property.
4. The temporary use and its associated structures and facilities will not adversely affect or conflict with pedestrian, bicycle, or vehicular traffic or circulation in the area surrounding the proposed use and will not create a demand for additional parking that cannot be safely and efficiently accommodated by existing parking areas.

E. Conditions of Approval. The Zoning Administrator may impose reasonable conditions deemed necessary to ensure compliance with the findings for a Temporary Use Permit listed in Section 31.19(D), including, but not limited to: regulation of ingress and egress and traffic circulation; fire protection and access for fire vehicles; regulation of hours and/or other characteristics of operation; and removal of all trash, debris, signs, sign supports, and temporary structures and electrical service. The Zoning Administrator may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.

F. Expiration and Renewal. Temporary Use Permits may be issued and renewed for a duration not to exceed the following:

1. Temporary Use Permits issued for temporary structures and uses associated with the construction of a building or group of buildings as provided in Article 31.19.B.6 expire after two years and may be renewed for as long as the applicant maintains a valid Building Permit for the property where construction is occurring. Temporary structures and uses on the same property as a construction project must be reviewed with the building permit for such property.
2. Temporary Use Permits issued for all other temporary uses expire after 90 consecutive days and may be renewed one time, not to exceed 120 consecutive days in a 12 month period.
3. Renewal requests must be submitted to the Zoning Administrator for review and approval at least 14 days prior to expiration of the Temporary Use Permit. Renewals may be approved for a duration of fewer days than is requested by the applicant.

G. Review, Decisions, Appeals, and Revocation. Procedures for application review, decisions, appeals, permit revocation, and other requirements are located in [Article 41 Common Procedures](#).

Editor's note— Ord. No. 1130-364, § 16, adopted Aug. 24, 2015, repealed § 31.19 which pertained to temporary fireworks sales facilities and derived from Ord. 1130.126, eff. 5-5-71

Article 32 - SUPPLEMENTAL PROVISIONS

[Only changes are to 32.4 and 32.19]

32.4 - Floor Area Ratio (FAR) Bonus~~Reserved.~~

Eligible projects may request an FAR bonus as described below:

- A. Open space for public use and enjoyment and/or outdoor recreational facilities for public use and enjoyment within commercial and/or industrial developments that contain at least fifty thousand (50,000) square feet of building gross floor area may be granted a floor area ratio bonus provided that the following conditions are met:
 1. The maximum floor area ratio bonus associated with the provision of open space for public use and enjoyment and/or outdoor recreation facilities for public use and enjoyment shall not be greater than two (2) percent floor area ratio relative to the land area of the development;
 2. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for open space for public use and enjoyment and/or outdoor recreation facilities;
 3. Any floor area ratio bonus granted pursuant to this subsection C of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130), as amended, based on the following findings:
 - a) The open space and/or outdoor recreation facility will be of benefit to the public;
 - b) The development design can accommodate the additional floor area.
- B. Commercial, industrial, or mixed use developments of at least fifty thousand (50,000) square feet may exclude child care centers that open to the public from their gross floor area for the purposes of calculating FAR as set forth in [Article 39.5: FAR exemption for Child Care Centers](#).
- C. Developments may receive both the floor area ratio exemption of [Article 39.5: FAR exemption for Child Care Centers](#), and the floor area ratio bonus of subsection A of this Section, but in no case will the total floor area ratio exemption and bonus exceed two (2) percent floor area ratio relative to the land area of a particular development.

Editor's note— Ord. No. 1130-364, § 17(Exh. M), adopted Aug. 24, 2015, repealed § 32.4 which pertained to front yard modifications and derived from Ord. 1130, eff. 7-10-64; Ord. 1130.130, eff. 5-26-71; Ord. 1130.132, eff. 7-7-71; Ord. 1130.153, eff. 7-9-75; and Ord. 1130.273, eff. 11-15-90.

32.19 - Affordable Housing Density Bonuses.

- A. Purpose.** To clarify the basic procedures, requirements, and functions of the State Density Bonus law as it is modified from time to time and to comply with Government Code Section 65915.
- B. Definitions.**
1. "Affordable Housing Unit" means an ownership or rental dwelling unit affordable to households with extremely-low, very-low, low or moderate incomes as published periodically by the California Department of Housing and Community Development for households in San Mateo County or equivalent as approved by the Community Development Director.
 2. "Base ~~Density Units~~" means the maximum residential density, measured as the number of dwelling units per acre, at the project site allowed under by the zoning ordinance and land use element of the applicable General Plan designation, Specific Plan, or Zoning District, prior to the application of the State Density Bonus law. If a range of density is permitted, the maximum allowable density in the range is applicable. ~~Where the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the General Plan, the General Plan density shall prevail. However, if there is no applicable dwelling unit per acre standard, the City shall calculate the maximum allowable density as required by State Density Bonus Law. A density bonus applicant may submit a base density study for the City's consideration that meets the requirements of the State Density Bonus Law.~~
 3. "Bonus Units" means additional units granted by the State Density Bonus law. Bonus units may exceed local zoning and General Plan densities.
 4. "Concession or Incentive" means a modification in development standards, zoning code requirements, architectural design requirements, parking requirements, or other concessions or incentives identified in Government Code Section 65915(k) or any successor provision that result in identifiable and actual cost reductions, in order to provide for affordable housing.
 5. "State Density Bonus law" means Sections 65915 through 65918 of the California Government Code.
 6. "Waiver" means a modification of development standards that would otherwise physically preclude the construction of a development meeting the criteria of this Section at the density permitted under State Density Bonus law or with the concessions and incentives granted under this Section and State Density Bonus Law.
- C. Applicability.** This [Section 32.19](#) applies to all residential or mixed-use development projects with a net increase of five (5) or more dwelling units or a project that otherwise meets the applicable requirements of the State Density Bonus law. The requirements summarized in [Section 32.19](#) are for informational purposes only; the requirements of the State Density Bonus law shall prevail in the event of any conflict.

D. Submittal Requirements and Review Process.

1. To apply for a State Density Bonus, incentive, concession, waiver, or parking modification, the applicant shall submit a letter of intent to the City along with the first application for approval of a residential or mixed-use development project that demonstrates the project's eligibility for the requested State Density Bonus, incentive, concession, waiver, or parking modification.
2. The letter of intent shall specify the Base Density permitted by the zoning and General Plan including a base density study, as applicable, the affordability levels to be provided, tenure (for-sale or rental), number and location of affordable housing units or senior housing provided, description of all dwelling units existing on the site in the five-year period preceding the date of submittal, number of bonus units requested, number of concessions or incentives requested, and what specific incentives, concessions, waivers, or parking modifications would be sought.
3. The letter of intent shall include sufficient information for the review authority to determine whether the application conforms with the following requirements and shall contain any additional information specified in [Section 32.19\(F\)](#) and (G):
 - a. **Replacement of Units.** The development provides sufficient units to account for the replacement of units currently rented or rented to low and very low income households in the past five (5) years, as required by Government Code Section 65915(c)(3).
 - b. **Concessions and Incentives.** Except as provided in [Section 32.19\(F\)\(3\)](#) (Concessions and Incentives), evidence that any requested concession or incentive will reduce the cost of the housing development to provide for affordable housing costs or rents; except that, if a mixed-use development is requested, the application must instead meet all of the requirements of Government Code Section 65915(k)(2).
 - c. **Waiver.** Evidence that the development standards for which a waiver is requested would have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by Government Code Section 65915.
 - d. **Parking Modification.** If a parking modification is sought, evidence that the project is eligible for the parking reduction allowed by Government Code Section 65915(p).
 - e. **Donation of Land.** If the density bonus is based all or in part on donation of land, all of the requirements included in Government Code Section 65915(g) have been met.
 - f. **Child Care Facility.** If the density bonus or incentive is based all or in part on the inclusion of a child care facility, all of the requirements included in Government Code Section 65915(h) have been met.

- g. **Condominium Conversion.** If the density bonus or incentive is based all or in part on the inclusion of affordable units as part of a condominium conversion, all of the requirements included in Government Code Section 65915.5 have been met.
 - h. **Height.** Evidence that the project is eligible for additional height as provided in Government Code Section 65915(d)(2)(D).
4. The applicant shall be notified if the application is complete in a manner consistent with Government Code Section 65943.
 5. An application for a State Density Bonus, incentive, concession, waiver, or parking modification shall be considered and acted upon by the review authority with authority to review the residential or mixed-use development project concurrently with the action on the underlying project within the timelines prescribed by Government Code Sections 65950 et seq.

E. Residential Density Bonus Calculation.

1. **Density Bonus.** Projects shall receive a density bonus in accordance with the State Density Bonus law as it is modified from time to timesummarized in Table 32.19(a) (Allowed Density Bonuses).
2. **Fractions.** All calculations resulting in fractional units shall be rounded up to the next whole number.
3. **Other Projects Qualifying for a Bonus.** Land donation, child care facilities, condominium conversions, ~~or residential developments for transitional foster youth, disabled veterans or homeless persons,~~ may also be eligible for a density bonus under the State Density Bonus law or any other project that otherwise meets the applicable requirements of the State Density Bonus law.
4. **Affordable Housing Plan and Agreement.** Applicants must submit an Affordable Housing Plan in compliance with [Section 29.7](#) (Affordable Housing Plan and Agreement) in connection with their first application for a planning permit, along with additional information required under [Section 32.19\(D\)](#) (Submittal Requirements and Review Process) to evaluate the project's eligibility for a density bonus, incentives or concessions, waivers, and parking modifications. Projects requesting a State Density Bonus are also required to record an affordable housing agreement in compliance with [Section 29.7](#) (Affordable Housing Plan and Agreement) prior to final or parcel map approval, or, where a map is not processed, prior to issuance of any building permit.

Table 32.19(a) Allowed Density Bonuses				
Affordability Level	Project Type	Percent of Base Units Required to be Affordable to	Bonus Units Allowed	
			Min	Max

		obtain State Density Bonus		
Very Low	Rental	5%—11%	20%	35%
Low	Rental	10%—20%	20%	35%
Moderate	Ownership	10%—40%	5%	35%
Senior Citizen housing development or age-restricted mobile home park	Rental	No affordability required	20% of senior units	20% of senior units

Note: Additional affordable units may be required to satisfy the replacement housing obligations necessary to qualify for the State Density Bonus under California Government Code section 65915(a)(3)(A) (E).

F. Requirements for Obtaining Concessions, Incentives, or Parking Modifications.

1. **Number of Concessions.** Concessions or incentives are permitted by State Density Bonus law as it is modified from time to time state as shown in Table 32.19(b) (Concessions and Incentives).
2. **Process for Requesting.** A request for a concession, incentive, or parking modification must be submitted in writing as part of the application process specified in Section 32.19(D) (Submittal Requirements and Review Process). Granted concessions, incentives, or parking modifications shall be identified by staff in entitlements.

Table 32.19(b) Concessions and Incentives			
Affordability Group	Base Units	Density Bonus	Number of Concessions or Incentives
Very Low Income	5%	20%	1
	10%	33%	2
	15% or more	35%	3

Low Income	10%	20%	1
	20%	35%	2
	30% or more	35%	3
Moderate Income	10%	5%	1
	20%	15%	2
	30% or more	25%	3

3. Concessions and Incentives. ~~The following~~ concessions and incentives listed below in this subsection (3) are presumed to result in identifiable and actual cost reductions to provide for affordable housing costs. These concessions and incentives may be requested by the applicant and may be considered by the City without additional documentation/financial analysis. Regulatory incentives or concessions not listed below in this subsection (3) that are proposed by the developer shall be granted if the developer demonstrates that the incentives or concessions result in identifiable and actual cost reductions to provide for affordable housing costs.

- a. Building height or building stories.
- b. Rear yard setback.
- c. Lot coverage.
- d. Usable open space.
- e. Floor area.
- f. Parking.
- g. Standards relating to architectural bulk and mass, including upper story step-backs.
- h. Minimum distance between buildings.
- i. Maximum building length.
- j. Duration of permit effectiveness.

~~**4. Concessions and Incentives with Financial Analysis.** Other regulatory incentives or concessions not listed above which are proposed by the developer that result in identifiable and actual cost reductions to provide for affordable housing costs/rent costs may be granted if the review authority finds all of the following:~~

- ~~a. An actual cost reduction is achieved through the concession or incentive.~~
- ~~b. Evidence demonstrates that the cost reduction allows the builder to provide affordable rents or affordable sales prices.~~

- ~~c. The developer has provided all information as may be requested by the Community Development Director to ensure that the findings can be made and supported by substantial evidence.~~

5.4. Parking Modifications. The State Density Bonus law provides alternative parking requirements that may potentially be lower than City parking requirements. Parking reductions specified in Government Code Section 65915 are not counted as concessions, incentives, or waivers. However, the applicant may request additional concessions, incentives, or waivers related to parking.

6.5. Denial of Concessions and Incentives. The review authority shall grant a requested concession or incentive unless the review authority makes any of the following findings, in writing and supported by substantial evidence:

- a. The concession or incentive does not result in identifiable and actual cost reductions to provide for affordable rents or affordable ownership costs.
- b. The concession or incentive would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon the health, safety, or the physical environment with no feasible method to satisfactorily avoid or mitigate.
- c. The concession or incentive would have an adverse impact on a real property that is listed in the California Register of Historical Resources with no feasible method to satisfactorily avoid or mitigate.
- d. The concession or incentive would be contrary to State or federal law.

G. Waivers. Developers of State Density Bonus eligible projects may seek a waiver of any development standard that would physically preclude the construction of a housing development with the density bonus and incentives for which the applicant is entitled. The applicant shall bear the burden of demonstrating that the development standards that are requested to be waived will have the effect of physically precluding the construction of the housing development with the density bonus and incentives. There is no limit to the number of waivers that can be granted. A request for a waiver must be submitted in writing as part of the application process specified in [Section 32.19\(D\)](#) (Submittal Requirements and Review Process). Granted waivers shall be identified by staff in entitlements. The City shall grant a waiver unless the review authority makes any of the following findings in writing and supported by substantial evidence:

- 1. The waiver would have a specific adverse impact, as defined in Government Code Section 65589.5(d)(2), upon health, safety, or the physical environment, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to lower and moderate income households.

2. The waiver would have an adverse impact on a real property that is listed in the California Register of Historical Resources with no feasible method to satisfactorily avoid or mitigate.
 3. The development standard for which a waiver is requested would not physically preclude the construction of the housing development with the density bonus and incentives or would otherwise be contrary to State or federal law.
- H. Affordability and Development Standards.** All Affordable Housing Units must comply with the standards specified in [Section 29.6](#) (Standards for Affordable Housing).
- I. Commercial Density Bonus.**
1. A "commercial density bonus" is a modification of development standards mutually agreed upon by the City and an applicant for a nonresidential development project that is eligible for such a bonus under Government Code 65915.7. Examples of a commercial density bonus include an increase in floor area ratio, increased building height, or reduced parking.
 2. Developer shall enter into an Affordable Housing Plan and Agreement with the City that meets the requirements of [Section 29.7](#) (Affordable Housing Plan and Agreement) and that demonstrates how the developer intends to provide the affordable housing required to qualify for a commercial density bonus under Government Code 65915.7. An Affordable Housing Plan and Agreement under this section may take the form of a "partnered housing agreement." For purposes of this section, a partnered housing agreement is an agreement between the developer, the City, and a third-party housing developer who will provide the affordable units on behalf of the developer.
 3. Any approved housing agreement for a commercial density bonus shall be described in the City's Housing Element annual report as required by Government Code Section 65915.7(k) and shall require the following:
 - a. At least thirty (30) percent of the total units in the housing development project shall be made available at affordable ownership cost or affordable rent for low-income households, or at least fifteen (15) percent of the total units in the housing development project shall be made available at affordable ownership cost or affordable rent for very low-income households.
 - b. The nonresidential development project developer must agree either to directly build the affordable units; donate a site consistent with [Section 32.19\(l\)\(4\)](#) for the affordable units; or make a cash payment to the housing developer for the affordable units.
 4. **Housing Site.** Housing development shall be at the same site as the nonresidential development project or on a site within the City that is within a quarter-mile of the site, or within one-half (½) mile of a major transit stop and is located in close proximity to public amenities, including schools and employment centers.

- 5. **Eligibility for State Density Bonus.** The housing development project shall remain eligible for any State Density Bonus, incentives, concessions, waivers, or parking modifications for which the housing development project would otherwise be eligible and that are provided by this [Section 32.19](#).

(Ord. 1130.274, eff. 2-6-91; Ord. 1130.324 § 1, eff. 10-27-03)

(Ord. No. 1130-375, § 4, 6-25-18)

32.21 - Conditional Exceptions to Density Requirements for Housing for Seniors/Elderly.

- A. **Criteria for Exceptions to Density Requirements for Housing for Seniors/Elderly.**
 - 1. The maximum density otherwise applicable for "RH," "R-1," "R-2," "R-3," "R-4," and "R-5" Zoning Districts may be doubled for housing projects for Senior/Elderly persons containing not less than twenty (20) units. Application for the foregoing density exceptions to zoning district regulations shall be made pursuant to the provisions of [Article 46](#), pertaining to the issuance of planned development permits, and the procedures of said article shall govern the granting of such exceptions.
 - 2. To qualify for this density exception, the Planning Commission must find that:
 - a. The proposed project provides adequate housing for Senior/Elderly persons.
 - b. The proposed project is of the same general character as the housing immediately adjacent to the site of the proposed project.
 - c. The proposed project shall be used exclusively for housing for Senior/Elderly persons who are age sixty (60) and over.
- B. **Conditions.** Reasonable conditions in granting exceptions to zoning district density requirements hereunder may be imposed by the Planning Commission; provided, that one (1) such condition shall require that the proposed project shall be used exclusively as housing for Senior/Elderly persons. Conditions imposed hereunder shall be recorded in form approved by the City.
- C. **Exclusion.** The provisions of this Section are not applicable for residential care facilities, nursing homes, and skilled nursing facilities or if a proposed project is granted a density bonus under [Section 32.19](#) or [32.20](#).
- D. **Effect.** Except as to the contrary herein permitted, all other regulations of the zoning district in which a proposed housing project for Senior/Elderly persons is located shall remain in full force and effect.

(Ord. 1130.274, eff. 2-6-91)

Article 33 - NONCONFORMING LOTS, USES, STRUCTURES AND PARKING

[Only changes are to 33.19]

33.19 - Nonconforming Parking—Nonresidential.

Any nonresidential use or structure that is nonconforming due to the number, size or location of parking spaces (or related design criteria for driveway access or parking backup area) may be ~~changed to another use,~~ expanded or enlarged only upon approval of a Use Permit. To grant such a Use Permit, the Zoning Administrator must find the following, in addition to the findings required by Section 42.3:

- A. Additional floor area or other site development does not occupy existing available parking area;
- B. Adverse parking impacts on adjacent properties will not result; and
- C. Parking is provided for any additional floor area or other expansion in compliance with this article.

(Ord. 1130.329 § 18, eff. 4-26-04)

Article 36 - EXTERIOR SITE IMPROVEMENTS

[Only changes are to 36.3 and 36.7]

36.3 - Fences.

A. Definitions.

1. *Fence.* An artificially constructed barrier or wall of any material or combination of materials erected to physically separate properties, provide privacy, or provide security or confinement. Walls are included in the definition of a fence.
- ~~2. *Decorative Fence.* A fence that has a distinctive style, trim, or design, which matches or to some degree complements the existing residence. Decorative fences may be open or solid. A decorative fence must be:
 - ~~a. *Constructed of material which matches or complements the architecture of the residence and its surroundings. The materials may include wrought iron, brick, wood, stone, or a combination of materials.*~~
 - ~~b. *Designed with a distinctive cap, trim, or design which distinguishes it from the more typical wall board design.*~~~~
- 3.2. *Open Fence.* A fence, including any gates in such fence, that permits direct vision through at least 80 percent of any one square foot segment of vertical fence surface area. Measured surface area does not include major posts, pilasters, or other structures which provide lateral strength. The open area is uniformly distributed along the fence and is not concentrated in one area. No single component or element of the fence, including lamp posts or pilasters, shall be wider than 12 inches.
- 4.3. *Solid Fence.* Any fence that does not qualify as an open fence.

