



THE PLANNING & ZONING RESOURCE CORPORATION

100 North East 5th Street • Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 • Fax (405) 840-2608

ZONING AND SITE REQUIREMENTS SUMMARY

***PZR REPORT*[®] FOR:**
CIRCLE STAR
1 CIRCLE STAR WAY
2 CIRCLE STAR WAY
1709 INDUSTRIAL WAY
SAN CARLOS, CALIFORNIA

1717 INDUSTRIAL WAY
REDWOOD CITY, CALIFORNIA

Prepared For:

GIBSON, DUNN & CRUTCHER LLP

Date: Draft – 3/12/2014

Date: Recertified – 3/25/2014

PZR SITE NUMBER: 73924-1

NATIONAL PLANNING & ZONING CONSULTING SERVICE

THE PLANNING & ZONING RESOURCE CORPORATION

100 NORTH EAST 5th STREET
OKLAHOMA CITY, OKLAHOMA 73104
(405) 840-4344
(405) 840-2608 FAX

ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	046-240-180-3: 052-103-170-8:	<i>City of San Carlos, California</i> <i>City of Redwood City, California</i>
2. Name:	<i>Circle Star</i>	
3. Address:	<i>1 Circle Star Way</i> <i>2 Circle Star Way</i> <i>1790 Industrial Way</i> <i>1717 Industrial Way</i>	
4. Size:	Total: City of San Carlos: City of Redwood City:	<i>6.904 Acres / 300,738.24 Square Feet +/-</i> <i>5.236 Acres / 228,080.16 Square Feet +/-</i> <i>1.668 Acres / 72,658.08 Square Feet +/-</i> <i>(Per Survey)</i>

II. Existing Land Use and Zoning

1. Date of Existing Ordinance:	City of San Carlos: City of Redwood City:	<i>February 10, 2014</i> <i>April 8, 2013</i>
2. Existing Zoning Designation:	City of San Carlos: City of Redwood City:	<i>"PD" Planned Development No. 1230</i> <i>"IR" Industrial Restricted</i>
3. Adjacent Zoning Designation and or Uses if Applicable:	City of San Carlos: City of Redwood City:	<i>Not Applicable</i> <i>North/East: Industrial</i> <i>South: Residential West: N/A</i>
4. Existing Land Use:	<i>Professional Office and Parking Garage</i> <i>Please note, only a portion of the parking garage is within the City of Redwood City.</i>	

Continued on page 3...

Continued from page 4...

Is the Existing Use in Conformance?

City of San Carlos: ***Yes, as a Permitted Use per Ordinance No. 1230. Please note, according to Ordinance 1230, Section 2.2: "A Conditional Use Permit and Architectural Review shall be completed prior to submittal of building permits." (Copy of Use Permit Requested)(See Attached Planned Development Ordinance No. 1230, adopted 5/12/1997 and Section 18.10.040 for Code Reference)***

City of Redwood City: ***Yes, according to a verbal conversation with Karen Vaughn, Senior Planner on 3/25/2014, commercial parking garages are a Permitted Conditional Use. (Copy of Conditional Use Permit has been Requested)***

Please note, the City of Redwood City is unable to confirm, telephonically, whether or not a Conditional Use Permit had been issued to the subject property. According to Ms. Vaughn, this information will be supplied upon completion of the open records request research. (See Section 17.3 for Code Reference)

III. Zoning Regulations

- | | |
|---|-----------------------------|
| 1. Are copies of zoning regulations available for this site? | <i>Yes, Attached</i> |
| 2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use? | <i>Yes, Attached</i> |

IV. Property Specification

1. Building Set-Back Lines		
	Required	Existing
<u>Per Ordinance No. 1230</u>		
a. Creek Bank:	25 Feet from top of bank	Not Abutting Creek Bank
b. South Property Line:	10 Feet	110 Feet (Per Scale of Survey)
c. Rear Property Line:	10 Feet	49 Feet (Per Survey)
d. Industrial Road:	100 Feet	280 Feet (Per Scale of Survey)
<u>Per City of Redwood City</u>		
e. Front:	Minimum area, in square feet, equal to five (5) times the linear feet of building frontage facing that street. Such open area shall be permanently landscaped. Notwithstanding the foregoing, any lot abutting any R District on either side shall have a front yard with a minimum depth of one-half (½) the required front yard of that R District.	Not Applicable as the Front of this Site is Located within the City of San Carlos
f. Side:	None 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.	10 Feet abutting Industrial (Per Scale of Survey) 205 Feet abutting Industrial way, across of which is residential property
g. Rear:	None required, except when any lot abuts any R District in the rear, it shall have a rear yard with a minimum depth of fifteen (15) feet.	10 Feet abutting Industrial (Per Scale of Survey)

Is the Existing Building in Conformance?