B. General Requirements.

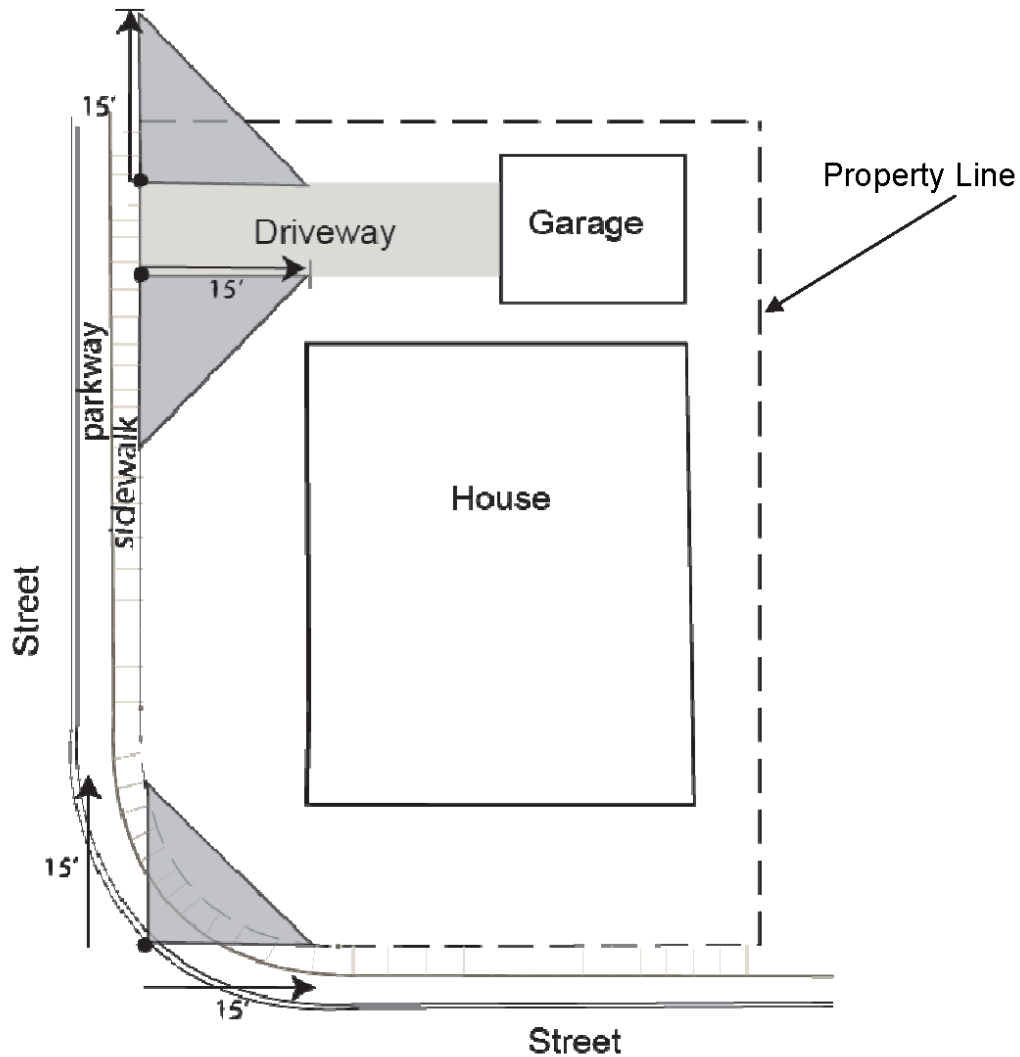
1. *Fence Height.* Fence height is measured from the nearest adjoining grade. In the case of differing grades, fences are measured from the ~~lowest~~^{highest} adjoining grade. Lattice or other decorative elements are counted toward the total fence height.

2. Vision Triangles. In order to ensure visibility and safety, no solid fence or hedge exceeding 3 feet in height shall be located within a 15 foot vision triangle on either side of a driveway providing access to required on-site parking or where 2 streets intersect on the corner (refer to Figure 36.3, Visibility Triangle).
3. Prohibited Materials.
 - a. Residential Zoning Districts. Electrically charged fences, barbed wire, razor wire or other types of wire fences are prohibited in residential zones.
 - b. Mixed Use Zoning Districts. Chain link fencing, barbed-wire, razor-wire, and corrugated metal fencing are prohibited in Mixed Use Corridor (MUC), Mixed Use Neighborhood (MUN) and Mixed Use Transitional Live Work (MUTLW) Zoning Districts.

C. Location- Specific Requirements.

1. Front Yard.
 - a. All solid fences located in the required front yard shall not exceed 3 feet in height;
 - b. All ~~open decorative fences and~~ combination solid/open ~~decorative~~ fences located in the required front yard shall not exceed 5 feet in height. Chain link fencing above 3 feet is prohibited in the front yard in residential zoning districts.
 - c. Privately constructed fences are prohibited in the public right-of-way.
2. Interior Side and Rear. All fences, regardless of type, are limited to 7 feet in height in the side or rear yards. Such height may be increased to 10 feet in any district except the Professional Office (PO) or any Residential (R) District upon approval of an Architectural Permit.
3. ~~Side Yard Adjacent to the Street on Corner Lots~~ Exterior Side (Street Side).
 - a. Fences are limited to 6 feet in height in the side yard adjacent to the street on corner lots. The fence must be set back 18 inches from the sidewalk ~~at the distances specified below, depending on the type of fencing and meet vision triangle requirements as described in Section 36.3(B).~~ Privately constructed fences are prohibited in the public right-of-way. The privately owned area between the fence and sidewalk must be landscaped and maintained in a healthy and weed-free condition. Chain link fences above 3 feet in height are prohibited in side yards adjacent to the street in residential zoning districts.
 - b. ~~Decorative Fencing. All decorative fences must be set back a minimum of 18 inches from the sidewalk. The privately owned area between the decorative fence and sidewalk must be landscaped and maintained in a healthy and weed-free condition.~~
 - c. ~~Non-Decorative Fencing. All non-decorative fences must be set back at least 5 feet from the property line. The setback area shall not be surfaced with asphalt, concrete, or other similar paving material except for driveways or walkways. Chain link fences above 3 feet in height are prohibited in side yards adjacent to the street in residential zoning districts.~~

Figure 36.3 Vision Triangles



36.7 - Outdoor Equipment, Decks, and Patios.

A. Decks and Patios

a.1. Setbacks. Patio slabs, decks, driveways, sidewalks, and other paving one-foot high or less in height as measured from finished grade do not have a minimum setback requirement. Patio slabs, decks or other paving that exceeds one (1) foot in height must meet the setback requirements for the zoning district.

b.2. Pervious Surface Requirements. See individual zoning district articles for requirements on minimum area of pervious surface. See [Section 32.12](#) (Stormwater Treatment) for further information on pervious areas and stormwater infiltration.

B. Outdoor Equipment. Outdoor equipment such as air conditioning units or pool equipment must be located in the side or rear yard and setback a minimum of five (5) feet from the property line. Outdoor equipment shall not exceed fifty five (55) dBA in noise level at any point along the property line.

1. **Setbacks.** Outdoor equipment such as air conditioning units or pool equipment must be located in the side or rear yard and setback a minimum of three (3) feet from the property line.
2. **Rooftop Equipment.** Outdoor equipment may be located on the roof and must be screened on all sides and architecturally consistent with the structure. Rooftop equipment screening shall comply with the underlining Zoning District's maximum height standards.
3. **Noise.** Regardless of the location where it is installed, outdoor equipment shall not exceed fifty-five (55) dBA in noise level at any point along the property line.
4. **Furniture and Landscape Features.** Outdoor furniture and small landscape features such as water features may be located within the setback.

Article 37 - ACCESSORY DWELLING UNITS

[Only changes are to Sections 37.2 and 37.5.]

37.2 - Definitions.

Accessory Dwelling Unit. An accessory dwelling unit, commonly known as a second unit or in-law unit, is an attached or detached residential dwelling unit that is located on the same parcel as an existing or proposed single-family dwelling, duplex, or multifamily dwelling and provides permanent provisions for complete independent living, sleeping, eating, cooking, and sanitation facilities. An accessory dwelling unit also includes an efficiency unit, as defined in Section 17958.1 of Health and Safety Code and a manufactured home, as defined in Section 18007 of the Health and Safety Code.

Junior Accessory Dwelling Unit. A junior accessory dwelling unit is an accessory dwelling unit that is no more than five hundred (500) square feet in size and contained entirely within an existing or proposed single-family residence with a separate exterior entrance. A junior accessory dwelling unit shall include a kitchen or efficiency kitchen, as defined in Government Code Section 65852.22, and may include a bathroom, or may share a bathroom with the existing or proposed single-family residence. In accordance with Government Code Section 66333, junior accessory dwelling units are permitted only in single family zoning districts.

(Ord. No. 1130-385 , § 3(Exh. A), 9-13-21)

37.3 - Development Standards.

An accessory dwelling unit may be constructed on the same lot as an existing or proposed single-family dwelling, duplex, or multifamily dwelling in residential or mixed-use zoning districts and in precise plan zoning districts that allow residential uses, subject only to applicable building code requirements and the following development standards:

- I. **Junior Accessory Dwelling Units.** If a junior accessory dwelling unit is proposed, it shall comply with the requirements of California Government Code Section ~~66333~~65852.22, as may be amended from time to time, including but not limited to the following:

1. Shall not exceed five hundred (500) square feet in size.
2. Shall not be smaller than the size required to allow an efficiency unit pursuant to Health and Safety Code Section 17958.1.
3. Shall be contained entirely within the walls of a single-family residence.
4. Shall provide a separate exterior entrance from the single-family home.
5. Shall contain a kitchen or an efficiency kitchen that includes cooking appliances, a food preparation counter, and storage cabinets that are of reasonable size in relation to the junior accessory dwelling unit.
6. May share a bathroom with the single-family home.
7. Shall be owner-occupied. The owner shall reside in either the single-family residence or the newly created junior accessory dwelling unit.
8. A deed restriction shall be recorded providing for a prohibition on the sale of the junior accessory dwelling unit separate from the single-family residence, including a statement that the deed restriction may be enforced against future purchasers, and a restriction on the size and attributes that conforms with the requirements of Government Code Section ~~6633365852.22~~.
9. Only one (1) junior accessory dwelling unit shall be allowed per lot.

(Ord. No. [1130-385](#), § 3(Exh. A), 9-13-21)

37.5 - Short-Term Rentals and Sales Prohibited.

Except as otherwise permitted by State law, an accessory dwelling unit or junior accessory dwelling unit shall not be offered for sale, nor sold, but may be rented for terms longer than thirty (30) days. The short-term rental of accessory dwelling units shall not be ~~not~~ permitted. Notwithstanding the foregoing, existing short-term rentals in accessory dwelling units that were registered with the City prior to January 1, 2020 may continue to be used as short-term rentals.

(Ord. No. 1130-385 , § 3(Exh. A), 9-13-21)

Article 39 - CHILD CARE FACILITIES

[Only changes are to Sections 39.3 and 39.5.]

39.3 - Child Care Centers.

Child Care Centers are subject to the following regulations:

A. Residential Zoning Districts. Child Care Centers located in the "RH," "R-1," "R-2," "R-3," "R-4," and "R-5" Zoning Districts shall be permitted subject to first securing a Use Permit. Child Care Centers are allowed by right in conjunction with any public or quasi-public use in residential districts.

B. Non-Residential Zoning District (except for Mixed-Use Zoning Districts)

1. Child Care Centers ~~located in non-residential zoning districts~~ that are operated in conjunction with adjoining businesses shall be considered accessory uses and shall be permitted by right, based on the square footage of the facility and not based on the number of children allowed.

~~C.~~2. Child Care Centers ~~located in non-residential zoning districts~~ that are not operated in conjunction with businesses and/or that are not used by such businesses shall be subject to the following:

~~1.~~a. Child Care Centers of up to sixty (60) children shall be permitted.

~~2.~~b. Child Care Centers of more than sixty (60) children shall require a Use Permit.

~~D.~~C. Mixed-Use Zoning Districts. Child Care Centers shall be permitted by right.

~~E.~~F. Child Care Centers are subject to the following:

1. The Facility provider shall possess a current and valid license from the State of California, Department of Social Services.
2. The Child Care Center shall obtain a business license.
3. Accessory Child Care Centers are not required to exclusively serve the primary use.
4. The Child Care Center is subject to parking regulations set forth in [Article 30](#).
5. The Child Care Center operation shall not result in cars blocking neighboring driveways or commercial parking spaces.
6. Any permanently installed playground apparatus (such as swings and jungle gyms) shall conform to setback requirements for accessory structures in that particular residential zoning district. No play equipment shall be allowed in the front yard.
7. Commercial signage in residential zoning districts is subject to maximum signage area allowed for multifamily residential properties.

(Ord. 1130.327 § 6, eff. 12-1-03)

(Ord. No. 1130-383 , § 4(Exh. A), 4-12-21)

Editor's note(s)—Ord. No 1130-383 , § 4(Exh. A), adopted Apr. 12, 2021, added a new § 39.2, definitions, and renumbered former §§ 39.2, Child Care Centers, and 39.3, Family Child Care Homes, as §§ 39.3 and 39.4, respectively. The historical notations have been retained with the amended provisions for reference purposes.

39.5 - FAR exemption for Child Care Centers.

Child care centers and/or independent nonprofit educational facilities open to the public within commercial, ~~and/or industrial,~~ or mixed-use developments of at least fifty thousand (50,000) square feet

of building gross floor area shall not be included in the gross floor area of total building area for the purposes of calculating the floor area ratio, and are thus exempt from applicable floor area ratio limitations, provided that the following conditions are met:

1. In the case of a child care facility, the subject facility shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;
2. The maximum floor area ratio exemption associated with the provision of a child care facility and/or an independent nonprofit educational facility open to the public shall not be greater than two (2) percent floor area ratio relative to the land area of the development;
3. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for child care and/or independent nonprofit educational facility;
4. Any floor area ratio exemption granted pursuant to this Section may be awarded by the review authority in conjunction with any permit issued pursuant to the Zoning Ordinance based on the following findings:
 - a. The child care facility and/or independent nonprofit educational facility will be of benefit to the public;
 - b. The development design can accommodate the additional floor area.

(Ord. No. 1130-383 , § 4(Exh. A), 4-12-21)

Article 40 - POWERS AND DUTIES OF PLANNING BODIES

[Only changes are to 40.5]

40.5 - Architectural Advisory Committee Powers and Duties.

The Architectural Advisory Committee shall have duties as specified in Municipal Code Section 2.110 (Architectural Advisory Committee)~~City Council Resolution 15143 or any succeeding resolutions.~~

(Ord. No. 1130-368, § 5, 1-9-17)

Article 42 - USE PERMITS[1]

[Only changes are to 42.1.]

42.1 - Permit Purpose.

A Use Permit provides a mechanism to consider uses that could be consistent with the purposes of the underlying zoning district but require consideration to ensure that the location and operation does not interfere with the use and enjoyment of surrounding properties. For temporary uses and structures established for a finite duration, see Article 31.19 Temporary Use Permits.

(Ord. No. 1130-368, § 5, 1-9-17)

Article 45 - ARCHITECTURAL PERMITS

[Only changes are to 45.2.]

45.2 Applicability

The following projects require an Architectural Permit:

A. Nonresidential Uses. Nonresidential uses that include new construction, additions, changes to the building exterior or other site modifications.

B. Residential Uses. Residential uses that include development as described below, except for SB9 Projects, as described in [Article 5.10](#), which are not subject to an Architectural Permit:

1. **Upper-Story.** Residential uses that include new construction, additions, or exterior modifications to the second floor or any upper floors. The following are exempt:
 - a. Modifications to second floors or upper floors that are one hundred (100) square feet or less;
 - b. Enclosures of existing balconies or decks that meet development standards;
 - c. Balconies, decks, and staircases;
 - d. Window changes including new windows, and;
 - e. Features as described in [Article 32.3 E](#) (Architectural Features).
2. **Sloping Lots.** Single family and duplex residential uses that include one story new construction, additions, or exterior modifications when the lot has a slope of fifteen percent (15%) or greater and the total gross floor area is three thousand (3,000) square feet or more. If the lot slope is thirty percent (30%) or greater, an Architectural Permit is required for changes of any size.

~~**B. Multi-Family Residential Uses.** Multi-family residential uses that include new construction, additions, changes to the building exterior or other site modifications. For purposes of this Section, SB 9 Projects, as described in Section 5.10, are not multi-family residential uses, and shall not be subject to an Architectural Permit.~~

~~**C. Two-Story Additions.** Single family, or duplex dwelling units that include new construction, additions or exterior modifications to the second floor or any upper floors.~~

~~**D. Additions on Sloping Lots.** One story new construction, additions or exterior modifications when the lot has a slope of fifteen percent (15%) or greater and the total gross floor area is three thousand (3,000) square feet or more. If the lot slope is thirty percent (30%) or greater, an Architectural Permit is required for changes of any size. These provisions apply to any single-family, or duplex dwelling unit.~~

Article 48 - FLOOR AREA RATIO FOR SINGLE-FAMILY HOMES

[Only changes are to Sections 48.3 and 48.4. Sections 48.1 and 48.2 included for context--no changes proposed.]

48.1 - Purpose.

The intent of this article is to establish an additional development standard, floor area ratio, for the review of single-family dwellings.

(Ord. No. 1130-379, § 5(Exh. A), 8-26-19)

48.2 - Applicability.

This Article shall apply to all Architectural Permit applications for single-family dwellings in any zoning district except as described below. This Article shall not apply to any accessory dwelling units described in [Article 37](#), or the following:

- A. Ground floor additions; or
- B. New single-family dwellings or additions built on a lot that is less than five thousand (5,000) square feet; or
- C. Second story additions of one hundred (100) square feet or less.

(Ord. No. 1130-379, § 5(Exh. A), 8-26-19; Ord. No. [1130-385](#), § 3(Exh. A), 9-13-21)

48.3 - Definitions.

For the purposes of this article, the following words and phrases shall have the following meanings:

A. "Gross Floor Area" means the total covered area of all floors of a single-family dwelling measured to the outside of the stud walls. Gross Floor Area which includes attached garages but excludes the following, measured to the outside of stud walls, except as described below:

1. Basements that are no more than twenty-four (24) inches above average finished grade; ~~and~~
2. Detached structures including: Accessory buildings and accessory dwelling units; ~~and~~
3. Features as described in Section 32.3 E (Architectural Features); ~~and~~
4. Attached accessory dwelling units and junior accessory dwelling units, and;
5. Porches and patios on the ground floor that are unenclosed on two (2) or more sides.

(Ord. No. 1130-379, § 5(Exh. A), 8-26-19; Ord. No. 1130-385, § 3(Exh. A), 9-13-21)

48.4 - Planning Commission Review and Additional Findings.

Architectural Permit applications for single-family dwellings with a gross floor area exceeding three thousand (3,000) square feet ~~and~~ or a floor area ratio exceeding forty-five (45) percent ~~floor area ratio, whichever is greater,~~ shall require a public hearing before the Planning Commission. Decisions on such Architectural Permit applications shall be based on the findings in [Section 45.4](#) (Findings) and, if applicable, [Section 45.5](#) (Additional Findings for Sloping Lots), in addition to the findings set forth below:

- A. **Contextual Setbacks.** The project will utilize setbacks that are generally similar to structures that front the same street; in order to be compatible with the neighborhood context, and which may include larger than required setbacks.
- B. **Garages.** The proposed garage placement will be generally similar to the pattern common along the same street, including location and setbacks.
- C. **Massing.** The project massing within the frontage will be compatible with the neighborhood context of structures along the same street, which may include: Additional second story front setbacks, defined front entries which do not exceed the first floor eave height, and similar roof pitch, slope orientation, and floor-to-ceiling heights as adjacent homes.

(Ord. No. 1130-379, § 5(Exh. A), 8-26-19)

Article 53 - MIXED-USE CORRIDOR ZONING DISTRICT

[Only changes are to 53.2, 53.4, 53.5, 53.7, 53.8]

53.2 - Use Regulations.

A. Use Regulations by Sub-District.

- 1. **Allowed Land Uses.** Table 53-1 indicates the uses permitted (P), permitted with a conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in each of the five Mixed-Use Corridor Zoning Sub-Districts. ~~Any use not specifically indicated in Table 54-1 (Allowed Uses for Mixed-Use Corridor Sub-Districts) as a permitted use, accessory use, or conditional use shall be prohibited unless they are deemed by the Planning Manager to be similar and compatible uses which meet the purpose and intent of the Mixed-Use Corridor Zoning District. Any other use not explicitly addressed in Table 53-1 (Allowed Uses for Mixed-Use Corridor Sub-Districts) is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 53-1 if the use is determined to be a similar and/or compatible use to any permitted, conditionally permitted, or permitted accessory use in Table 53-1 and meets the purpose and intent of the Zoning District.~~ All uses, unless stated otherwise, shall be conducted entirely within a building.
- 2. **Applicable 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; however, provisions in other Sections of this Zoning Ordinance may also apply.

<p>Table 53-1 Allowed Uses for Mixed-Use Corridor Sub- Districts</p>	<p>P: Permitted by Right A: Permitted as Accessory Use C: Conditional Use; Use Permit Required —: Not Allowed</p>
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Land Use	MUC -ECR	MUC -VB	MUC -RC	MUC -SB	MUC -GB	Specific Use Regulations
Entertainment						
Bar/Cocktail Lounge	C	C	C	C	C	
Entertainm ent Establishme nt	C	C	C	C	C	
Internet Cafe	C	C	C	C	C	
Nightclub	C	C	C	C	C	
Industry, Manufacturing & Processing, Warehousing Uses						
Research and Developme nt, Laboratory	—	P	—	—	—	
Lodging						
Bed and Breakfast Inn	C	C	C	C	C	
Hotel	C	C	C	C	C	
Long-Term Hotel (Extended Stay)	C	C	—	—	—	

Motel	—	—	—	—	—	
Office						
Office - Business, Government, Professional	P	P	P	P	P	
Office - Medical	C	C	C	C	C	
Research and Development, Office Type	P	P	P	P	P	
Personal & Business Services						
Personal Services, General	P	P	P	P	P	Chapter 18A: Regulation of Massage Businesses
Personal Services, Studio	P	P	P	P	P	
Check Cashing	C	C	—	—	—	
Child-Care Center in conjunction with adjoining business [±]	A	A	A	A	A	Article 39

Child Care Center ¹	P/€	P/€	P/€	P/€	P/€	Article 39 A-Use Permit is required for more than sixty (60) children.
Health/Fitness Club Small - 2,000 square feet or less	P	P	P	P	P	
Health/Fitness Club Large - Over 2,000 square feet	C	C	C	C	C	
Financial Institution and Related Service	P	P	P	P	P	
Maintenance and Repair Services	C	C	—	—	—	
Recreation, Education, and Public Assembly Uses						
Assembly/Meeting Facilities ¹	C	C	C	C	C	Located above first floor only
Cultural Institutions	C	C	C	C	C	

Schools - Public and Private ¹	C	C	C	C	C	
Residential Uses						
Home Occupation	A	A	A	A	A	
Live/Work	C	C	C	C	C	Section 53.2.B.4
Multiple-Unit Dwelling	P	P	P	P	P	
Rooming House	C	C	C	C	C	
<u>Single Room Occupancy Facility</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Section 31.5</u>
Residential Care Uses						
Large Family Child Care Homes	P	P	P	P	P	Article 39 (Child Care)
Family Child Care Home, Small	P	P	P	P	P	Article 39
Low-Barrier Navigation Centers	P	P	P	P	P	
Residential Care, Small	P	P	P	P	P	

<u>Group Home</u> ¹	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
Restaurants, Eating and Drinking						
Restaurant, Accessory Food Service	A	A	A	A	A	
Restaurant, Drive-Through	—	—	—	—	—	
Restaurant, Fast Food	P	P	P	P	P	
Restaurant, Sit-Down	P	P	P	P	P	
Restaurant, Take-Out Service	C	C	C	C	C	
Retail						
Business, Wholesale	C	C	—	C	C	
Liquor Store	C	C	C	C	C	
Retail Sales, Bulk Merchandise	—	—	—	—	—	
Retail Sales, General	P	P	P	P	P	Chapter 15, Article III: Tobacco

						Retail Permit
Retail Sales, Secondhand Store	C	C	C	C	C	
Tasting Lounge	A	A	A	A	A	
Vehicle Rental, Sale, and Service Uses						
Vehicle/Equipment Rental (with on-site vehicle storage)	P	P	—	—	—	Outdoor storage of vehicles permitted
Vehicle/Equipment Repair	A	A	A	A	A	As an accessory use to automobile sales only.
Vehicle/Equipment Sales and Leasing	P	P	—	—	P	Outdoor storage of vehicles permitted
Vehicle Service Station	C	C	—	—	C	Article 35
Vehicle Parts - Retail Sales and Repair	—	—	—	—	—	
Installation of retail auto accessories	A	A	A	A	A	Installations shall be performed by

(such as alarm, stereo, tires, batteries)						employees; no installation by customer allowed on-site.
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Footnotes :

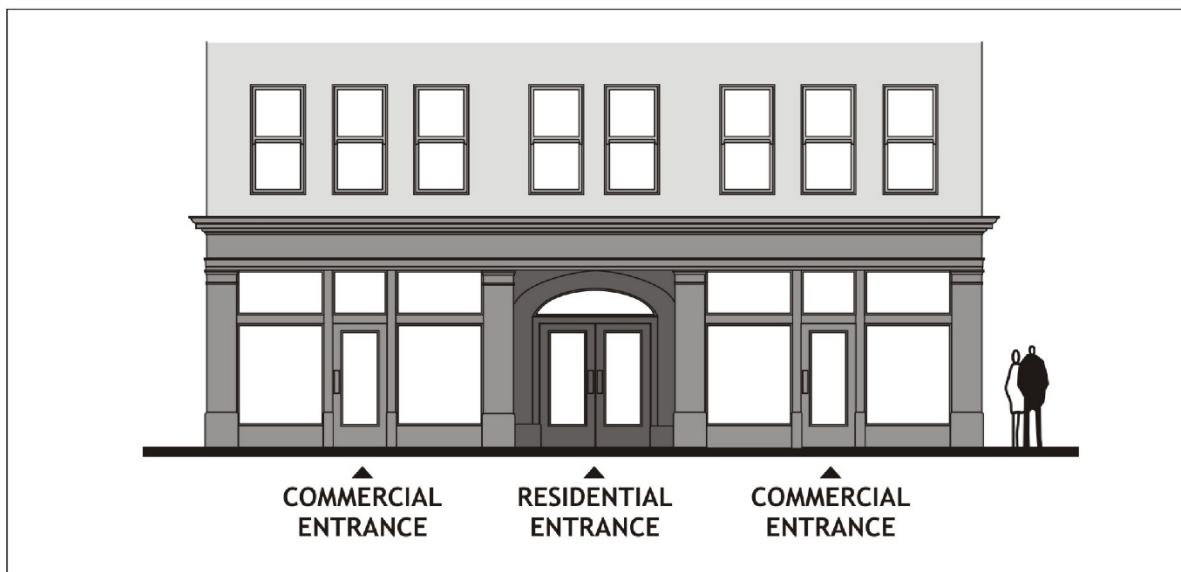
1. ~~[Remove Hyperlink]~~ In accordance with applicable San Carlos ALUCP Safety Compatibility Policies and State law.

B. Use Regulations Applicable to all Sub-Districts.

1. **Uses Restricted to Indoor.** Unless otherwise indicated in this [Article 53](#), all uses in Table 53-1 must be conducted primarily within a building.
2. **Residential Use - Specific Regulations.**
 - a. **Freeway Separation.** No new residential units shall be permitted within five hundred (500) feet of the outermost lane of a freeway.
 - i. **Exception to the residential location requirement.** The responsible review authority may approve an exception to the residential location requirement, subject to the issuance of a conditional use permit, and subject to the following
 - (1) **Screening analysis.** The project applicant shall conduct a screening analysis to indicate whether new receptors will be exposed to roadway Toxic Air Contaminant (TAC) emissions at concentrations exceeding the threshold of significance as determined and periodically updated by the Bay Area Air Quality Management District (BAAQMD). The screening analysis shall be submitted to Redwood City Community Development Services for review. If the results of the screening analysis indicate thresholds of significance would be exceeded by the project, a quantitative health risk assessment shall be required to identify exposure levels to TACs below those recommended by the BAAQMD.
 - (2) **Findings.** The responsible review authority, in approving an exception to the residential location requirement, must make findings that any such project includes measures to mitigate air quality impacts associated with TACs to a less-than-significant level.
 - b. **Residential Noise Notice.** Residents of new residential or mixed-use development projects in the Mixed-Use Corridor Zoning Sub-Districts, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment and that the noise levels may be higher than a strictly residential area. The covenants, conditions, and restrictions of a residential or mixed-use project shall require that prospective residents acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.
3. **Mixed-Use Development - Specific Regulations.** Mixed-Use that is vertically integrated into one (1) building or horizontally integrated on the same site shall comply with the development

standards listed in Tables 53-2 and 53-3 as they pertain to Mixed-Use, in addition to the standards below.

- a. Limitations on Use. The nonresidential component of a mixed-use project shall be a use allowed within the applicable zone by [Section 53.2](#) (Use Regulations), subject to the following additional limitations.
 - i. Prohibited uses. The following uses and activities shall not be permitted within any mixed-use development:
 - (1) Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, or any similar use.
 - (2) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
 - (3) Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.
 - (4) Any other activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.
 - ii. Changes in use. After approval, a mixed-use building shall not be converted to entirely residential use.
- b. Entrances. When nonresidential and residential uses are located in the same building, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.



Combining Residential and Commercial Entrances

- c. Loading and Unloading Activities. Where applicable, the covenants, conditions, and restrictions of a mixed-use development shall indicate the times when the loading and

unloading of goods may occur on the street, provided that, in no event, shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.

- d. Lighting Standards. Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development nor any adjacent residential uses.
- e. Recycling and Refuse Storage Facilities Standards. Recycling and refuse storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and refuse storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall be refrigerated to control odor through refrigeration or other means that preclude the spread of odor.

4. Reserved.

5. Automobile Service Uses.

- a. Automobile Service Use Restrictions. Vehicle repair shall be permitted only as an accessory use to automobile retail sales uses. All vehicle repair, restoration, and storage areas and operations shall occur within an enclosed building. Used or damaged equipment removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. Outdoor storage and work areas are prohibited.
- b. Automobile Service Bay Screening and Location. Service bays for vehicle repair, restoration, and storage shall be screened from direct view from a public right-of-way and private properties. If service bays face a street, the service bays shall be situated parallel to a secondary street or alley.
- c. Automobile Rental Screening. Any outdoor area used for the storage of vehicles for rent that is visible from a public street shall be limited to not more than two (2) times the area of all primary buildings on the lot. There is no limitation on the size of outdoor vehicle storage areas for vehicle rental that are screened from view from a public right-of-way.

(Ord. No. 1130-353, § 1(Exh. E), 6-27-11; Ord. No. 1130-359, § 10(Exh. I), 4-8-13; Ord. No. 1130-367, § 5, 6-13-16; Ord. No. [1130-381](#), § 4(Exh. A), 1-27-20; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-384](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

Editor's note— Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 53.2 to read as set out herein. Previously § 53.2 was titled "Use Regulations."

53.4 - Open Space Regulations.

A. Open Space Regulations Applicable to all Sub-Districts.

[Subsections 53.4(A) 1 through 6 remain unchanged. Only changes are to Subsection 53.4(A)(7). Note: there is no subsection B.]

- 7. Mixed-Use Open Space Share.** Mixed-Use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be

permitted by the responsible review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations:

- a. Horizontal Mixed-Use Share. Up to thirty (30) percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component of the project.
- b. Vertical Mixed-Use Share. Up to fifty (50) percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component of the project.
- c. **Child Care Facility Share.** Required residential open space may be used to for the provision of open space associated with an on-site Child Care Center as follows:
 - 1. The open space shall meet all state licensing requirements
 - 2. The requirements of 7(a) or 7(b) in this section are met
 - 3. The hours of use of the shared open space by the Child Care Facility are limited to Monday through Friday, 9 am to 6 pm.

(Ord. No. 1130-353, § 1(Exh. E), 6-27-11)

53.5 - Sidewalk, Setback, and Landscaping Regulations.

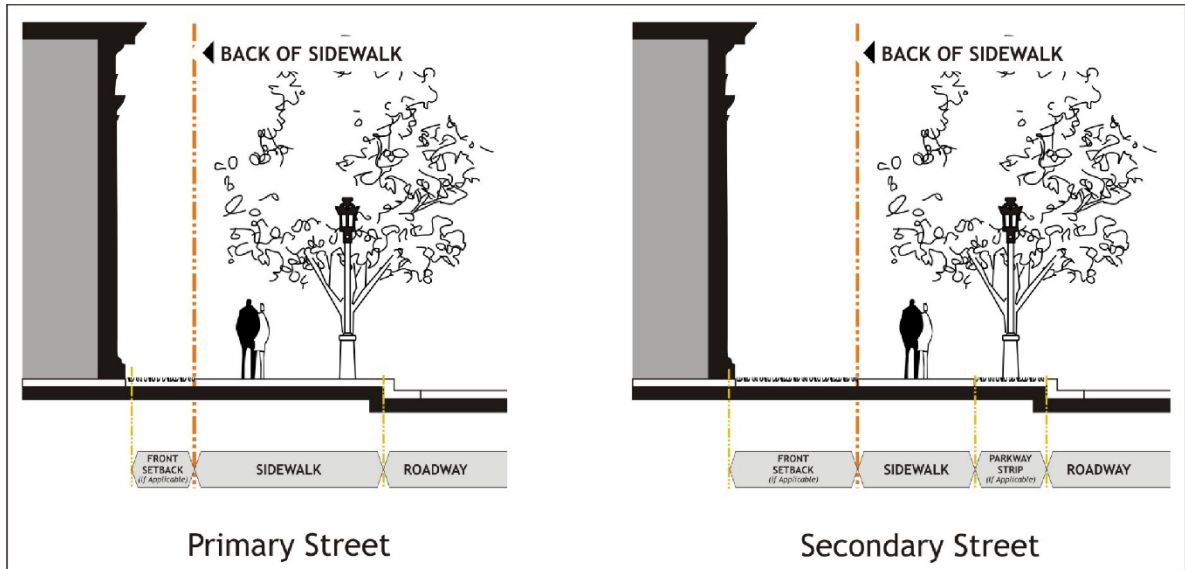
A. Sidewalk, Setback, and Landscaping Regulations by Sub-District.

1. General Development Standards by Sub-District.

Table 53-2: Sidewalk, Setback, and Landscaping Development Standards						
Development Standards	MUC-ECR ECR (feet)	MUC-VB (feet)	MUC-RC (feet)	MUC-SB (feet)	MUC-GB	Specific Regulations
Sidewalks						
Primary Street sidewalk width (Min) ¹	12	14	12	12	12	Section 53.5.B.3
Secondary Street sidewalk width (Min) ¹	Addressed on a case by case basis.					Section 53.5.B.3.b
Front Setbacks (measured from back of sidewalk)						
Residential (Min)	6	6	6	6	8	Section 53.5.B.2
Residential (Max)	16	16	16	16	18	-

Commercial/Vertical Mixed-Use (Min)	0	2	0	0	4	-
Commercial/Vertical Mixed-Use (Max)	6	6	6	6	8	-
Side Setbacks						
Residential or adjacent to Residential (Min)	5	10	10	5	5	-
Commercial/Mixed-Use adjacent to Residential	5	10	10	10	10	-
Commercial adjacent to Commercial	0	0	0	0	0	-
Rear Setbacks						
Residential (Min)	5	5	5	5	5	-
Mixed-Use (Min)	5	5	5	5	5	-
Commercial when adjacent to residential zoning district or existing residential use	15	15	15	15	15	-
Commercial (Min) when adjacent to nonresidential use	0	0	0	0	0	
Other						
Rear Setback (Min) when adjacent to residential zoning district or existing residential use	15	15	15	15	15	-
Rear Setback (Min) when adjacent to nonresidential zoning district	0	0	0	0	0	

Maximum Building Length	200	200	200	200	300	Section 53.5.B.7
Space between buildings on the same lot	30 <u>15</u>	30 <u>15</u>	20 <u>15</u>	30 <u>15</u>	30 <u>15</u>	-
Notes: (1) Primary street shall mean the street after which a sub-district is named. A secondary street shall mean any other street.						



Arrangement of Sidewalks, Parkway Strips, and Front Setbacks

2. Supplemental Development Standards for the MUC-RC Sub-District.

- a. Creekside Setbacks. Minimum building setback from the Redwood Creek Trail shall be twenty-five (25) feet, or approximately thirty-nine (39) feet from creek top-of-bank.
- b. Creek Stormwater Protection. New development adjacent to Redwood Creek shall provide protection for creeks and riparian vegetation and integrate stormwater best management measures to minimize water quality and erosion impacts to the creek environment.

53.7 - Height, Density, and Intensity Regulations.

[Subsections 53.7(A) 2 and 3 remain unchanged. Only changes are to Subsection 53.7(A)(1).]

A. Height, Density, and Intensity Regulations by Sub-District.

1. General Development Standards by Sub-District.

Table 53-3: Height, Density, and Intensity Development Standards						
Development Standards	MUC-ECR	MUC-VB	MUC-RC	MUC-SB	MUC-GB	Specific Regulations
Maximum Height - Residential Use	85 ft.	85 ft.	85 ft.	85 ft.	85 ft.	
Maximum Height - Commercial Use	60 ft.	60 ft.	60 ft.	60 ft.	60 ft.	
Maximum Height with Bonus Height	85 ft.	85 ft.	85 ft.	85 ft.	85 ft.	53.7.B.3
Minimum Height - All Uses	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	53.7.B.2
Maximum Density - Residential Only	80 du/ac	80 du/ac	80 du/ac	80 du/ac	80 du/ac	
Maximum Density - Mixed-Use	80 du/ac	80 du/ac	80 du/ac	80 du/ac	80 du/ac	
Maximum FAR - Commercial Only*	0.5	0.5	0.5	0.5	0.5	
<u>Maximum FAR - Hotel</u>	<u>No Max.</u>	<u>No Max.</u>	<u>No Max.</u>	<u>No Max.</u>	<u>No Max.</u>	
Maximum FAR - Mixed-Use*	1.0	1.0	1.0	1.0	1.0	FAR applicable to commercial use only.

* Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.

(Ord. No. 1130-353, § 1(Exh. E), 6-27-11; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

53.8 - Facade Composition and Architectural Regulations.

A. Facade Composition and Architectural Regulations Applicable to all Sub-Districts.

[Subsections 53.8(A) 1 through 5 and 7 through 9 remain unchanged. Only changes are to Subsection 53.8(A)(6).]

6. Architectural Articulation. Buildings in all MUC zoning sub-districts shall be designed to minimize the appearance of massing and provide for articulation and high-quality design. Buildings shall incorporate at least one (1) of the options provided in items a—d.

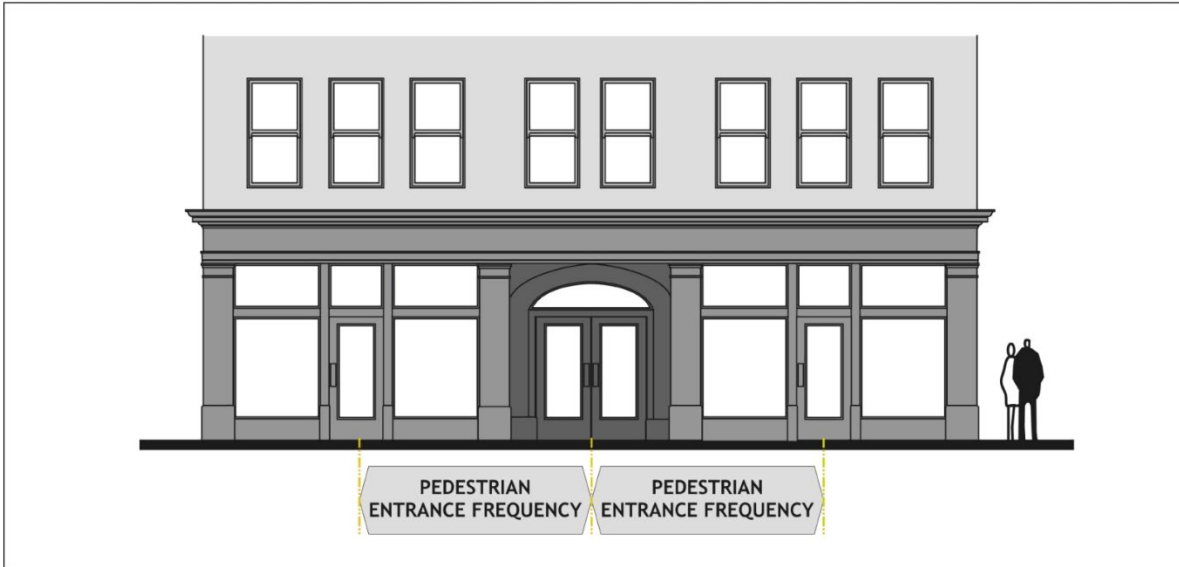
Alternatively, new development may provide a narrative with comprehensive site plans explaining how massing is minimized in other ways. Compliance with this requirement shall be evaluated by the responsible review authority in the review process.

- a. Facade Plane Modulation. Exterior walls that vary in depth and/or direction, exhibiting offsets, recesses, or projections with depth of at least eighteen (18) inches, or a repeated pattern of offsets, recesses, or projections of smaller depth.
- b. Feature Projections and Recesses. Projecting eaves and overhangs, balconies, porches, canopies, trellis features, arcades, ~~and window recesses,~~ and other features that provide human scale and help break up building mass.
- c. Variety in Height and Roof Forms. Varied building heights that result in a noticeable change in height or changes in pitch, plane, and/or orientation.
- d. Facade Detail. Details such as cornices, window trim, changes in material, and other architectural elements that provide architectural interest.

B. Facade Composition and Architectural Regulations by Sub-District.

1. Supplemental Development Standards for the MUC-ECR Sub-District.

- a. Primary Pedestrian Entrance. At parcels fronting El Camino Real, at least one (1) primary entrance to a ground floor use shall face El Camino Real. On corner parcels, the primary entrance may face the street corner of El Camino Real and a secondary street. Interior space shall be arranged to orient toward the entrance facing El Camino Real as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related pedestrian entrances that occur at least once every fifty (50) feet. Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.



Measuring Pedestrian Entrance Frequency

2. Supplemental Development Standards for the MUC-VB Sub-District.

- a. Primary Pedestrian Entrance. At parcels fronting Veterans Boulevard, at least one (1) primary entrance to a ground-floor use shall face Veterans Boulevard. On corner parcels, the primary entrance may face the street corner of Veterans Boulevard and a secondary street. Interior space shall be arranged to orient toward that entrance as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every fifty (50) feet. Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.

3. Supplemental Development Standards for the MUC-RC Sub-District.

- a. Primary Pedestrian Entrance. Primary entrances shall be located on a street-fronting facade or a street-fronting corner. Supplemental entrances shall be configured to face the creek trail. Significant blank, rear facade areas shall not abut Redwood Creek.
- b. Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. At Redwood Creek frontages, ground-related entrances shall occur at least once every one hundred fifty (150) feet. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every

fifty (50) feet. Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.