City of San Carlos: Yes (See Attached Planned Development Ordinance No. 1230, adopted 5/12/1997 and Section 18.10.040 for Code Reference)

City of Redwood City: Yes (See Section 17.9 for Code Reference)

2. Building Size

- a. Maximum Building Height or Stories: *Per Ordinance No. 1230
70 Feet / 4 Stories; plus penthouse
Per City of Redwood City
75 Feet*
- b. Existing Building Height or Stories:
Parking Garage: *Office: 60 Feet / 4 Stories (Per Survey)
3 Stories (Per Survey)(Estimated
building height 36 Feet, based on an
average of 12 Feet per story)*
- c. Building Site Area Requirements: *Per City of San Carlos "PD" District
Minimum Lot Area:
Mixed Use: ½ of 1 contiguous acre
Other Districts: 2 contiguous acres
(Existing: 6.904 Acres, total
development of which, 5.236 Acres are
located within the City of San Carlos)*
- Per City of Redwood City
Minimum Lot Area: 10,000 Square Feet
(Existing: 300,738.24 square feet, total
development of which, 72,658.08 square
feet are located within the City of
Redwood City)*
- Minimum Lot Width: 70 Feet
(Existing: At Least 70 Feet)
(Per Review of Survey)*
- Minimum Lot Frontage: 50 Feet
(Existing: At Least 50 Feet)
(Per Review of Survey)*

Is the Existing Building in Conformance?

*City of San Carlos: Yes (See Attached Planned
Development Ordinance No. 1230, adopted 5/12/1997 and Section 18.10.040 for Code
Reference)*

*City of Redwood City: Yes (See Section 17.6 & 17.7 for Code
Reference)*

3. Density

a. Building Density Formula:

Per Ordinance No. 1230

**Maximum Building Coverage: 35%
(Existing: 100,824 square feet, building
footprint / 300,738.24 square feet, lot
area = 34%)(Per Survey)**

Per City of Redwood City

**Maximum Impervious Coverage: 70%
(Not Applicable as this site was
approved as part of a larger
development for which impervious
coverage was approved as part of the
whole development)**

b. Approximate Building Footprint:

**53,524 Square Feet (Per Survey); plus
47,300 Square Feet, Parking Garage
(Per Scale of Survey)**

c. Approximate Gross Floor Area:

**206,000 Square Feet (Per Online
Property Research)**

Is the Building Coverage in Conformance?

**City of San Carlos: Yes (See Attached Planned
Development Ordinance No. 1230, adopted 5/12/1997 and Section 18.10.040 for Code
Reference)**

**City of Redwood City: Yes (See Section 17.5 & 17.8 for Code
Reference)**

4. Parking

- a. Parking Space Formula: *Per Ordinance No. 1230*
Office Development: 1 space per 300 square feet (up to 15% of the required parking for hotel use of the office parking and 5% of the office parking using the hotel parking can be shared) (206,000 square feet, gross floor area, per online property research / 300 square feet = 686.6)
- b. Parking Spaces Required:
City of San Carlos: 687 Total Parking Spaces
City of Redwood City: None Specified for Parking Garages
- c. Existing Parking Spaces: *279 Total Parking Spaces Onsite, including 13 handicap spaces; plus, 399 Total Parking Spaces in Garage, including 9 handicap spaces; plus 98 Total Parking Spaces Offsite, including 4 handicap spaces. (Per Survey)*

Is the Existing Parking in Conformance?