4. Supplemental Development Standards for the MUC-SB Sub-District.

- a. Primary Pedestrian Entrance. At parcels fronting Broadway, at least one (1) primary entrance to a ground floor use shall face Broadway. On corner parcels, the primary entrance may face the street corner of Broadway and a secondary street. Interior space shall be arranged to orient toward that entrance as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every fifty (50) feet. Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.
- c. Parcels with Access to Broadway and Marshall Street. Broadway shall be treated as the primary street with regard to building orientation. Marshall Street shall be treated as the secondary street. Architectural articulation is required on both street frontages, with greater attention given to Broadway.

5. Supplemental Development Standards for the MUC-GB Sub-District.

- a. Primary Pedestrian Entrance. At parcels fronting Broadway, at least one (1) primary entrance to a ground-floor use shall face Broadway. On corner parcels, the primary entrance may face the street corner of Broadway and a secondary street. Interior space shall be arranged to orient toward that entrance as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every fifty (50) feet. Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.

- c. Entry Statements. Entry statements in the form of significant architectural features and signage shall be included at the following intersections: Broadway and Woodside Road; and U.S. 101 off-ramps and Woodside Road.

(Ord. No. 1130-353, § 1(Exh. E), 6-27-11)

Article 54 - MUN (MIXED-USE NEIGHBORHOOD) DISTRICT

[Only changes are to 54.2, 54.4, 54.5, 54.8]

54.2 - Use Regulations.

A. Permitted Uses.

1. **Allowed Land Uses.** Table 54-1 indicates the uses permitted (P), permitted with a conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in the Mixed-Use Neighborhood Zoning District. ~~Any use not specifically indicated in Table 54-1 (Allowed Uses for Mixed-Use Neighborhood Zoning District) as a permitted use, accessory use, or conditional use shall be prohibited unless they are deemed by the Planning Manager to be similar and compatible uses which meet the purpose and intent of the Mixed-Use Neighborhood Zoning District. Any other use not explicitly addressed in Table 54-1 is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 54-1 if the use is determined to be a similar and/or compatible use to any permitted, conditionally permitted, or permitted accessory use in Table 54-1 and meets the purpose and intent of the Zoning District.~~ All uses, unless stated otherwise, shall be conducted entirely within a building.
2. **Applicable 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; however, provisions in other Sections of this Zoning Ordinance may also apply.

Table 54-1 Allowed Uses for Mixed-Use Neighborhood Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Entertainment		
Bar/Cocktail Lounge	C	
Entertainment Establishment	C	
Nightclub	—	

Lodging		
Bed and Breakfast Inn	P	
Hotel	P	Hotels in MUN shall be limited to <u>40</u> guest rooms/suites. See also Article 31.5.
Long-Term Hotel (Extended Stay)	P	Hotels in MUN shall be limited to <u>40</u> guest rooms/suites. See also Article 31.5.
Motel	—	
Office		
Office - Business, Government, Professional	P	
Office - Medical	C	
Research and Development, Office Type	C	
Personal & Business Services		
Personal Services, General	P	Chater 18A: Regulation of Massage Businesses
Personal Services, Studio	P	
Check Cashing	C	
Child Care Center [±] In conjunction with adjoining business	A	Article 39
Child Care Center ¹ Not in conjunction with adjoining business	P	Article 39
Health/Fitness Club Small - 5,000 square feet or less	P	

Health/Fitness Club Large - Over 5,000 square feet	C	
Financial Institution and Related Service	P	
Maintenance and Repair Services	C	
Recreation, Education, and Public Assembly Uses		
Assembly/Meeting Facilities ¹	C	Located above first floor only.
Cultural Institutions	C	
Schools - Public and Private ¹	C	
Residential Uses		
Home Occupation	A	
Live/Work	C	Section 54.2.B.4
Multiple-Unit Dwelling	P	Section 54.2.B.2
Rooming House	C	Section 54.2.B.2
<u>Single Room Occupancy Facility</u>	<u>C</u>	<u>Section 31.5</u>
Residential Care Uses		
Family Child Care Home, Large	P	Article 39 (Child Care)
Family Child Care Home, Small	P	Article 39
Low-Barrier Navigation Center	P	
Residential Care Facility, Small	P	
Residential Care Facility, Senior ₁	C	
<u>Group Home</u> ¹	<u>P</u>	

Restaurants, Eating and Drinking		
Alcohol Sales - On Sale Outlet	C	
Restaurant, Accessory Food Service	A	
Restaurant, Drive-Through	—	
Restaurant, Fast Food	P	
Restaurant, Sit-Down	P	
Restaurant, Take-Out Service	P	
Retail		
Alcohol Sales - Off Sale Outlet	C	
Business, Wholesale	—	
Liquor Store	C	
Retail Sales, Bulk Merchandise	—	
Retail Sales, General	P	Chapter 15, Article III: Tobacco Retail Permit
Retail Sales, Second Hand Store	C	
Tasting Lounge	A	
Vehicle Rental, Sale, and Service Uses		
Vehicle/Equipment Repair, Major	A	As an accessory use to automobile sales only. See also Section 54.2.B.5
Vehicle/Equipment Service and Repair, Minor	P	Section 54.2.B.5
Vehicle/Equipment Sales and Leasing	P	Outdoor storage/display of vehicles prohibited

Vehicle Service Station	C	Article 35
Vehicle Parts - Retail Sales and Repair	C	
Installation of retail auto accessories (such as alarm, stereo, tires, batteries)	A	Installations shall be performed by employees; no installation by customer allowed on-site.

Footnotes :

1. ~~[Remove Hyperlink]~~ In accordance with applicable San Carlos ALUCP Safety Compatibility Policies and State law.

B. Use Standards and Specific Use Regulations.

[Subsections 54.2(B) 1, 2, 4 and 5 remain unchanged. Only changes are to Subsection 54.2(B)(3).]

3. Mixed-Use Development - Specific Regulations. Residential and nonresidential uses that are vertically integrated into one (1) building or horizontally integrated on the same site shall comply with the development standards listed in Tables 54-2 and 54-3 as they pertain to Mixed-Use, in addition to the standards of this Section 54.2.B.3.

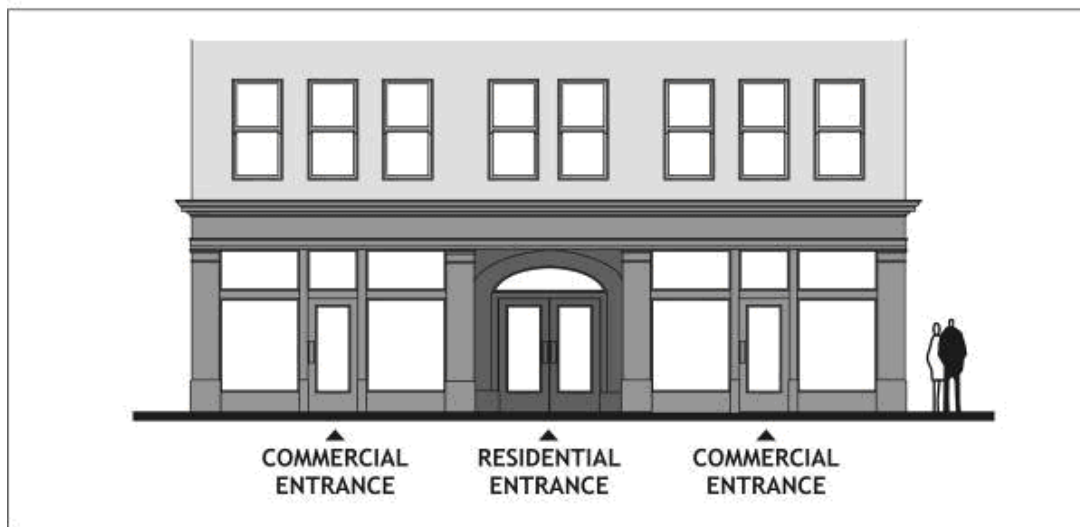
a. Limitations on Use. The nonresidential component of a mixed-use project shall be a use allowed by [Section 54.2](#) (Use Regulations) and Table 54-1, subject to the following additional limitations.

i. Prohibited uses. The following uses and activities shall not be permitted within any mixed-use development:

- (1) Major vehicle/equipment repair (e.g., body or mechanical work, including boats and recreational vehicles, vehicle detailing and painting, upholstery, or any similar use).
- (2) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
- (3) Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.
- (4) Any other activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of mixed-use development residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

b. Entrances. When nonresidential and residential uses are located in the same building, separate pedestrian entrances shall be provided for each use. The entrances for

nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.



Combining Residential and Commercial Entrances

c. Loading and Unloading Activities. Where applicable, the covenants, conditions, and restrictions of a mixed-use development shall indicate the times when the loading and unloading of goods may occur on the street, provided that, in no event, shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.

d. Lighting Standards. Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that it does not negatively impact the residential uses in the development or any adjacent residential uses.

e. Recycling and Refuse Storage Facilities Standards. Trash and refuse collection and disposal facilities, and recycling facilities shall be located entirely within the site, and be located within the building or in side or rear yards completely and separated from any traveled way by a solid fence and/or screened with permanently maintained landscaping. Recycling and refuse storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and refuse storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall ~~be refrigerated to control odor~~ through refrigeration or other means that preclude the spread of odor.

(Ord. No. 1130-359, § 11(Exh. J), 4-8-13; Ord. No. 1130-367, § 5, 6-13-16; Ord. No. 1130-381, § 4(Exh. A), 1-27-20; Ord. No. 1130-383, § 4(Exh. A), 4-12-21; Ord. No. 1130-384, § 4(Exh. A), 4-12-21; Ord. No. 1130-386, § 4(Exh. A), 7-24-23)

Editor's note(s)—Ord. No. 1130-367, § 5, adopted June 13, 2016, amended § 54.2 to read as set out herein. Previously § 54.2 was titled "Use Regulations."

54.4 - Open Space Regulations.

[Subsections 54.4 A through E remain unchanged. Only changes are to Subsection 54.4(F).]

F. Mixed-Use Open Space Share. Mixed-use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be permitted by the responsible review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations:

1. Horizontal Mixed-Use Share. Up to thirty (30) percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component of the project.

2. Vertical Mixed-Use Share. Up to fifty (50) percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component of the project.

3. Child Care Facility Share. Required residential open space may be used to for the provision of open space associated with an on-site Child Care Center as follows:

a. The open space shall meet all state licensing requirements

b. The requirements of F(1) or F(2) in this section are met

c. The hours of use of the shared open space by the Child Care Facility are limited to Monday through Friday, 9 am to 6 pm.

(Ord. No. 1130-359, § 11(Exh. J), 4-8-13)

54.5 - Sidewalk, Setback, and Landscaping Regulations.

[Subsections 54.5 B through F and H through J remain unchanged. Only changes are to Subsections 54.5(A) and 54.5(G).]

A. General Sidewalk and Setback Regulations. Table 54-2 prescribes the sidewalk, setback, and landscaping development standards for the MUN Zoning District. Additional regulations are denoted in the right hand column.

Table 54-2 Sidewalk, Setback and Landscaping Development Standards	MUN	Specific Regulations
Sidewalks		
Primary Street sidewalk width (Min) ¹	12 ft	Section 54.5.C
Secondary Street sidewalk width (Min) ¹	Addressed on a case-by- case basis	Section 54.5.C, D

Front Setbacks (measured from back of sidewalk)		
Residential (Min)	6 ft	
Residential (Max)	16 ft	-
Commercial or Vertical Mixed-Use (Min)	0 ft	-
Commercial or Vertical Mixed-Use (Max)	6 ft	-
Side Setbacks		
Residential (Min)	5 ft	-
Commercial or Mixed-Use adjacent to Residential (Min)	10 ft	-
Commercial adjacent to Commercial (Min)	0 ft	-
Rear Setbacks		
Residential (Min)	5 ft	
Commercial or Vertical Mixed-Use when adjacent to residential district or existing residential use (Min)	15 ft	-
Commercial or Vertical Mixed-Use when adjacent to nonresidential use (Min)	0 ft	
Other		
Setback from Joint Powers Board right-of-way (Min)	15 ft	15 ft total setback (not to be additive to other required setbacks).
Maximum Building Length	200 ft	Section 54.5.G.1
Space between buildings on the same lot (Min)	15 ft/ 30 ft	Section 54.5.G.2
¹ Primary streets shall be mean El Camino Real, Woodside Road, Middlefield Road, and Broadway. All other streets shall be considered secondary streets.		

G. Building Exceptions.

1. Building Façade Lengths. Building façade lengths may exceed maximum limits if projects dedicate a portion of the project property to reintroduce the historic street grid through the development of private streets, pedestrian paseos, or right-of-way dedications for public streets. However, no street-facing building façade length shall exceed three hundred (300) feet unless approved by the Community Development Director or his/her designee, following a recommendation from the Architectural Advisory Committee.

2. Space Between Buildings. For sites over two (2) acres or with frontages in excess of three hundred (300) feet the building separation shall be a minimum of thirty (30) feet. Otherwise space between buildings shall be a minimum of fifteen (15) feet. In the case of a mixed use project, the space between buildings may be reduced upon the approval of the Community Development Director or his/her designee, following a recommendation from the Architectural Advisory Committee.

(Ord. No. 1130-359, § 11(Exh. J), 4-8-13; Ord. No. 1130-384 , § 4(Exh. A), 4-12-21)

54.7 - Height, Density, and Intensity Regulations.

[Subsections 54.7 B through D remain unchanged. Only changes are to Subsections 54.7(A).]

A. General Height, Density, and Intensity Development Standards. Table 54-3 prescribes the height, density, and intensity development standards for the MUN Zoning District. Structures must comply with both the maximum height in stories and in feet as identified in Table 54-3. Additional regulations are denoted in the right hand column.

Table 54-3 Height, Density, and Intensity Development Standards	MUN	Specific Regulations
Maximum Height - Residential Only	60 ft.	
Maximum Height - Commercial Only	35 ft.	
Maximum Height - Mixed-Use* <u>1</u>	60 ft.	Section 54.7.B, D
Minimum Height - All Uses	20 ft.	Section 54.7.C
Maximum Density - Residential Only	60 du/ac	
Maximum Density - Mixed-Use	60 du/ac	
Maximum FAR - Commercial Only ²	0.6	
Maximum FAR - Mixed-Use* <u>1,2</u>	0.8	FAR applicable to commercial use only. Section 54.7.E
Maximum FAR - Mixed-Use/Public Amenity Bonus FAR* <u>1,2</u>	1.0	FAR applicable to commercial use only. Section 54.7.E
<u>Maximum FAR - Hotels</u>	<u>No</u> <u>Maximum</u>	

Table 54-3 Height, Density, and Intensity Development Standards	MUN	Specific Regulations
<p>¹After approval, a mixed-use building shall not be converted to an entirely residential or entirely commercial use.</p> <p>² <u>Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.</u></p>		

(Ord. No. 1130-359, § 11(Exh. J), 4-8-13; Ord. No. [1130-386](#), § 4(Exh. A), 7-24-23)

54.8 - Façade Composition and Architectural Regulations.

[Subsections 54.8 A through C and E through G remain unchanged. Only changes are to Subsections 54.8(D) and 54.8(H).]

D. Pedestrian Entrance Frequency. At street frontages for residential, retail, and office uses, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses with multiple tenants in a single building shall have ground-related pedestrian entrances that occur at least once every fifty (50) feet. ~~Single tenant buildings with building length exceptions, per Section 54.5.G.1, may have an alternative pedestrian entrance frequency with the approval of the Community Development Director or his/her designee, following a recommendation by the Architectural Advisory Committee.~~ Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.

H. Architectural Articulation. Mixed-use buildings in the MUN district that exceed three (3) stories or forty (40) feet in height shall be designed to minimize the appearance of massing and provide for articulation and high-quality design. Buildings that exceed three (3) stories or forty (40) feet in height shall incorporate at least one (1) of the options provided in items 1 through 4 below. Alternatively, new development may provide a narrative with comprehensive site plans explaining how massing is minimized in other ways. Compliance with this requirement shall be evaluated by the responsible review authority in the review process.

1. Façade Plane Modulation. Exterior walls that vary in depth and/or direction, exhibiting offsets, recesses, or projections with depth of at least eighteen (18) inches, or a repeated pattern of offsets, recesses, or projections of smaller depth.

2. Feature Projections and Recesses. Projecting eaves and overhangs, balconies, porches, canopies, trellis features, arcades, ~~and window recesses,~~ and other features that provide human scale and help break up building mass.

Article 55 - MUT (MIXED-USE TRANSITIONAL) DISTRICT[1]

[Only changes are to 55.2, 55.3, 55.5]

55.2 - Use Regulations.

A. Allowed Uses. Table [55.2](#) (Use Regulations) indicates the uses permitted (P), conditionally permitted with a Use Permit (C), permitted as an accessory use (A), and not permitted (—) in the Mixed Use Transitional District.

B. Uses Not Allowed. ~~Any use not specifically listed in Table [55.2](#) is prohibited unless the Community Development Director determines that it is compatible and meets the purpose of the district. Any use not explicitly addressed in Table 55.2 is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 55.2 if the use is determined to be a similar and/or compatible use to any permitted, conditionally permitted, or permitted accessory use in Table 55.2 and meets the purpose and intent of the Zoning District.~~

C. Applicable 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; however, provisions in other sections of the Zoning Ordinance may also apply.

D. Uses Restricted to Indoor. Unless otherwise indicated in this [Article 55](#), all uses listed in Table [55.2](#) must be conducted wholly within a building. Exceptions include accessory uses that activate the space, such as outdoor dining, passive seating, and display of retail goods.

E. Vehicle/Equipment Service Repair. All work shall occur within an enclosed building. Outdoor storage and work areas are prohibited. Used or damaged equipment removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. Service bays shall be screened from direct view from a public right-of-way and private properties. If service bays face a street, they shall be parallel to a secondary street or alley, or adequately screened by structures.

Table [55.2](#) Use Regulations

Uses	MUT	Special Provisions
Residential and Specialty Housing		
Single Family Dwelling	C	
Two-Family Dwelling	C	
Multi-Family Dwelling	P	

Live/Work	P	Section 31.4
Mobile Home Parks	—	
Rooming House	C	
<u>Single Room Occupancy Facility</u>	<u>P</u>	<u>Section 31.5</u>
Retail and Services		
Retail or Service with a Drive Through	—	
Retail Sales, General	P ≤ 5000 sf C > 5000 sf	Chapter 15, Article III: Tobacco Retail Permit
Retail Sales, Bulk	—	
Financial Services	C	
Business, Wholesale	—	
Liquor Store	C	
Personal Services, General	P	Chater 18A: Regulation of Massage Businesses
Personal Services, Studio	P	
Health/Fitness Club, Small	P	
Health/Fitness Club, Large	C	
Animal-Related Uses	C	
Check Cashing	—	
Vehicle/Equipment Service Repair	C	Section 55.2.E
Vehicle/Equipment Sales	—	

Vehicle Service Station	C	Article 35
Restaurant and Entertainment		
Bars	C	
Entertainment Establishment	C	
Nightclub	—	
Restaurant	P	
Restaurant, with a Drive-Through	—	
Recreation, Outdoor Commercial	C	
Office		
Office	P ≤ 10,000 sf C > 10,000 sf	
Research and Development	P ≤ 5,000 sf C > 5,000 sf	
Medical	P ≤ 5,000 sf C > 5,000 sf	
Industry, Manufacturing and Processing, Warehousing Uses		
Handicraft/Custom Manufacturing	P	
Industrial, Limited	C	
Personal Storage (Mini-Storage)	—	
Parking Lots and Garages	C	Section 30.18
Research and Development	C	
Lodging		

Hotels	C	
Long-Term Hotel (Extended Stay)	C	
Bed and Breakfast	—	
Care Facilities		
Adult Day Programs	C	
Child Care Center ¹	P/C	Article 39 (Child Care) A Use Permit is required for more than sixty (60) children.
Low-Barrier Navigation Center	P	
Residential Care Facility, Small ¹	C	
Residential Care Facility, Senior ¹	C	
Skilled Nursing Facility ¹	C	
<u>Group Home</u> ¹	<u>P</u>	
Civic		
Assembly/Meeting Facilities ¹	C	
Cultural Institutions	C	
Emergency Shelters	-/P	Permitted only in the MUT-S District
Funeral Homes	C	
Hospitals	-	
Schools ¹	C	

Footnotes:

1. In accordance with applicable San Carlos ALUCP Safety Compatibility Policies and State law.

(Ord. No. [1130-381](#), § 4(Exh. A), 1-27-20; Ord. No. [1130-383](#), § 4(Exh. A), 4-12-21; Ord. No. [1130-384](#), § 4(Exh. A), 4-12-21)

55.3 - Development Standards.

Required development standards are included in Table 55.3 (Development Standards).

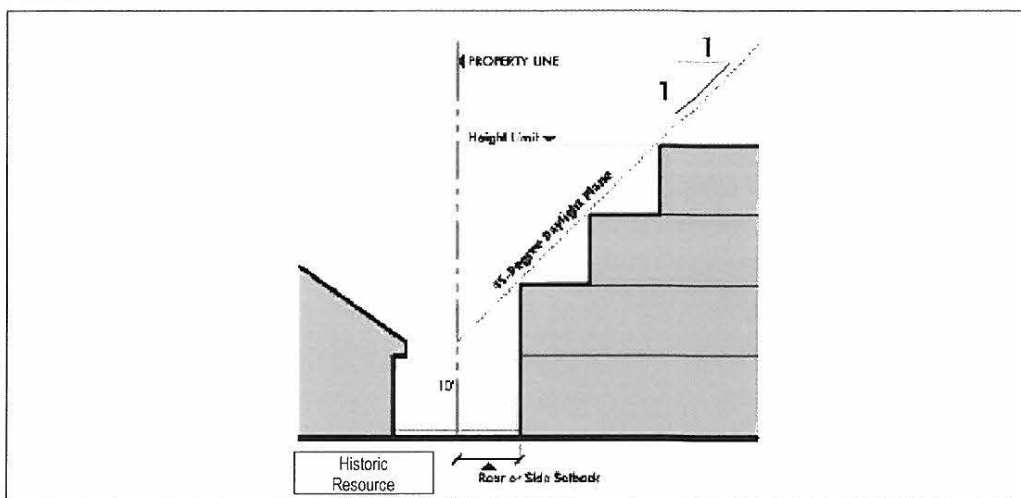
Table 55.3 Development Standards

Mixed Use Transitional		Standards: Required	Standards: Community Benefits (CB)	Additional Regulations
Floor Area Ratio (FAR)		2.0 max.	—	Floor area is calculated for commercial uses only and is exclusive of residential square footage. <u>Eligible projects may request an FAR bonus as described in Article 32.4: Floor Area Ratio (FAR) Bonus.</u>
<u>FAR – Hotels</u>		<u>No Maximum</u>	<u>No Maximum</u>	
Density		40 du/acre max.	60 du/acre max.	Mixed-Use developments shall be subject to both maximum density and maximum FAR requirements, each calculated separately.
Height	Residential	60 ft. max.	—	
	Commercial & Mixed-Use	40 ft. max.	50 ft.—60 ft. max.	CB standards are in 10 ft. increments.
Set backs	Residential	Front: 6 ft. min.	—	Fully subterranean parking structures may extend into front setbacks up to street-fronting property lines, provided the parking

		Side: 5 ft. min.		structures are designed to accommodate surface porches, planters, and/or other complementary architectural features. Upper-floor balconies may extend up to 2 ft. into the setback area or public right-of-way; up to 3 ft. may be considered depending on design and review authority approval.
		Rear: 15 ft. min.		
	Commercial & Mixed-Use	All setbacks: 0 ft.	—	—
<u>Sidewalk width (Min)</u>		<u>10 ft</u>	<u>—</u>	<u>Section 55.3.3</u>
Setback from Caltrain (Joint Powers Board ROW)		15 ft. min.	—	—
Building Length		200 ft. max.	—	Building façade lengths may exceed maximum limits if projects dedicate a portion of the project property to reintroduce the historic street grid through the development of private streets, pedestrian paseos, or right-of-way dedications for public streets.
Open Space Requirements		125 sq. ft./unit min.	—	Not required for live/work units.
Pervious Area on the Lot		10% min.	—	Pervious area shall be composed of landscaping,

			vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12
Personal Storage	80 cu. Ft./unit min.	—	Storage shall be enclosed, lockable, and located outside the unit. Storage space may be within: (1) an enclosed garage provided the storage space does not encroach within required parking space(s), or (2) a patio, balcony, or deck provided it is in addition to required open space and does not adversely impact the façade appearance.

1. **Upper-Story Stepback.** Buildings shall not intercept a 45-degree daylight plane inclined inward from fifteen (15) feet above existing grade at the property line of the parcel adjacent to property line of an adjacent property containing public open space or an historic resource.



Upper-Story Stepback Adjacent to Public Open Space or Historic Resources

2. **Sight Lines.** Sight lines into and from neighboring properties shall be minimized.

3. Sidewalk Required. All projects shall incorporate publicly accessible sidewalks along all streets. Sidewalk width shall be as shown in Table 55.3

- a. Minimum sidewalk width – measurement. Minimum sidewalk width shall be measured along the horizontal plane representing the shortest distance between the two edges of the surface area available and retained for pedestrian access. Sidewalk measurement is not related to face of curb, property line, or any other dimension.
- b. Street Trees Required. Street trees are required along public streets. Street trees shall be spaced not more than forty (40) feet apart, and shall not be spaced less than twenty (20) feet apart. Trees shall be located a minimum of eight (8) away from primary entrances. Trees shall be spaced no more than three (3) feet from the face of the curb in order to provide shade to both the sidewalk and the roadway, and to provide a physical buffer between pedestrians and traffic. When located within a parkway strip, street trees shall be centered within it. Trees shall be aligned with other trees on the block.
- c. Sidewalk Encroachment. Street trees, street furniture, and outdoor dining (permitted in accordance with Section 31.15 (Accessory Outdoor Uses)) may be located within the required sidewalk area provided that a minimum five (5) foot clear path is provided on the sidewalk for unimpeded pedestrian traffic.

(Ord. No. 1130-381 , § 4(Exh. A), 1-27-20; Ord. No. 1130-386 , § 4(Exh. A), 7-24-23)

55.5 - Design Regulations.

[Subsections 55.5 A through C and E through L remain unchanged. Only changes are to Subsection 55.5(D).]

D. Pedestrian Entrance Frequency. At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of live/work units, lobbies, or private courtyards. Retail-related uses shall have ground-related pedestrian entrances that occur at least once every fifty (50) feet. Buildings with a single tenant on the ground floor may have an alternative pedestrian entrance frequency where other design treatments or articulations are used to maintain visual interest and sense of security for pedestrians including, but not limited to, windows, wainscots, decorative light sconces, statuary, bas relief panels, and murals with the approval of the Community Development Director or his/her designee.

(Ord. No. 1130-381 , § 4(Exh. A), 1-27-20)

Article 57 - MIXED-USE WATERFRONT (MUW) ZONING DISTRICT

[Only changes are to 57.2, 57.4]

57.2 - Use Regulations.

A. Allowed Uses. Table 57.2 (Use Regulations for the MUW) indicates the uses permitted (P), conditionally permitted with a Use Permit (C), permitted as an accessory use (A), and not permitted (-) in the Mixed Use Waterfront District.

B. Uses Not Allowed. ~~Any use not specifically listed in Table 57.2 is prohibited unless the Community Development Director determines that it is compatible and meets the purpose of the district. Any use not explicitly addressed in Table 57.2 is prohibited, except that the Zoning Administrator may permit or conditionally permit any use not addressed in Table 57.2 if the use is determined to be a similar and/or compatible use to any permitted, conditionally permitted, or permitted accessory use in Table 57.2 and meets the purpose and intent of the Zoning District.~~

C. Applicable 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; however, provisions in other sections of the Zoning Ordinance may also apply.

Table 57.2 Use Regulations for the MUW		
Land Use	MUW	Specific Use Regulations
RESIDENTIAL and SPECIALTY HOUSING		
Single Family Dwelling	C	
Two-Family Dwelling	C	
Multi-Family Dwelling	P	
Live/Work	C	
Mobile Home Parks	—	
Rooming House	C	
RETAIL and SERVICES		
Drive-Through Retail or Service	—	
Retail Sales, General	P	Chapter 15, Article III: Tobacco Retail Permit
Retail Sales, Bulk	—	
Financial Services	P	
Business, Wholesale	—	
Liquor Store	C	
Personal Services, General	P	Chater 18A: Regulation of Massage Businesses
Personal Services, Studio	P	

Health/Fitness Club, Small	P	
Health/Fitness Club — Large	C	
Animal-Related Uses	C	
Check Cashing	—	
Vehicle/Equipment Service Repair	C	Limited to water-borne vessels and water-dependent uses.
Vehicle/Equipment Rental and Sales	C	Limited to water-borne vessels and water-dependent uses.
RESTAURANT AND ENTERTAINMENT		
Bars	C	
Entertainment Establishment	C	
Nightclub	C	
Marina	C	
Restaurant	P	
Restaurant with a Drive Through	—	
Recreation, Outdoor Commercial	C	
OFFICE		
Office	—	Accessory office is permitted with permitted and conditionally permitted uses
Research and Development	—	
Medical Office	—	
LODGING		
Hotels/Motels	C	
Long Term Extended Stay	C	
Bed and Breakfast	C	
CARE FACILITIES		
Child Care Center ¹	P/C	Article 39 (Child Care) A Use Permit is required for more than sixty (60) children.
Housing for the Elderly	C	

Low-Barrier Navigation Center	P	
Residential Care Facility, Small ¹	P	
<u>Residential Care Facility, Senior¹</u>	<u>C</u>	
CIVIC		
Assembly/Meeting Facilities ¹	C	
Cultural Institutions	C	
Emergency Shelters	—	
Funeral Homes	—	
Hospitals	—	
Schools ¹	C	

Footnotes :

1. In accordance with applicable San Carlos ALUCP Safety Compatibility Policies and State law. (Ord. No. 1130-373, § 5, 5-21-18; Ord. No. 1130-383 , § 4(Exh. A), 4-12-21; Ord. No. 1130-384 , § 4(Exh. A), 4-12-21; Ord. No. 1130-386 , § 4(Exh. A), 7-24-23)

57.4 - Development Standards.

Required development standards are included in Table 57.4 (Development Standards for the MUW District).

Table 57.4 Development Standards for the MUW District			
Mixed Use Waterfront	Required Standards	Bonus Standard with Community Benefits	Additional Regulations
Lot Area	No minimum	—	—
Lot Width	No minimum	—	—
Lot Coverage	60% max.	—	—
Floor Area Ratio (FAR)	40% max.	60% max.	Floor area is calculated for commercial uses only and is exclusive of residential square footage. <u>Eligible projects may request an FAR bonus as described in Article</u>

			<u>32.4: Floor Area Ratio (FAR) Bonus.</u>
<u>FAR – Hotels</u>	<u>No max.</u>	<u>No max.</u>	
Residential Density	20 du/acre max.	40 du/acre max.	—
Height	40 ft. max.	55 ft. max.	Height is measured from top of finished grade.
Setbacks	No minimum	—	—
Creek or Waterway Setback	45 ft. min. 55 ft. average	35 ft. min. 40 ft. average	Setback is measured from top of bank at time of project approval.
Distance between Buildings	20 ft.	—	—
Building Length Facing the Waterfront	200 ft. max.	—	
Open Space Requirements	300 sq. ft./unit	—	See Section 57.78 (Open Space and Public Access) for additional requirements.
Pervious Area on the Lot	30% min.	—	—

(Ord. No. 1130-373, § 5, 5-21-18)

Article 60 - ZONING DISTRICT BOUNDARIES — MAPS*

The City’s Zoning District Boundary Map reflects the Zoning Districts in [Article 3 “Designation of Districts”](#). A PDF version of the zoning map is accessible in the Map Gallery of the City’s website at <https://redwood-city-gis-public-portal-rwc.hub.arcgis.com/pages/staticmaps>. An interactive version of the zoning map is accessible on the City’s Community GIS portal at <http://webgis.redwoodcity.org/community/?sm=5bd90149-215d-41c8-9323-37c0c1ef01d1>.

* Editor’s Note: The following maps are on file in the office of the Zoning Administrator and are available for public inspection:

Neighborhood Index Map		Farm Hill Neighborhood	17
Downtown Neighborhood	1	Emerald Hills Neighborhood	18
Centennial Neighborhood	2	College Neighborhood	19a
Middlefield Neighborhood	3	College Neighborhood	19b
Ampex Neighborhood	4	Peninsula Neighborhood	20
Friendly Acres Neighborhood	5	Dolphin Neighborhood	20a
Fair Oaks Neighborhood	6	Marlin Neighborhood	20b
Oakwood Neighborhood	7	Steinberger Neighborhood	20c
Palm Neighborhood	8	Lido Neighborhood	20d
Central Neighborhood	9	Shearwater Neighborhood	20e
Sequoia Neighborhood	10	Westport Neighborhood	20f
Arlington Neighborhood	11	Marine Neighborhood	20g

Eagle Hill Neighborhood	12	Bair Island Neighborhood	21
Canyon Neighborhood	13	Marina Park Neighborhood	22
Roosevelt Neighborhood	14	Harbor Neighborhood	23
Woodside Plaza Neighborhood	15	Greco Island Neighborhood	24
Selby Neighborhood	16		

~~Proposed Zoning Map Amendments: Exhibits and Tables~~

~~Redwood City Zoning Code Cross Table for Reference Only~~

Code	Description
RH	Residential—Hillside
R-1	Residential—Single Family
R-2	Residential—Duplex
RG	Garden Apartments
R-3	Multi-Family—Low Density
R-4	Multi-Family—Medium Density
R-5	Multi-Family—High Density
PQ	Professional Office

CA	Central Administrative
CN	Neighborhood Commercial
CB	Central Business
CG	General Commercial
CP	Commercial Park
CO	Commercial Office
IR	Industrial—Restricted
LH	Light Industrial Incubator
IP	Industrial Park
GI	General Industrial
TP	Tidal Plain
AG	Agriculture—Greenhouse
IS	Interim Study
PF	Public Facilities
MH	Mobile Home
CBR	Central Business Retail
MUC-ECR	Mixed Use Corridor—El Camino Real
MUC-VB	Mixed Use Corridor—Veterans Boulevard
MUC-RC	Mixed Use Corridor—Redwood Creek
MUC-SB	Mixed Use Corridor—Streetcar Broadway
MUC-GB	Mixed Use Corridor—Gateway Broadway

MUN	Mixed Use Neighborhood
MUT	Mixed Use Transitional
MUW	Mixed Use Waterfront
Zoning, Combining Districts	
-R	Residential Combining
-T	Transient Residential Units
-O	Office
-V	Vehicular
-W	Water
-S	Emergency Shelter
<p>Source: Redwood City Zoning Code, Article 3 Designation of Districts. https://library.municode.com/ca/redwood-city/codes/zoning-code?nodeId=ART3DED</p>	

Zoning Map Amendment: Areas Changing their Zoning to a Mixed Use Corridor Subdistrict (MUC-VB or MUC-ECR)		
A.1.1	Map 1 out of 2	Veterans Boulevard between Convention Way to Woodside Road, Redwood City, CA
A.1.2	Map 2 out of 2	059-163-090 at 2560 El Camino Real, Redwood City, CA
Zoning Map Amendment: Areas Changing their Zoning to MUN (Mixed Use Neighborhood)		
A.2.1	Map 1 out of 3	Woodside Road between Gordon Street and Locust Street, Redwood City, CA

A.2.2	Map 2 out of 3	Woodside Road between Horgan Avenue and Virginia Avenue, Redwood City, CA
A.2.3	Map 3 out of 3	052-193-080 at 2900 Broadway, Redwood City, CA
Zoning Map Amendment: Areas Changing their Zoning to MUT (Mixed Use Transitional)		
A.3.1	Map 1 out of 1	054-063-180 at 702, 712, and 752 Chestnut Street, Redwood City, CA
Zoning Map Amendment: Areas Changing their Zoning to MUW (Mixed Use Waterfront)		
A.4.1	Map 1 out of 1	Bair Island Road, Sea Anchor Drive, and Maple Street, Redwood City, CA
Zoning Map Amendment: Areas Changing their Zoning to MH (Mobile Home)		
A.5.1	Map 1 out of 1	East Bayshore Road at Douglas Court, Redwood City, CA (054-121-010 and 054-121-020)
Zoning Map Amendment: Areas Changing their Zoning to R-3 (Multi-family - Low Density)		
A.6.1	Map 1 of out 3	069-341-420 at 1775 Woodside Road, Redwood City, CA
A.6.2	Map 2 of out 3	Area around Stambaugh Street, Chestnut Street, Pine Street, Pennsylvania Avenue/Chew Street, and Manzanita Street
Zoning Map Amendment: Areas Changing their Zoning to R-4 (Multi-family - Medium Density)		
A.7.1	Map 1 out of 2	052-232-120 at 3029 Broadway, Redwood City, CA
A.7.2	Map 2 out of 2	052-127-130 at 640 Whipple Avenue, Redwood City, CA

Zoning Map Amendment: Areas Changing their Zoning to R-4-O (Multi-family Medium Density, Office)		
A.8.1	Map 1 out of 2	35, 51 , and 61 Renato Court, Redwood City, CA
A.8.2	Map 2 out of 2	1622 Hudson Street, Redwood City, CA
Zoning Map Amendment: Areas Changing their Zoning to R-5 (Multi-family High Density) and R-5-O (Multi-family High Density, Office)		
A.9.1	Map 1 out of 3	Area near Birch Street and Broadway
A.9.2	Map 2 out of 3	053-141-130 at 1243 Middlefield Road and 053-141-140 at Middlefield Road and Cassia Street
A.9.3	Map 3 out of 3	Brewster between Arguello Street and Warren Street

Exhibit A.1.1. Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Land Use to Mixed-Use Corridor (MUC-VB or MUC-ECR)

Map 1 out of 2

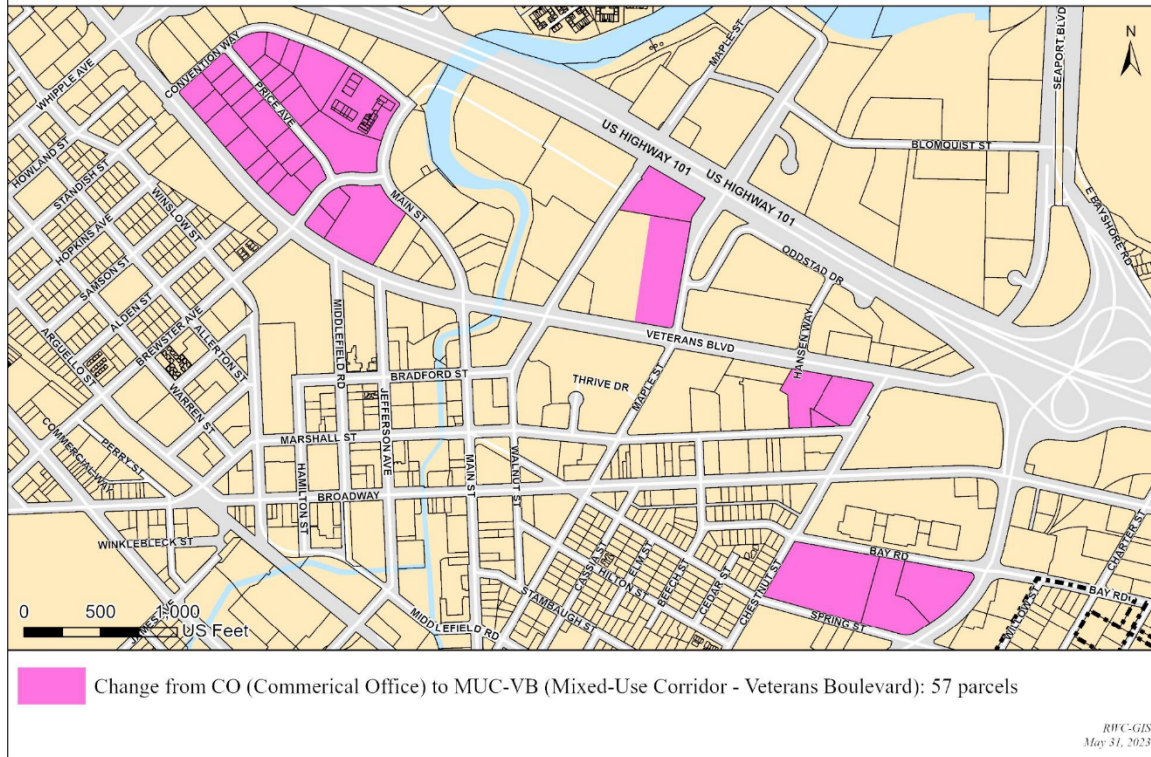


Table A.1.1. Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.1.1	054-062-120	720 BAY RD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	054-062-130	740 BAY RD,	CO	MUC-VB	Mixed-Use Corridor	N/A

		REDWOOD CITY				
A.1.1	054-062-140	700 BAY RD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	000-000-000 (Formerly, 111-660-999)	CONVENTION WAY, REDWOOD CITY (Former APN, 111-660-999).	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-386-050	805 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-387-020	300 BREWSTER AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-387-040	355 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-040	595 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-050	575 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-060	555 PRICE AVE,	CO	MUC-VB	Mixed-Use Corridor	N/A

		REDWOOD CITY				
A.1.1	052-402-070	303 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-080	375 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-090	365 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-402-100	609 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-020	647 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-030	633 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-100	465 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-110	540 PRICE AVE,	CO	MUC-VB	Mixed-Use Corridor	N/A

		REDWOOD CITY				
A.1.1	052-411-120	550 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-130	570 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-180	660 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-200	525 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-220	555 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-260	604 PRICE AVE STE. A&B, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-290	620 PRICE AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-300	617 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A

A.1.1	052-411-310	410 BREWSTER AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-320	695 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-411-330	611 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-412-010	705 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-412-020	463 BREWSTER AVE, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-434-030	1155 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	052-434-080	305 WALNUT ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	053-211-050	1575 MARSHALL ST,	CO	MUC-VB	Mixed-Use Corridor	N/A