City of San Carlos: Yes (See Attached Planned Development Ordinance No. 1230, adopted 5/12/1997 and Section 18.20 for Code Reference)

City of Redwood City: Yes (See Section 30 for Code Reference)

V. Site History

1. Was special permitting or condition(s) applied to existing zoning? **Yes**
- a. Site Plan Approval or Planned Unit Development? **Planned Development (See Attached Ordinance No. 1230)**
- b. Other?
- City of Redwood City: Conditional Use Permit (Copy Requested)***
- Please note, the City of Redwood City is unable to confirm, telephonically, whether or not a Conditional Use Permit had been issued to the subject property. According to Ms. Karen Vaughn, Senior Planner, this information will be supplied upon completion of the open records request research.***
2. Are there any outstanding building or zoning violations on file? ***The municipality is unwilling to provide verbal confirmation regarding outstanding building or zoning code violations. Please note, written confirmation has been requested and shall be forwarded upon receipt.***
3. Is a Certificate of Occupancy available for the site? ***Copies of Certificates of Occupancy have been requested and shall be forwarded upon receipt, if available.***

VI. Conclusions

1. Conformance Status:	<i>Legal Conforming</i>
2. Nonconforming Characteristics of the Site:	<i>None</i>
3. Recommended Action:	<i>None</i>
4. Rebuildability Clause:	<i>Not Applicable</i>

Other Comments: A zoning verification letter has been requested and shall be forwarded upon receipt. Please note, the zoning designation was verified through the municipality's online GIS. (See Attached)

The Planning & Zoning Resource Corporation has relied on information provided by the following:

Municipal Officials

***City of San Carlos
Planning & Building Division
Temporary Relocation from 1/2014 - 5/2014
San Carlos Library
2nd Floor, Room 206
610 Elm Street
San Carlos, California 94070
650-802-4262***

***Karen Vaughn
Senior Planner
City of Redwood City
Community Development Department
1017 Middlefield Road
Redwood City, California 94063
650.780.7234***

Surveyor

***BKF
1646 North California Blvd., Suite 400
Walnut Creek, California 94596
925.940.2200***

Survey Dated: 3/19/2014

This report was prepared by Melinda Gallegos. Questions may be directed to Alicia Taylor at 405.840.4344, Extension 3207 or by email to Alicia.Taylor@pzs.com. Please Reference PZR Site Number 73924-1.

ORDINANCE NO 1230

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
ADOPTING A PLAN OF DEVELOPMENT FOR PROPERTY LOCATED AT 1717 INDUSTRIAL ROAD
FOR CONSTRUCTION OF TWO FOUR STORY OFFICE BUILDINGS AND 116 ROOM HOTEL

The City Council of the City of San Carlos does ordain as follows

SECTION 1 That Section 18 16 020 of the San Carlos Ordinance Code and being the Zoning Map of said City is hereby amended by the adoption of a Plan of Development in accordance with the Planned Community Zoning Regulations for 1717 Industrial Road Said Plans of Development consist of Master Plan by Kenneth Rodrigues Partners and David gates Associates (submitted March 28 1997 with revisions and updates to implement conditions of approval) and plans for Homestead Village by Togawa and Smith Inc (submitted February 11 1997 with revisions and updates to implement conditions of approval) and the development shall be substantially in compliance with those plans

SECTION 2 That the City Council hereby adopts the Development Standards applicable to said property which consist of

- 1 Setbacks shall be a minimum of 25 from the top of the creek bank and 10 from the south side property line 10 from the rear property line and 100 from Industrial Road for the office buildings and 50 from the front property line for the hotel Height shall be limited to no more than 70 (four stories plus penthouse) lot coverage (building footprint) not to exceed 35% for buildings
- 2 Compliance shall be maintained with the Planned Community Zoning Regulations specified in the San Carlos Municipal Code A Conditional Use Permit and Architectural Review shall be completed prior to submittal of building permits
- 3 The proposed development shall secure and keep active the first building permit for one of the three proposed structures no later than two (2) years from the effective adoption date of this Plan of Development If the building permit is not secured and kept active this Ordinance shall expire but shall be subject to the provisions and requirements of the Development Agreement
- 4 Due to the shared driveway and access for the project frontage improvements and street improvements shall be completed by Mozart Development (pursuant to purchase agreement with Homestead Village) and full access and parking shall be provided for whichever building is completed first prior to issuance of an occupancy permit for that building
- 5 The project construction frontage improvements and site improvements shall comply with all requirements of the Building Department Public Works Department Fire Department and Police Department Fire Department access to the site and building shall be maintained at all times
- 6 The signage for both tenants shall not exceed 2 519 square feet (total allowed by Circle Star under their variance) with configuration as discussed in the staff report The project shall have a monument sign on Industrial Road of uniform design shared by all tenants Signage on the U S 101 sign only shall be permitted to advertise products or services made by the company or companies occupying offices on the site or hotel services In addition off-site products or services can be advertised to include community postings as negotiated by the applicant at no charge to the City Further such approval is subject to Cal Trans approval and their regulations as well as applicable State Law