		REDWOOD CITY				
A.1.1	053-211-160	1450 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	053-211-170	1400 VETERANS BLVD, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-020	345 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-030	345 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-040	345 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-050	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-060	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A

A.1.1	111-650-070	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-080	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-090	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-650-100	335 CONVENTION WAY, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-010	260 MAIN ST UNIT F, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-020	260 MAIN ST UNIT E, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-030	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-040	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-050	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A

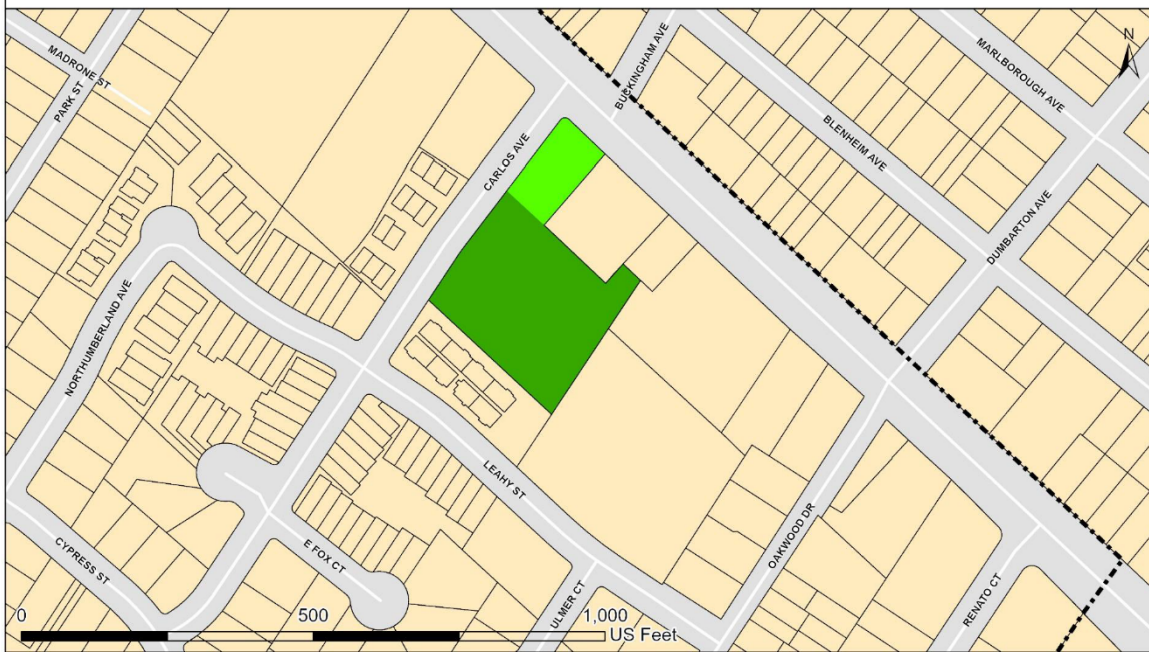
		REDWOOD CITY				
A.1.1	111-660-060	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-070	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-080	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-090	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-100	260 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-110	200 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A
A.1.1	111-660-120	200 MAIN ST, REDWOOD CITY	CO	MUC-VB	Mixed-Use Corridor	N/A

Exhibit A.1.2. Areas Changing their Zoning to a Mixed-Use Corridor Subdistrict (MUC-VB or MUC-ECR)

Revisions to Article 60 Zoning District Boundaries

Areas Changing to a Mixed-Corridor Subdistrict (MUC-VB or MUC-ECR)

Map 2 out of 2



Change from R-4-T (Multifamily - Medium Density, Transient) to MUC-ECR (Mixed-Use Corridor - El Camino Real)

Change from CG-R (Commercial General, Residential) to MUC-ECR (Mixed Use Corridor - El Camino Real)

*Single Parcel with Split Zoning; APN: 059-163-090 at 2650 El Camino Real, Redwood City, CA

RIPC:GIS
March 27, 2023

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.1.2	059-163-090	2650 EL CAMINO REAL, REDWOOD CITY	CG-R & R-4-T	MUC-ECR	High Density Residential	Mixed-Use Corridor

Exhibit A.2.1. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)
Map 1 out of 3

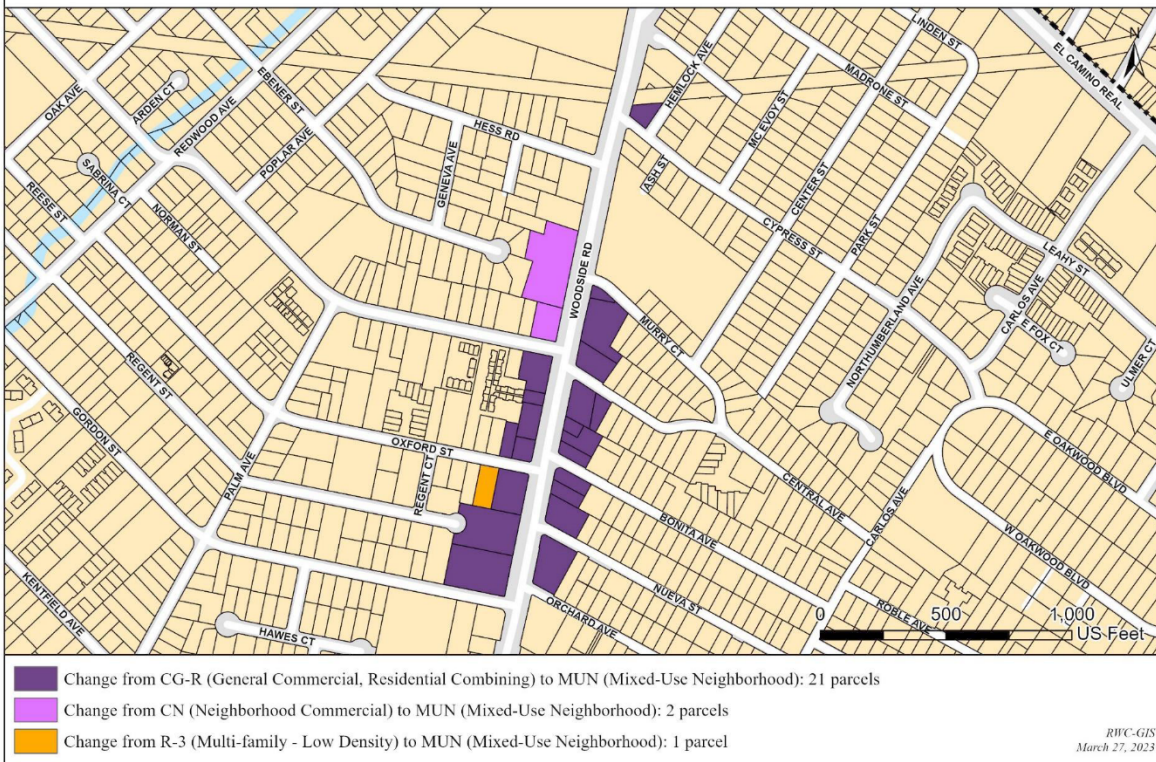


Table A.2.1. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.1	053-293-390	520 WOODSIDE RD, REDWOOD CITY	CN	MUN	Mixed-Use Neighborhood	N/A
A.2.1	053-302-040	333 WOODSIDE RD,	CG-R	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.1	059-062-170	1657 OXFORD ST, REDWOOD CITY	CG-R	MUN	High Density Residential	Mixed-Use Neighborhood
A.2.1	059-062-420	640 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-430	660 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-460	624 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-062-470	610 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-063-420	582 WOODSIDE RD, REDWOOD CITY	CN	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-082-070	1614 OXFORD ST, REDWOOD CITY	R-3	MUN	High Density Residential	Mixed-Use Neighborhood
A.2.1	059-082-450	768 WOODSIDE RD,	CG-R	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.1	059-082-500	730 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-082-530	710 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-092-270	507 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	High Density Residential	Mixed-Use Neighborhood
A.2.1	059-092-280	593 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-092-290	531 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-760	659 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-770	631 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A

A.2.1	059-094-780	631 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-790	615 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-094-800	26-CENTRAL AVE, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-101-410	703 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-101-420	707 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-101-430	709 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.1	059-102-430	777 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A

Exhibit A.2.2. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)
Map 2 out of 3

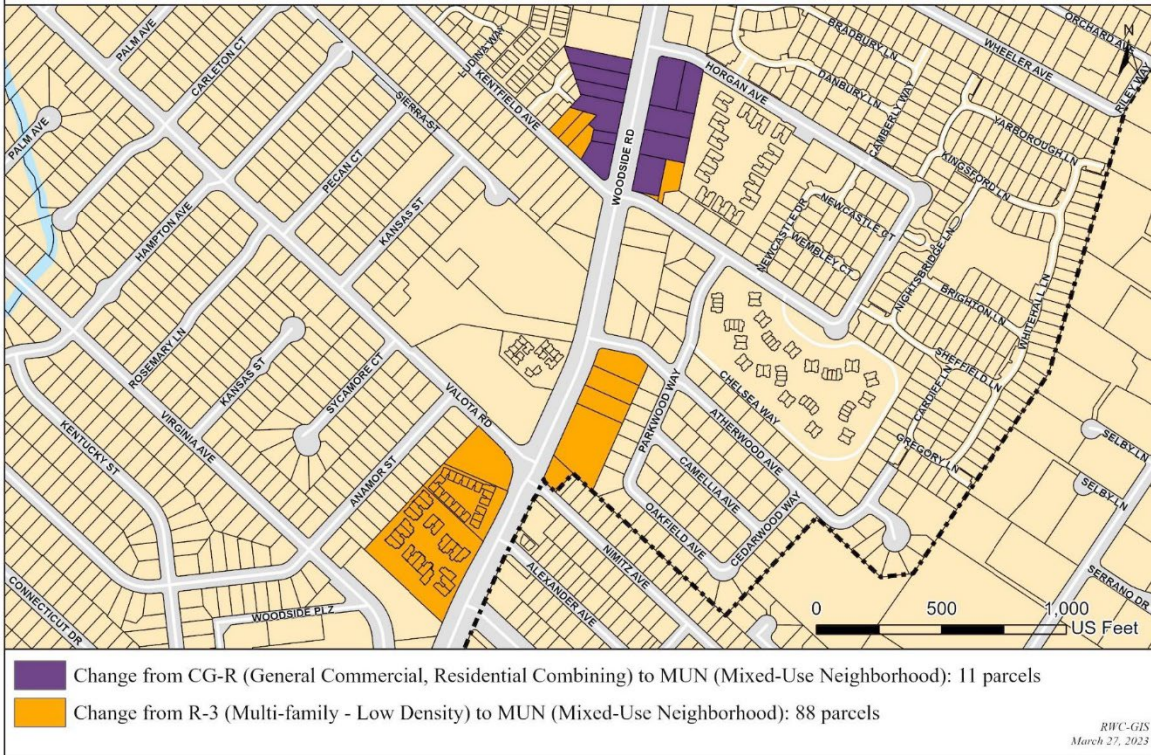


Table A.2.2. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.2.2	000-000-000 (Formerly, 110-850-999)	WOODSIDE RD BLOCK, REDWOOD CITY (Former APN: 110-850-999)	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	000-000-000 (Formerly 140-630-999)	1240 WOODSIDE RD BLOCK, REDWOOD CITY (Former APN: 140-630-999)	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-320	1691 KENTFIELD AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-330	1693 KENTFIELD AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-380	976 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-390	950 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-450	980 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-470	956 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A

A.2.2	059-072-480	968 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-560	986 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-072-570	986 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-202-200	1870 VALOTA RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-010	1115 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-020	1111 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-030	1105 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-231-040	1101 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	059-240-110	20 HORGAN AVE, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-670	955 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-680	909 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-730	975 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-780	959 WOODSIDE RD, REDWOOD CITY	CG-R	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-240-999	WOODSIDE RD & KENTFIELD AVE (South of 975 WOODSIDE RD), REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	059-251-310	5 NIMITZ AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	110-850-010	1328 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-020	1330 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-030	1324 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-040	1326 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-050	1320 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-060	1322 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-070	1316 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-080	1318 WOODSIDE RD,	R-3	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.2	110-850-090	1312 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-100	1314 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-110	1308 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-120	1310 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-130	1304 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-140	1306 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-150	1300 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	110-850-160	1302 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-170	1294 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-180	1296 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-190	1290 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-200	1292 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-210	1286 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-220	1288 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-230	1282 WOODSIDE RD,	R-3	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.2	110-850-240	1284 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-250	1278 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-260	1280 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-270	1274 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-280	1276 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-290	1270 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-300	1272 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	110-850-310	1266 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-320	1268 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-330	1262 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-340	1264 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-350	1258 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-360	1260 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-370	1254 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-380	1256 WOODSIDE RD,	R-3	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.2	110-850-390	1250 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-400	1252 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-410	1246 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-420	1248 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-430	1242 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	110-850-440	1244 WOODSIDE RD, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	112-041-010	1801 KENTFIELD AVE, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	140-620-010	1240 WOODSIDE RD APT1, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-020	1240 WOODSIDE RD APT2, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-030	1240 WOODSIDE RD APT3, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-040	1240 WOODSIDE RD APT4, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-050	1240 WOODSIDE RD APT5, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-060	1240 WOODSIDE RD APT6, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-070	1240 WOODSIDE RD APT7, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-080	1240 WOODSIDE RD APT8,	R-3	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.2	140-620-090	1240 WOODSIDE RD APT9, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-100	1240 WOODSIDE RD APT10, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-620-110	1240 WOODSIDE RD APT11, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-010	1240 WOODSIDE RD APT12, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-020	1240 WOODSIDE RD APT14, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-030	1240 WOODSIDE RD APT15, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-040	1240 WOODSIDE RD APT16, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	140-630-050	1240 WOODSIDE RD APT17, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-060	1240 WOODSIDE RD APT18, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-070	1240 WOODSIDE RD APT19, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-080	1240 WOODSIDE RD APT20, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-090	1240 WOODSIDE RD APT21, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-100	1240 WOODSIDE RD APT22, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-110	1240 WOODSIDE RD APT23, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-120	1240 WOODSIDE RD APT24,	R-3	MUN	Mixed-Use Neighborhood	N/A

		REDWOOD CITY				
A.2.2	140-630-130	1240 WOODSIDE RD APT25, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-140	1240 WOODSIDE RD APT26, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-150	1240 WOODSIDE RD APT27, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-160	1240 WOODSIDE RD APT28, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-170	1240 WOODSIDE RD APT29, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-180	1240 WOODSIDE RD APT30, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
A.2.2	140-630-190	1240 WOODSIDE RD APT31, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A

A.2.2	140-630-200	1240 WOODSIDE RD APT32, REDWOOD CITY	R-3	MUN	Mixed-Use Neighborhood	N/A
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Exhibit A.2.3. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

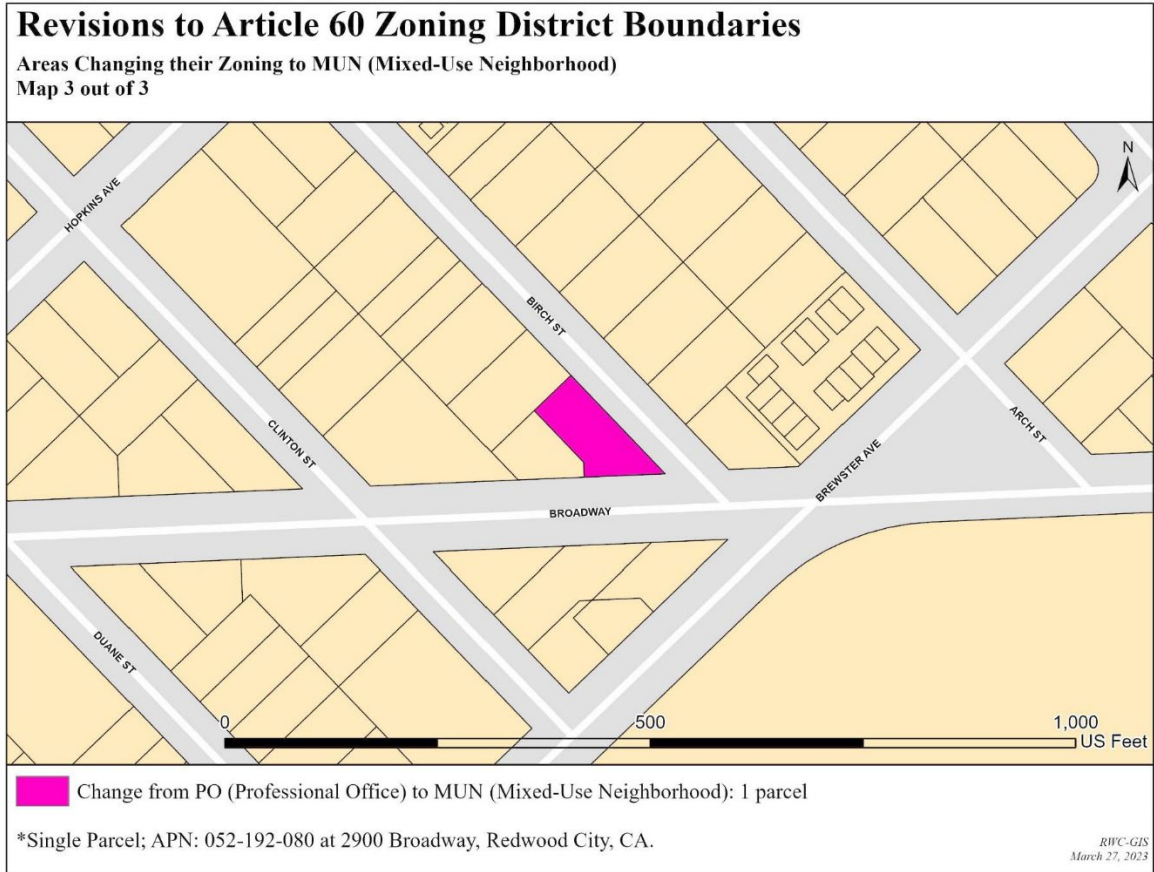


Table A.2.3. Areas Changing their Zoning to MUN (Mixed-Use Neighborhood)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
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A.2.3	052-193-080	2900 BROADWAY, REDWOOD CITY	PO	MUN	High Density Residential	Mixed-Use Neighborhood
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Exhibit A.3.1. Areas Changing their Zoning to MUT (Mixed-Use Transitional)

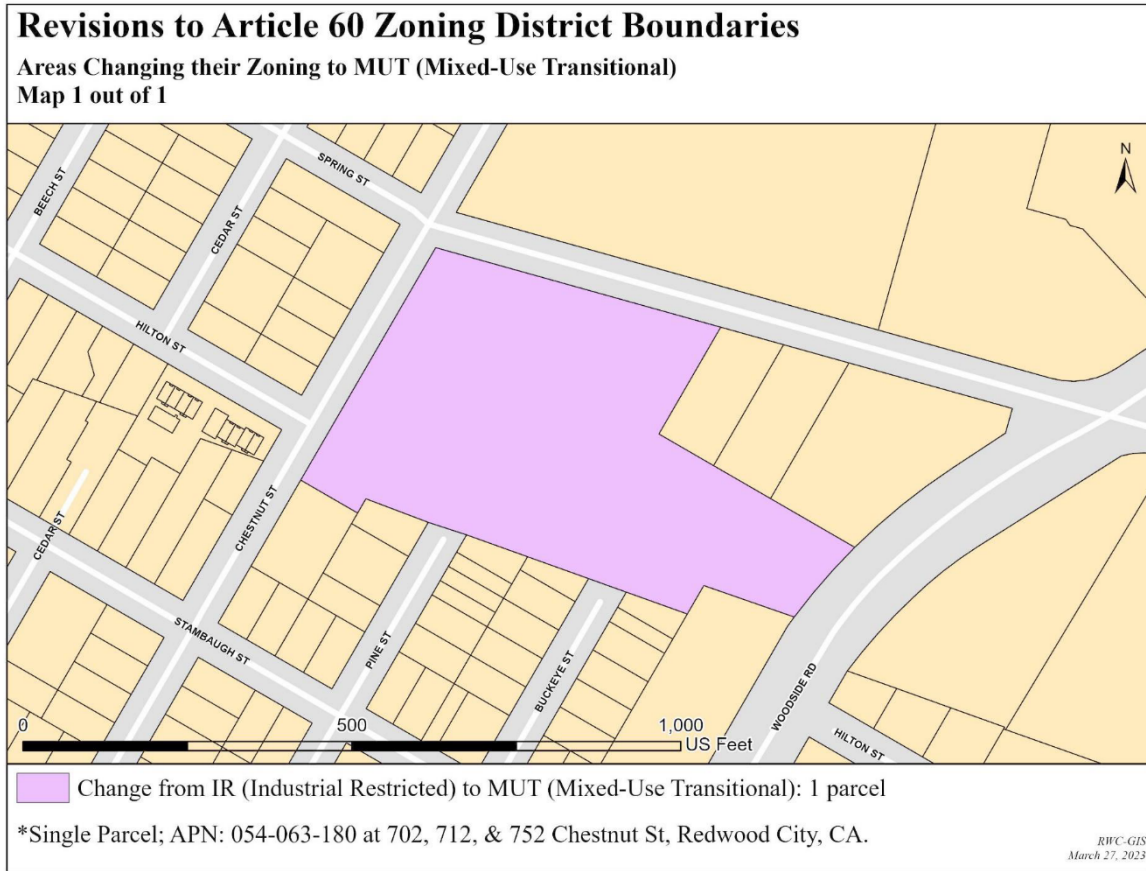


Table A.3.1. Areas Changing their Zoning to MUT (Mixed-Use Transitional)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
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A.3.1	054-063-180	702, 712, and 752 CHESTNUT ST, REDWOOD CITY	IR	MUT	High Density Residential	Mixed-Use Transitional
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Exhibit A.4.1. Areas Changing their Zoning to MUW (Mixed-Use Waterfront)

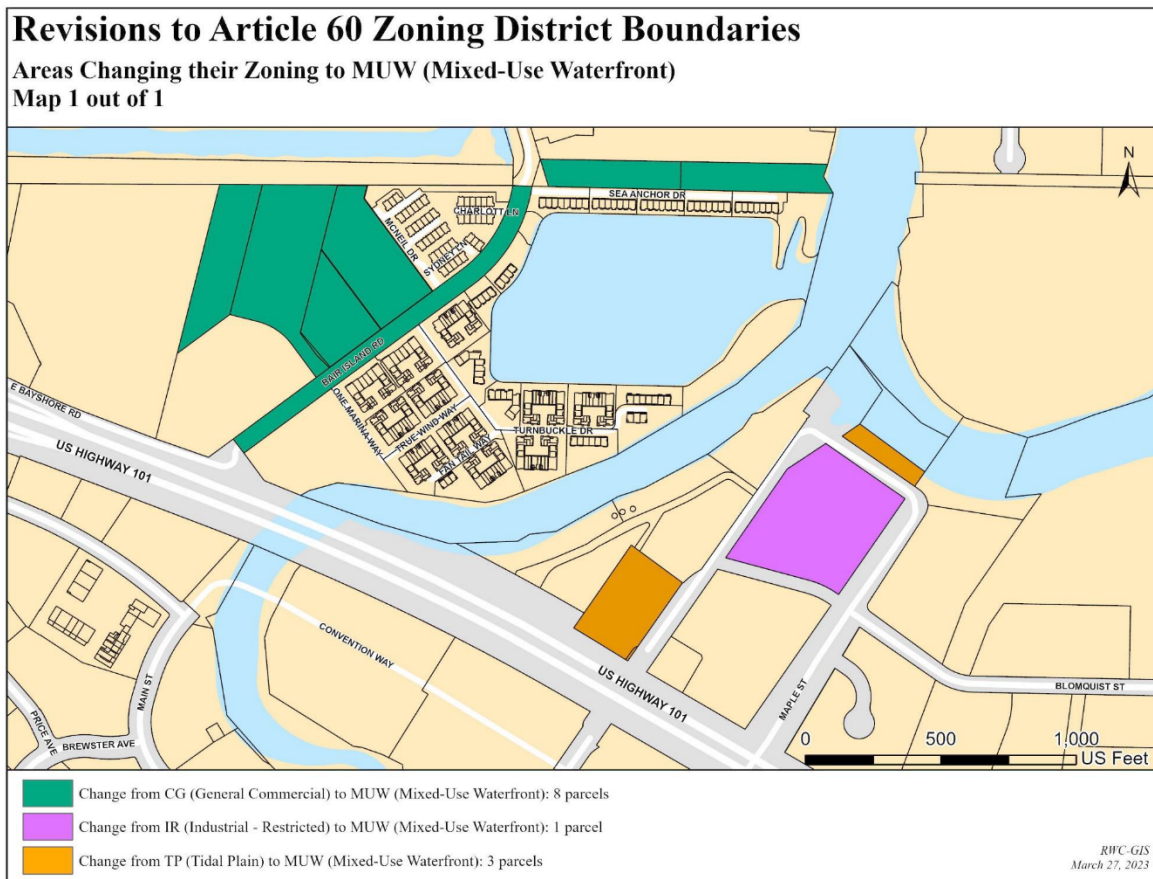


Table A.4.1. Areas Changing their Zoning to MUW (Mixed-Use Waterfront)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
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A.4.1	052-392-610	1450 MAPLE ST, REDWOOD CITY	TP	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-398-010	MAPLE ST, REDWOOD CITY	IR	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-010	505-EAST BAYSHORE RD, REDWOOD CITY, CA	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-160	E BAYSHORE RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-260	635-BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-270	629-BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-280	629-BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-520-360	601-BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	052-532-020	1580 MAPLE ST, REDWOOD CITY	TP	MUW	Mixed-Use Waterfront	N/A

A.4.1	052-532-030	MAPLE ST, REDWOOD CITY	TP	MUW	Mixed-Use Waterfront	N/A
A.4.1	095-030-090	BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	095-030-410	SEA ANCHOR DR, REDWOOD CITY, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A
A.4.1	095-030-420	SEA ANCHOR DR & BAIR ISLAND RD, REDWOOD CITY	CG	MUW	Mixed-Use Waterfront	N/A

Exhibit A.5.1. Areas Changing their Zoning to MH (Mobile Home)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to MH (Mobile Home)

Map 1 out of 1

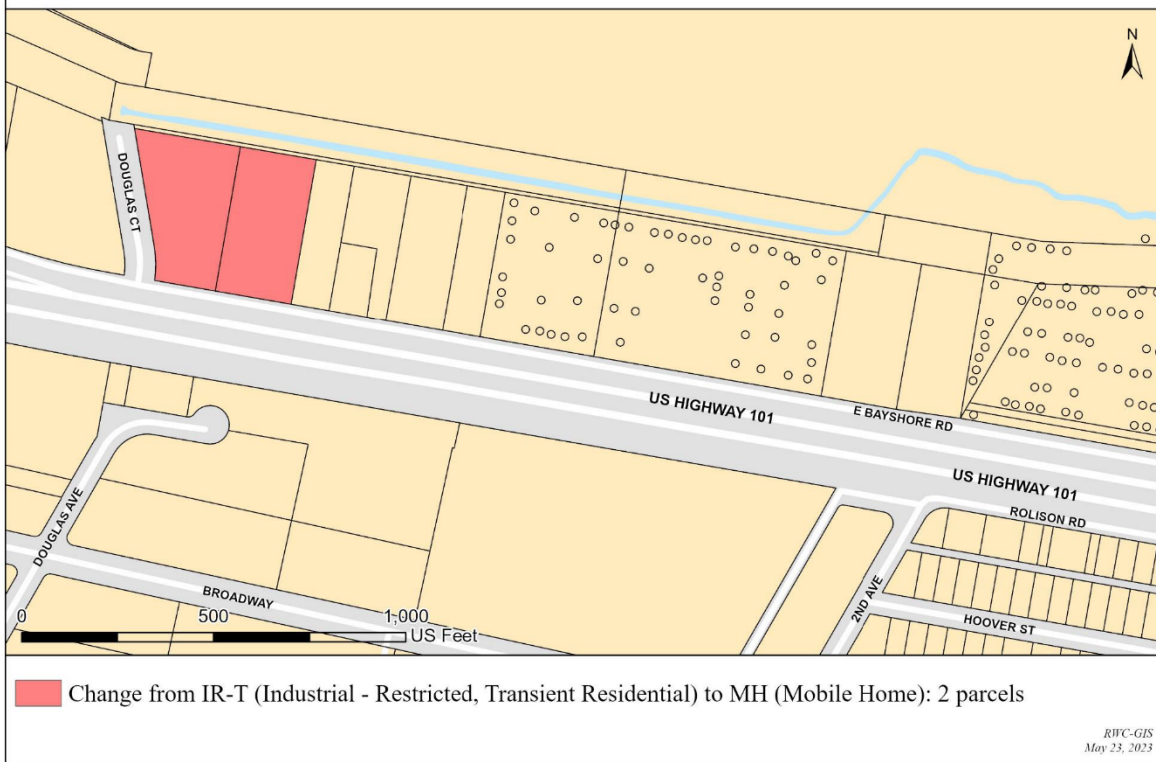


Table A.5.1. Areas Changing their Zoning to MH (Mobile Home)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.5.1	054-121-010	1903 E BAYSHORE RD, REDWOOD CITY	IR-T	MH	Medium Density Residential	N/A
A.5.1	054-121-020	1933 E BAYSHORE RD, REDWOOD CITY	IR-T	MH	Medium Density Residential	N/A

Exhibit A.6.1. Areas Changing their Zoning to R-3 (Multi-family - Low Density)

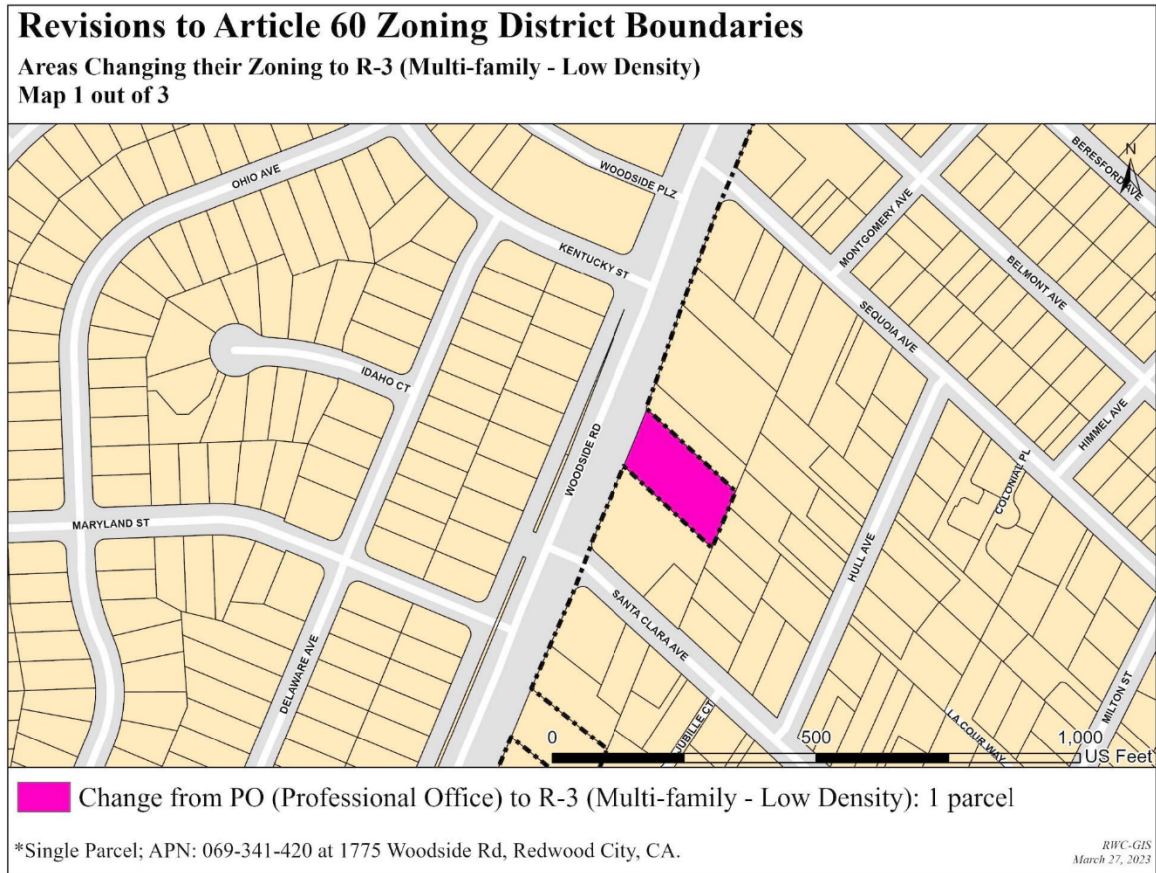


Table A.6.1. Areas Changing their Zoning to R-3 (Multi-family - Low Density)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.6.1	069-341-420	1775 WOODSIDE RD, REDWOOD CITY	PO	R-3	Low-Density Residential	N/A

Exhibit A.6.2. Areas Changing their Zoning to R-3 (Multi-family - Low Density)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-3 (Multi-family - Low Density)

Map 2 out of 3

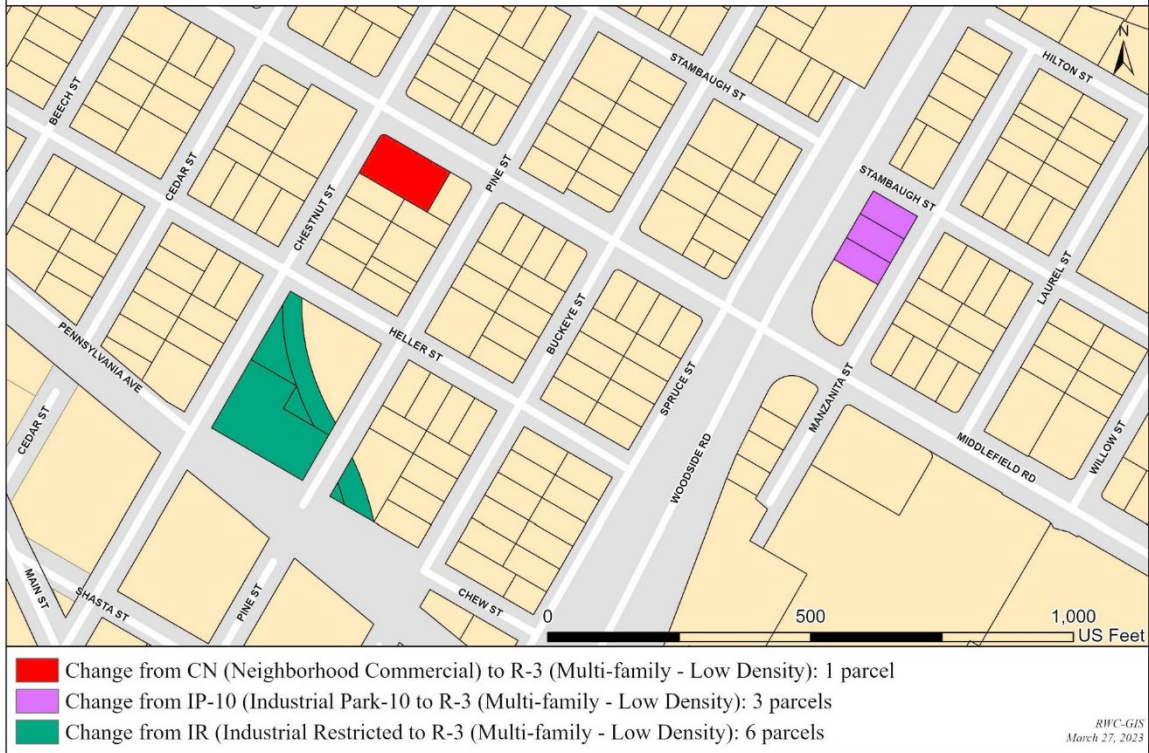


Table A.6.2. Areas Changing their Zoning to R-3 (Multi-family - Low Density)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.6.2	053-162-150	1700 MIDDLEFIELD RD, REDWOOD CITY	CN	R-3	High Density Residential	N/A
A.6.2	053-163-050	330 CHESTNUT ST,	IR	R-3	High Density Residential	N/A

		REDWOOD CITY				
A.6.2	053-163-070	PINE ST, REDWOOD CITY NEAR TRAIN TRACKS	IR	R-3	High Density Residential	N/A
A.6.2	053-163-080	312 CHESTNUT ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-163-999	TRAIN TRACKS NEAR 330 CHESTNUT ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-166-090	PINE ST, REDWOOD CITY NEAR TRAIN TRACKS	IR	R-3	High Density Residential	N/A
A.6.2	053-166-999	TRAIN TRACKS NEAR 310 PINE ST, REDWOOD CITY	IR	R-3	High Density Residential	N/A
A.6.2	053-362-050	543 MANZANITA ST, REDWOOD CITY	IP-10	R-3	High Density Residential	N/A
A.6.2	053-362-060	535 MANZANITA ST,	IP-10	R-3	High Density Residential	N/A

		REDWOOD CITY				
A.6.2	053-362-070	527 MANZANITA ST, REDWOOD CITY	IP-10	R-3	High Density Residential	N/A

Exhibit A.7.1. Areas Changing their Zoning to R-4 (Multi-family - Medium Density)

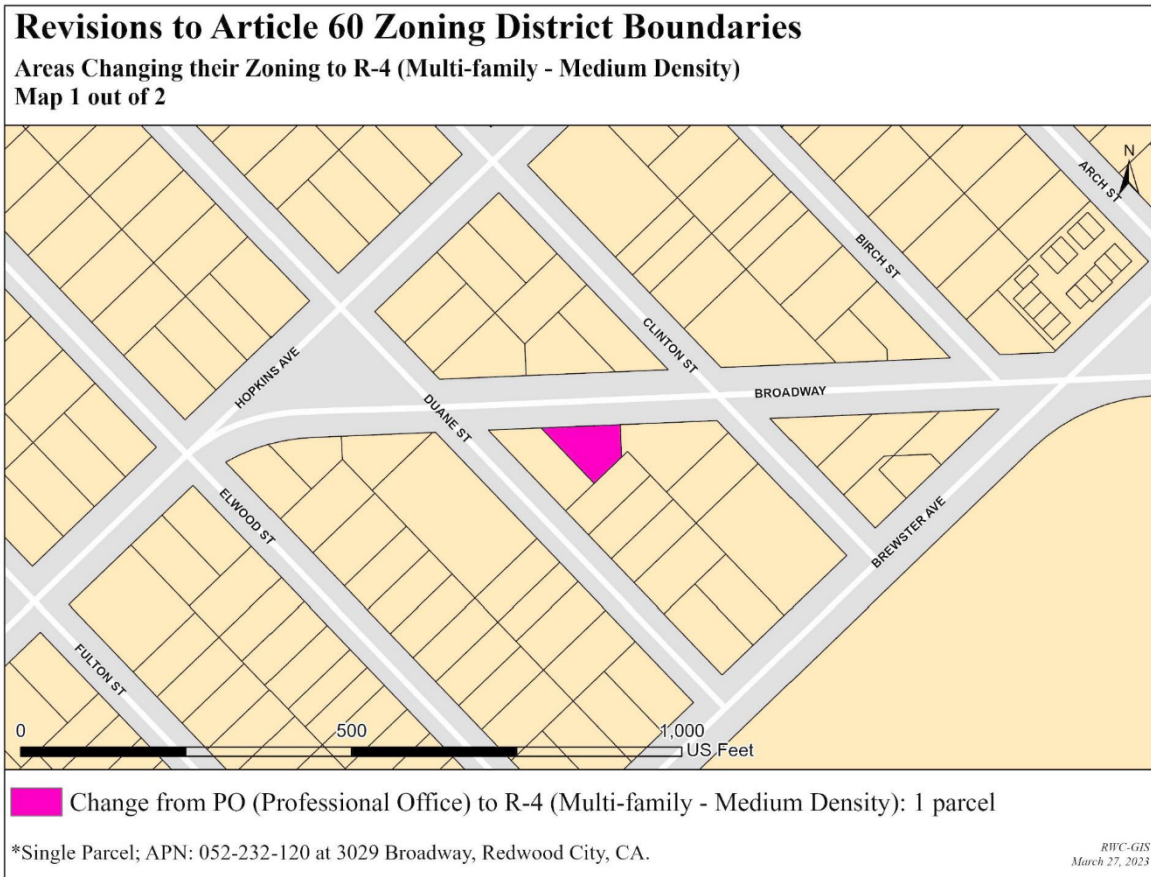


Table A.7.1. Areas Changing their Zoning to R-4 (Multi-family - Medium Density)

Exhibit No.	APN (San Mateo County Assessors,	SITUS ADDRESS (San Mateo County Assessors,	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
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	March 2023)	March 2023)				
A.7.1	052-232-120	3029 BROADWAY, REDWOOD CITY	PG	R-4	High Density Residential	N/A

Exhibit A.7.2. Areas Changing their Zoning to R-4 (Multi-family - Medium Density)