- 7 Compliance shall be maintained with National Pollution Discharge Elimination System (NPDES) requirements both for construction and ongoing operations of the project
- 8 A lot line adjustment shall be filed to consolidate the lots prior to issuance. Cross easements shall be recorded (with a copy provided to the City) to assure that full access is provided to the hotel site
- 9 A minimum of one parking space for each 300 square feet of building area shall be maintained for the office development and one parking space shall be maintained for each hotel unit. Up to 15% of the required parking for hotel use of the office parking and 5% of the office parking using the hotel parking can be shared between the two users (with appropriate language added to the title documents to the property with a copy furnished to the City) since the peak periods for parking use do not overlap
- 10 Improvements and dedications on Industrial Road shall occur in accordance with specifications approved by the City Council. Final plans of the street improvement design take into account design concerns of the Centennial neighborhood and final plans shall be reviewed by the Planning Commission. The following conditions shall apply to the frontage improvements and traffic mitigation:
 - a) Project traffic is precluded from crossing Industrial Road and entering G Street
 - b) A traffic signal shall be installed at the developer's expense prior to occupancy of the first building on the project site to safely accommodate turning movements into and out of the site. The developer shall pay for the signal maintenance without time limitation, estimated to be \$3000 per year indexed to the Consumer Price Index
 - c) Right turn only exits shall be provided from the site to Industrial Road
 - d) Adequate stacking shall be provided to accommodate projected traffic volumes turning left into the site from south bound Industrial Road
 - e) A landscaped median shall be installed on Industrial Road in front of the project to the satisfaction of the Planning Director
 - f) Right and left turns into and out of Garden and Flower Streets shall not be precluded by the Industrial Road improvements
 - g) The applicant shall contribute \$5,000.00 to a traffic mitigation fund to be used only in the Centennial Neighborhood for traffic calming devices to improve neighborhood traffic
- 11 The southern access driveway on Industrial Road shall be designed to permit ingress only; no egress shall be permitted
- 12 Construction of all frontage improvements including curb, gutter and sidewalk and driveway approaches shall be constructed or reconstructed to the satisfaction of the City of San Carlos Public Works Director
- 13 The main entrance/exit shall have no interior parking lot access points at least 120' from Industrial Road (as shown on the Plan of Development) for the life of the development
- 14 The applicant shall comply with the recommendations of the Airport Land Use Committee (ALUC) and of the FAA for construction and maintenance of all structures on the property
- 15 The applicant and contractor shall comply with all mitigation measures identified in the environmental review documents and mitigation monitoring program

- 16 The project may be constructed in up to three phases including one main building per phase
- 17 Rental contracts at the hotel shall be restricted to a thirty (30) day limitation subject to review by the City Attorney

SECTION 3 Severability If any section subsection sentence clause phrase or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction such decision shall not affect the validity of the remaining portions of this Ordinance The City Council of the City of San Carlos hereby declares that it would have adopted this Ordinance and each section subsection sentence clause phrase or portion may be declared invalid or unconstitutional

SECTION 4 Pursuant to Section 36937 of the Government Code of the State of California this Ordinance shall take effect and be in full force and effect thirty (30) days after its final passage

SECTION 5 The City Clerk shall cause this Ordinance to be published and posted in accordance with the requirements of Section 36933 of the Government Code of the State of California


Introduced this 28th day of April 1997

Passed and adopted as an Ordinance of the City Council of the City of San Carlos at a regular meeting thereof held on the 12th day of May 1997 by the following vote

AYES COUNCIL MEMBERS KING, BUCKMASTER, EATON, NELSON, MITCHELL

NOES COUNCIL MEMBERS NONE

ABSENT COUNCIL MEMBERS NONE



MAYOR of the City of San Carlos

ATTEST


CITY CLERK of the City of San Carlos

Community Development
Department
Building Inspection &
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Details - Parcel# 052103170

Address	Restriction Details	Owner	Land Use	Building	Legal
Subdivision 2 CENTENNIAL Lot 6102.02 Block 903 Tract 0 Sec-Twp-Rng Lot Size 91000 Description 1.26 AC MOL ON ELY LN OF INDUSTRIAL WAY OPP LOTS 10 & 11 BLK 9 CORDILLERAS ADD-PTN OF SEC 18 T5SR3W MDB&M ACREAGE REDWOOD CITY					

Search Examples:

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1017 Middlefield
1017 Middlefield Rd

For Parcel search:

053131140 (no dashes)

(Double-Click Row for Details)

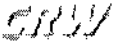
Parcel Number	Address	SITE_NUMBER	SITE_STR
1329-04	1601-1699 INDUSTRIAL WY	1601-1699	INDUSTRIAL
121681-09	1700-1717 INDUSTRIAL WY	1700-1717	INDUSTRIAL
121681-05	1700-1799 INDUSTRIAL WY	1700-1799	INDUSTRIAL
052124710	1704 INDUSTRIAL WAY	1704	INDUSTRIAL
052103170	1717 INDUSTRIAL WAY	1717	INDUSTRIAL

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Details - Parcel# 052103170

Address	Restriction Details	Owner	Land Use	Building	Legal
# Units				0	
# Stories				0	
# Bedrooms				0	
# Bathrooms				0	
Year Built				0	

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Parcel Number	Address	SITE_NUMBER	SITE_STRI
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121681-05	1700-1799 INDUSTRIAL WY	1700-1799	INDUSTRIAL
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Details - Parcel# 052103170

Address	Restriction Details	Owner	Land Use	Building	Legal
<p>Zoning Code 1: IR INDUSTRIAL RESTRICTED Designation: 27 Parking Lots, Co</p> <p>Zoning Code 2:</p> <p>General Plan:</p> <p>Census Code:</p> <p>School District: Date Created:</p> <p>Tax Rate Area: 009001 Last Updated: 2/21/2014</p>					

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Details - Parcel# 052103170

Address	Restriction Details	Owner	Land Use	Building	Legal
<p>Owner Name COUNTY, OF SAN MATEO</p> <p>Address 455 COUNTY CENTER 4TH FL</p> <p>City REDWOOD CITY</p> <p>State CA</p> <p>Zip 94063</p>					

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Details - Parcel# 052103170

Address Restriction Details Owner Land Use Building Legal

Address: 1717 INDUSTRIAL WAY [Map View](#)

City, State, Zip: REDWOOD CITY, CA, 94063

Assessor PIN or Tax Lot 052103170
No.:

Subdivision: 2 CENTENNIAL

Parking: 0

Block: 903

Lot: 6102.02

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1017 Middlefield Rd

For Parcel search:

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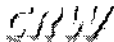
Parcel Number	Address	SITE_NUMBER	SITE_STRI
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121681-09	1700-1717 INDUSTRIAL WY	1700-1717	INDUSTRIAL
121681-05	1700-1799 INDUSTRIAL WY	1700-1799	INDUSTRIAL
052124710	1704 INDUSTRIAL WAY	1704	INDUSTRIAL
052103170	1717 INDUSTRIAL WAY	1717	INDUSTRIAL