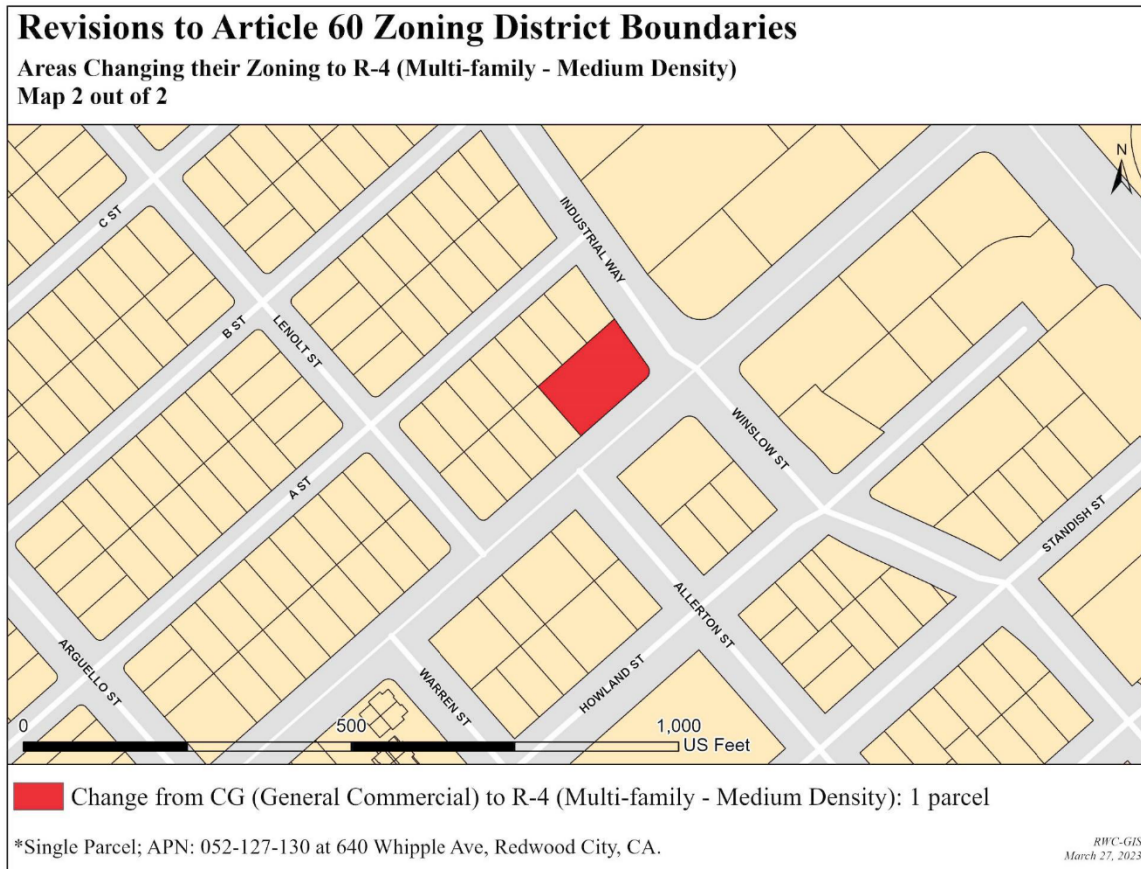


Table A.7.2. Areas Changing their Zoning to R-4 (Multi-family - Medium Density)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors,	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
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		March 2023)				
A.7.2	052-127-130	640 WHIPPLE AVE, REDWOOD CITY	CG	R-4	High Density Residential	N/A

Exhibit A.8.1. Areas Changing their Zoning to R-4-O (Multi-Family - Medium Density, Office)

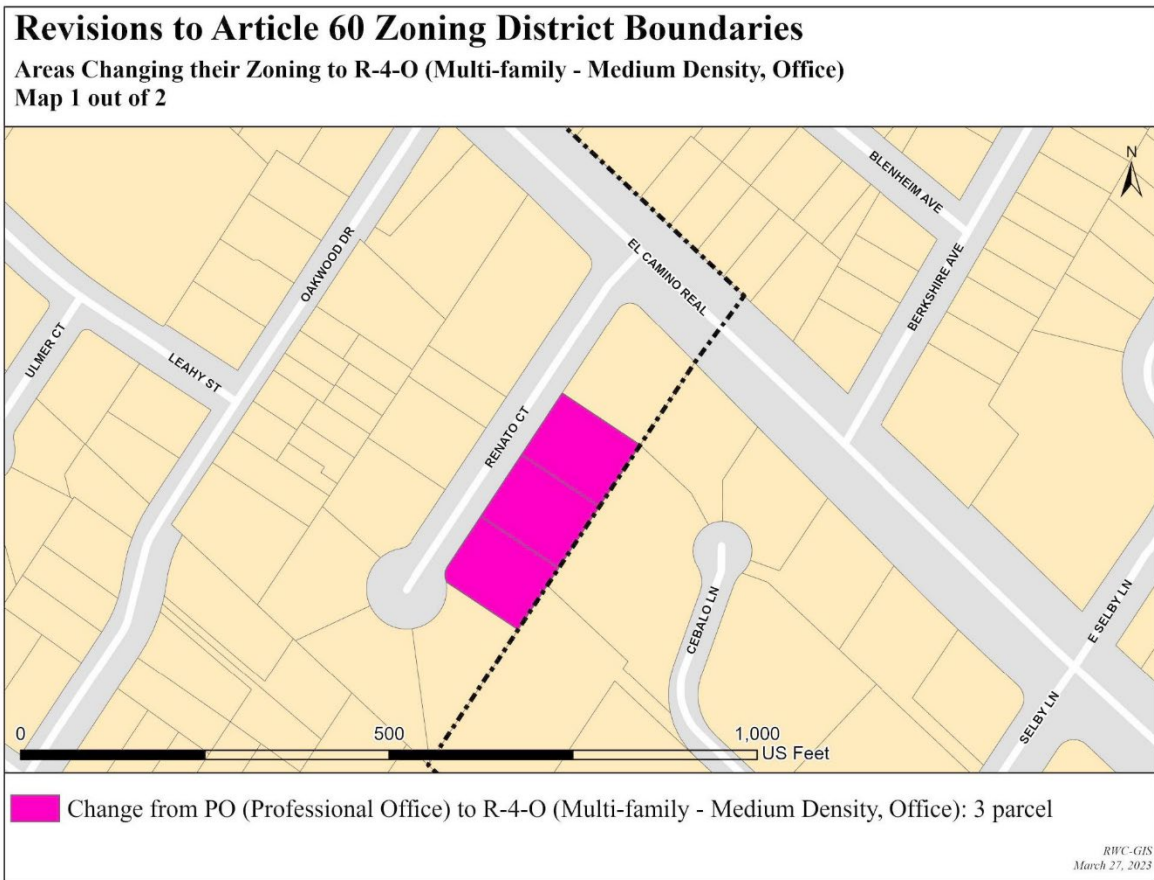


Table A.8.1. Areas Changing their Zoning to R-4-O (Multi-Family - Medium Density, Office)

Exhibit No.	APN (San Mateo County)	SITUS ADDRESS (San Mateo)	Existing Zoning	Proposed Zoning	Existing General	Proposed General
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	Assessors, March 2023)	County Assessors, March 2023)			Plan Land Use	Plan Land Use
A.8.1	059-172- 180	61 RENATO CT, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A
A.8.1	059-172- 190	<u>51</u> RENATO CT, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A
A.8.1	059-172- 200	35 RENATO CT, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A

Exhibit A.8.2. Areas Changing their Zoning to R-4-O (Multi-Family – Medium Density, Office)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-4-O (Multi-family - Medium Density, Office)

Map 2 out of 2

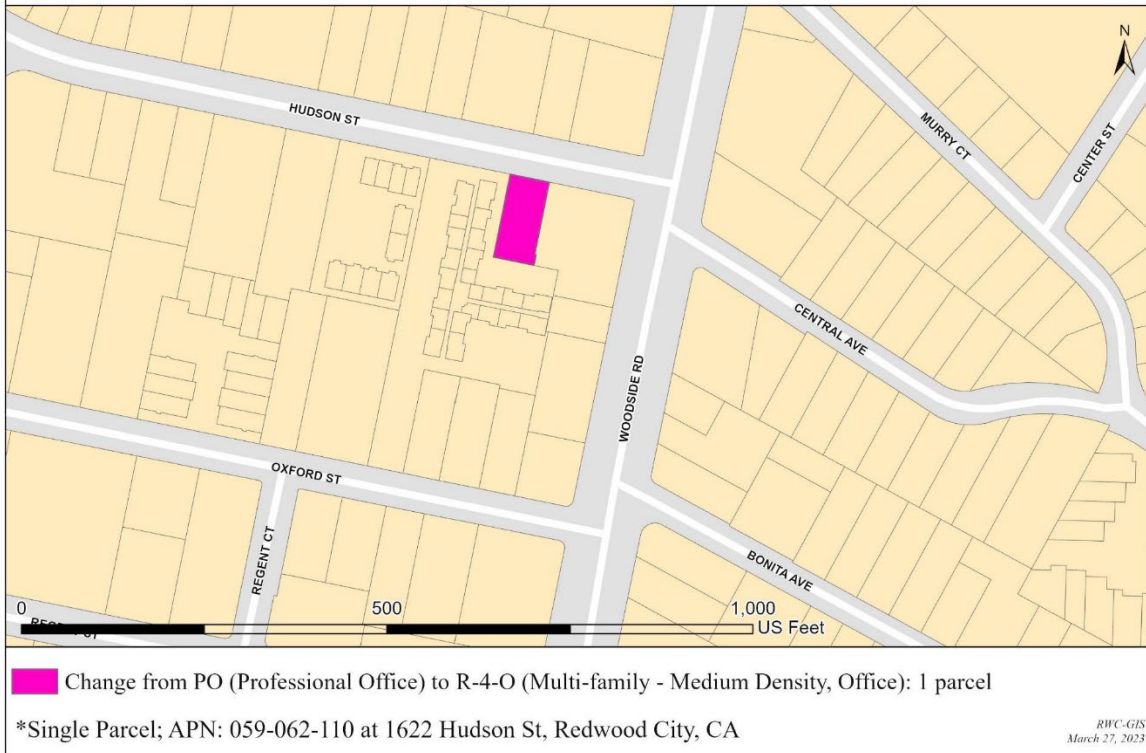


Table A.8.2. Areas Changing their Zoning to R-4-O (Multi-Family - Medium Density, Office)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.8.2	059-062-110	1622 HUDSON ST, REDWOOD CITY	PO	R-4-O	High Density Residential	N/A

Exhibit A.9.1. Areas Changing their Zoning to R-5 (Multi-Family - High Density) or R-5-O (Multi-Family - High Density, Office)

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-5 (Multi-family - High Density) or R-5-O (Multi-family - High Density, Office)
Map 1 out of 3

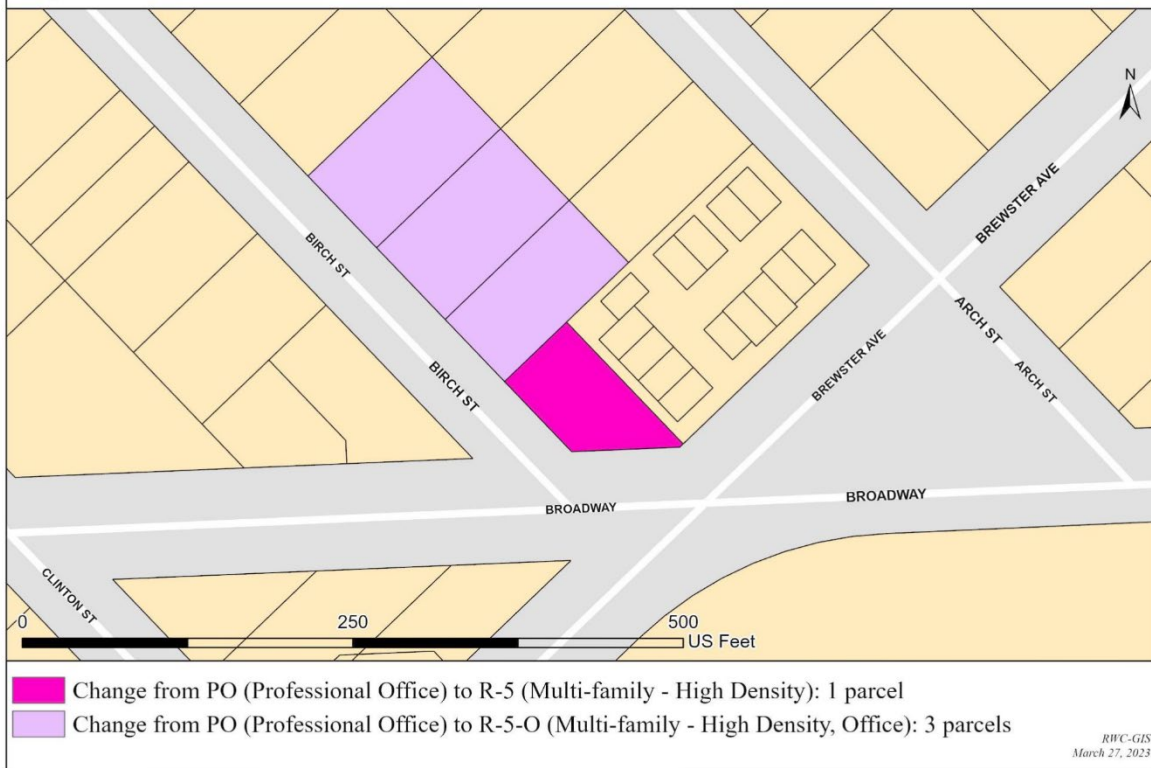


Table A.9.1. Areas Changing their Zoning to R-5 (Multi-Family - High Density) or R-5-O (Multi-Family - High Density, Office)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.9.1	052-192-100	2810 BROADWAY, REDWOOD CITY	PO	R-5	High Density Residential	N/A
A.9.1	052-192-110	173 BIRCH ST,	PO	R-5-O	High Density Residential	N/A

		REDWOOD CITY				
A.9.1	052-192-120	171 BIRCH ST, REDWOOD CITY	PO	R-5-O	High Density Residential	N/A
A.9.1	052-192-130	155 BIRCH ST, REDWOOD CITY	PO	R-5-O	High Density Residential	N/A

Exhibit A.9.2. Areas Changing their Zoning to R-5 (Multi-Family - High Density) or R-5-O (Multi-Family - High Density, Office)

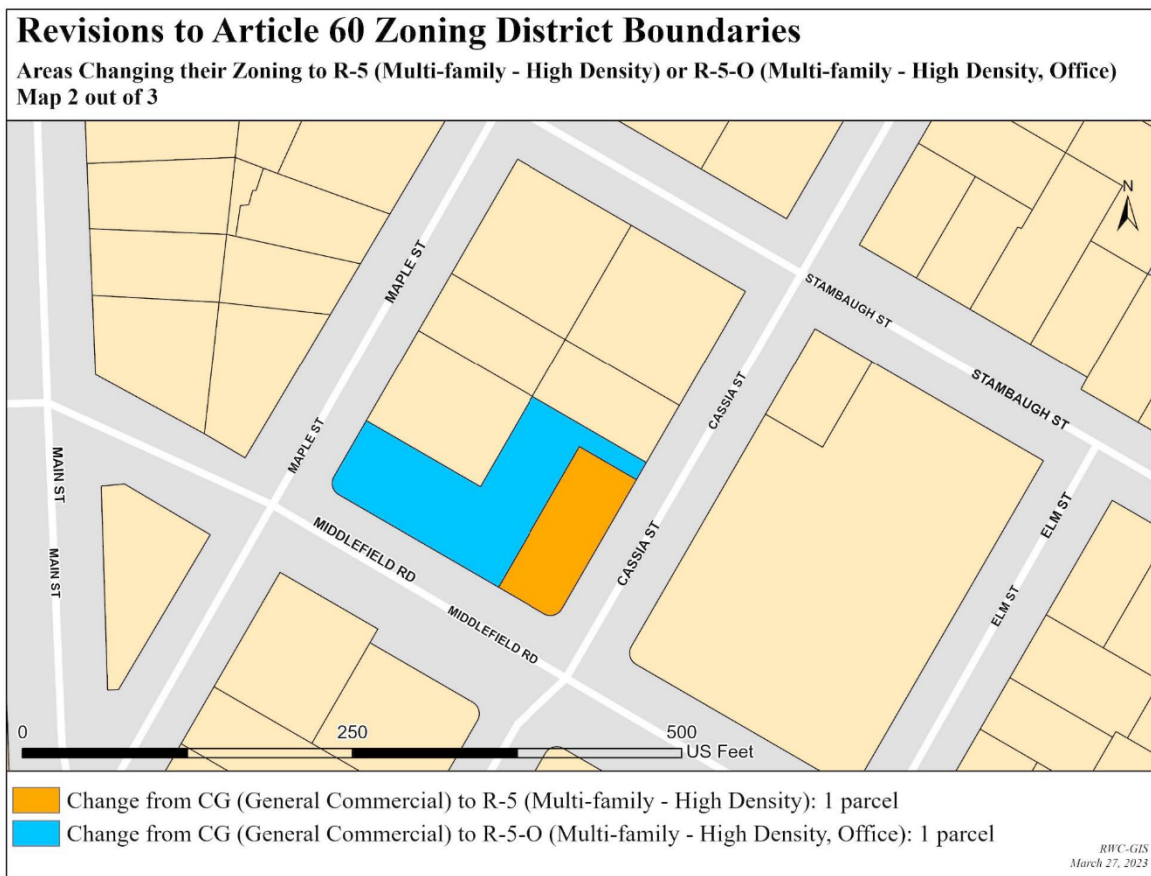


Table A.9.2. Areas Changing their Zoning to R-5 (Multi-Family - High Density) or R-5-O (Multi-Family - High Density, Office)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.9.2	053-141-140	MIDDLEDFIELD RD & CASSIA ST, REDWOOD CITY	CG	R-5	High Density Residential	N/A
A.9.2	053-141-130	1243 MIDDLEFIELD RD, REDWOOD CITY	CG	R-5-O	High Density Residential	N/A

~~Exhibit A.9.3. Areas Changing their Zoning to R-5 (Multi-Family - High Density) or R-5-O (Multi-Family - High Density, Office)~~

Revisions to Article 60 Zoning District Boundaries

Areas Changing their Zoning to R-5 (Multi-family - High Density) or R-5-O (Multi-family - High Density, Office)
Map 3 out of 3

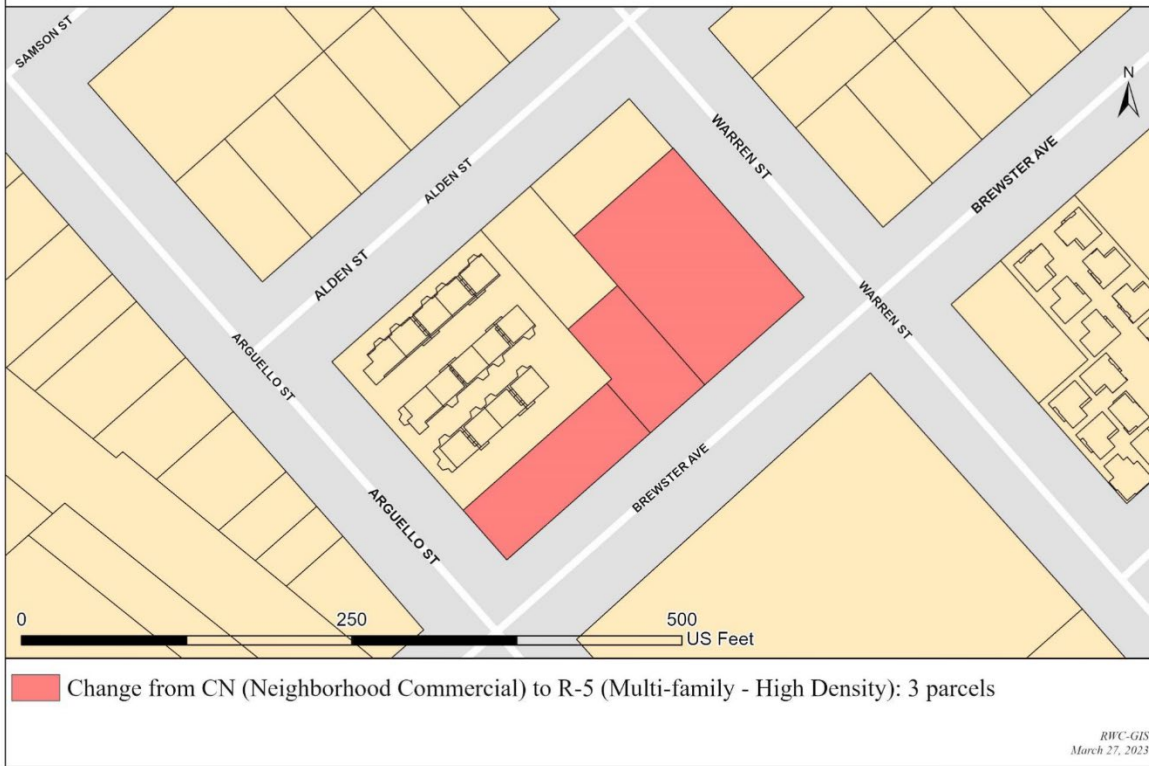


Table A.9.3. Areas Changing their Zoning to R-5 (Multi-Family - High Density) or R-5-O (Multi-Family - High Density, Office)

Exhibit No.	APN (San Mateo County Assessors, March 2023)	SITUS ADDRESS (San Mateo County Assessors, March 2023)	Existing Zoning	Proposed Zoning	Existing General Plan Land Use	Proposed General Plan Land Use
A.9.3	052-275-120	840 BREWSTER AVE, REDWOOD CITY	CN	R-5	High Density Residential	N/A

A.9.3	052-275-130	706 ARGUELLO ST, REDWOOD CITY	CN	R-5	High Density Residential	N/A
A.9.3	052-275-160	802 BREWSTER AVE, REDWOOD CITY	CN	R-5	High Density Residential	N/A

(Ord. No. [1130-386](#), § 4(Exh. B), 7-24-23; Ord. No. [1130-388](#), § 4(Exh. A), 7-24-23)