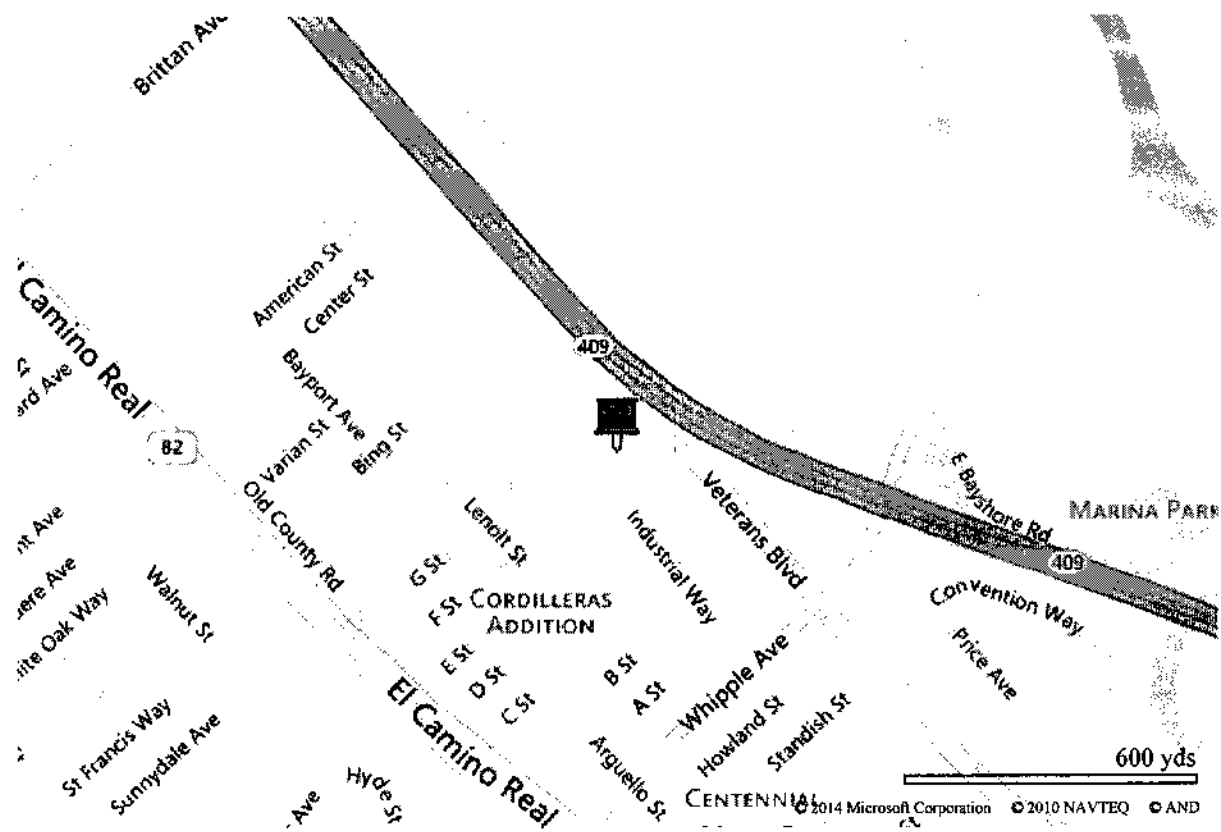
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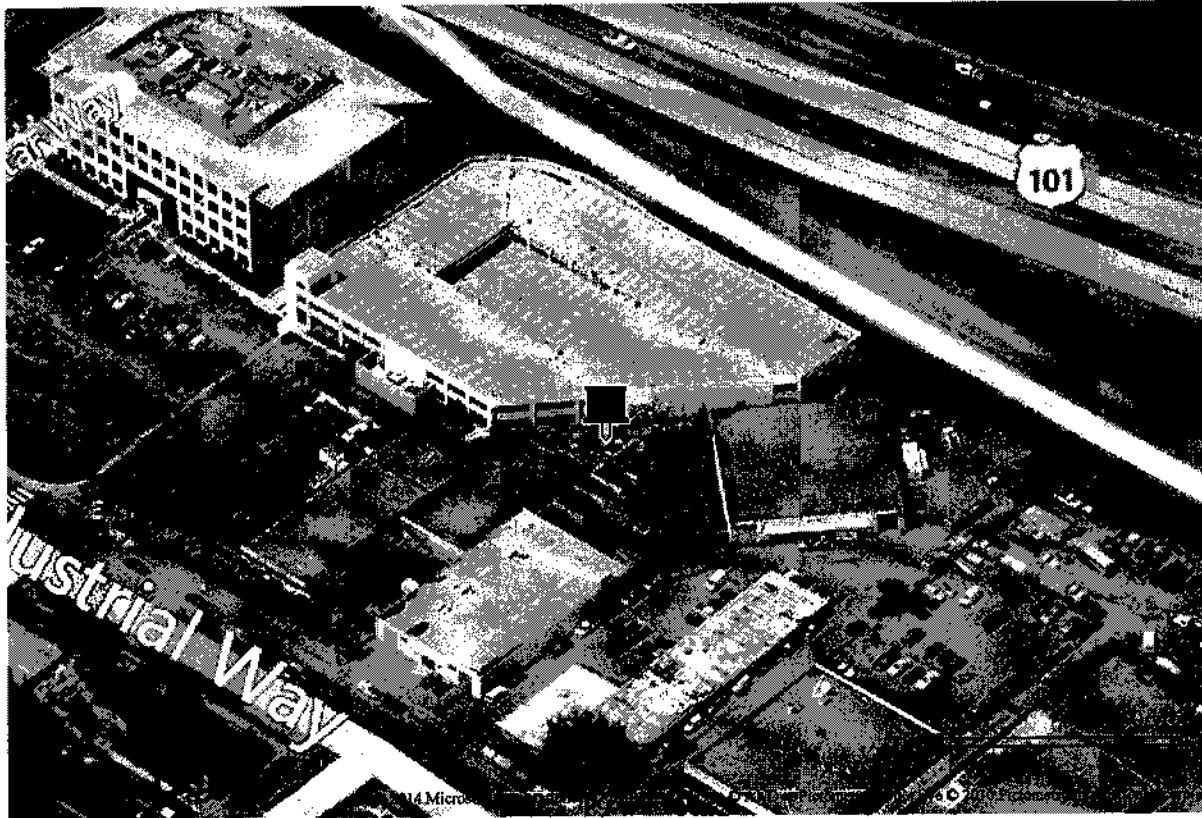
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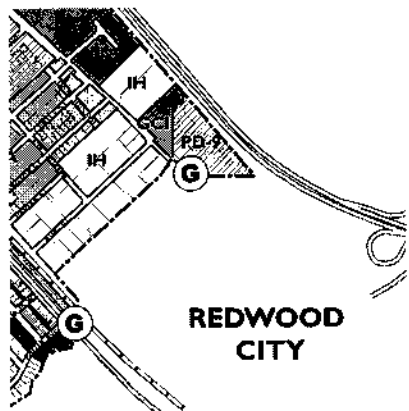
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INDUSTRIAL:

IP (Industrial Park)

IP-10

IP-T

IP-V

LIL-S (Light Industrial Incubator)

IR (Industrial Restricted)

IR-T

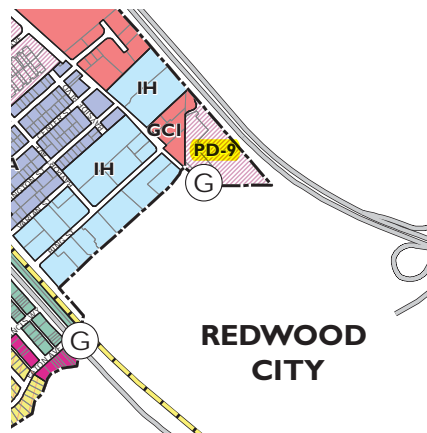
GI (General Industrial)

OTHER:

P (Planned Community District)

PF (Public Facility)





Zoning Ordinance / Land Development Code

with

Most Current Revision Date

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- + Title 2 ADMINISTRATION AND PERSONNEL
Revised 2/14
- + Title 3 REVENUE AND FINANCE
- Title 4 (RESERVED)
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- + Title 6 ANIMALS
- Title 7 (RESERVED)
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A Codification of the General Ordinances of the City of San Carlos, California

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Applicable Zoning District
Showing
Permitted/Conditional Land Uses
and
Bulk Regulations

Chapter 18.10 **PLANNED DEVELOPMENT DISTRICT**

Sections:

- [18.10.010](#) Purpose.
- [18.10.020](#) Zoning Map designation.
- [18.10.030](#) Land use regulations.
- [18.10.040](#) Development regulations.

18.10.010 Purpose.

The purpose of this chapter is to establish a Planned Development (PD) District that provides for one or more properties to be developed under a plan that provides for better coordinated development and incorporates development standards crafted to respond to site conditions in order to:

- A. Provide flexibility by allowing diversification in regulations such as building relationships, setbacks, height limitations, floor area ratio (FAR), lot sizes, types of structures, parking, landscaping, and the amount and location of open space.
- B. Ensure substantial compliance with and implement the land use and density policies of the General Plan and any applicable specific plan.
- C. Provide for efficient and cost-effective public facilities and services.
- D. Allow for creative development projects that incorporate design features that provide greater amenities than would likely result from conventionally planned development.
- E. Protect public health, safety, and general welfare without unduly inhibiting developers attempting to secure the advantages of modern, large-scale site planning for residential, commercial, or industrial purposes.

F. A PD District shall also be used for adoption and administration of specific plans, prepared pursuant to the Government Code. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.10.020 Zoning Map designation.

A PD District shall be noted on the Zoning Map by the designation “PD,” followed by the number of the planned development or specific plan based on order of adoption. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.10.030 Land use regulations.

No use other than an existing use is permitted in a PD District except in accord with a valid PD plan or adopted specific plan. Any permitted or conditional use authorized by this title may be included in an approved PD plan or an adopted specific plan consistent with the General Plan land use designation(s) for the property. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.10.040 Development regulations.

A. Minimum Area. The minimum area of a PD District shall be as follows; however, the City Council may approve a district smaller than the minimum area if it finds that rezoning to PD would provide greater benefits to the general welfare of San Carlos’ residents and property owners than development under conventional zoning because of unique characteristics of the site or the proposed use.

1. Mixed-Use Districts: One-half of one contiguous acre.
2. Other Districts: Two contiguous acres.

B. **Open Space.** Open space shall be shown on the PD plan, and the total open area in a PD plan shall be substantially the same as the open area required by the base district for the total area of the planned development.

C. Residential Unit Density. Except where a density bonus is granted in compliance with the City’s density bonus regulations for affordable housing and child care, Chapter [18.16](#), Affordable Housing Programs and Chapter [18.17](#), Affordable Housing Incentives, the total number of dwelling units in a PD plan shall not

exceed the maximum number permitted by the General Plan density for the total area of the planned development designated for residential use, excluding areas devoted to public and private streets, creeks, and storm drains.

D. Performance Standards. The performance standards prescribed by Chapter [18.21](#), Performance Standards, apply.

E. **Other Development Regulations.** Minimum lot area, yard requirements, building heights, and other physical development standards shall be as prescribed by the PD plan. Each PD plan shall establish development standards that, at a minimum, address the following:

1. Land use;
2. Circulation of traffic;
3. Landscaping;
4. Architecture;
5. Specific density;
6. Minimum building site;
7. Minimum lot dimensions;
8. Maximum lot coverage by buildings and structures;
9. Minimum yards;
10. Maximum building or structure heights;
11. Maximum height of fences and walls;
12. Signs;
13. Off-street parking; and

14. Other items as deemed appropriate by the Planning Commission and City Council. (Ord. 1438 § 4 (Exh. A (part)), 2011)

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Chapter 18.36 PLANNED DEVELOPMENT

Sections:

18.36.010	Purpose.
18.36.020	Applicability.
18.36.030	Procedures.
18.36.040	Required findings.
18.36.050	Conditions.
18.36.060	Expiration and renewal.
18.36.070	Amendments of approved plans.
18.36.080	Status of specific plan.
18.36.090	Development plan review.
18.36.100	Failure to comply with conditions.
18.36.110	Revocation or modification of planned development permit.

18.36.010 Purpose.

This chapter provides procedures for establishing a Planned Development (PD) District to facilitate orderly development of larger sites in the City consistent with the General Plan, especially where a particular mix of uses or character is desired that can best be achieved through an integrated development plan. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.020 Applicability.

The procedures in this chapter shall apply to all proposals to establish a PD District. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.030 Procedures.

A. Decision-Making Body. A PD District must be adopted by the City Council. A public hearing before the Planning Commission is required prior to City Council review, and the Planning Commission shall make a recommendation to the City Council.

B. Review Procedures.

1. Rezoning. An application for rezoning to a PD District shall be processed as an amendment to the Zoning Map, according to the procedures of Chapter [18.35](#), Amendments to Zoning Ordinance and Map, and shall include a specific plan or PD plan.
2. PD Plan. The PD plan shall be accepted and processed concurrently, in the same manner as a conditional use permit application, pursuant to Chapter [18.27](#), Common Procedures, and Chapter [18.30](#), Use Permits, although additional information is required to be submitted in order to determine that the intent of this title and the General Plan will be fulfilled.
3. Tentative Subdivision Map. When a PD requires the submission of a tentative subdivision map, this map and all supporting documents shall be prepared and submitted concurrently with the application of the PD.

C. Initiation. An amendment to reclassify property to PD shall be initiated by a property owner or authorized agent or a motion of the Planning Commission or the City Council. If the property is not under a single ownership, all owners must join the application, and a map showing the extent of ownership shall be submitted with the application.

D. Application Content. An application for a PD, made on the prescribed form, shall be filed with the Planning Division, accompanied by the required fee. Applications shall contain all of the following:

1. Legal Description. A legal description of the site and a statement of the number of acres, or square feet if less than one acre, contained therein.
2. Title Report. A title report verifying the description and the ownership of the property.
3. Ownership Declaration. A declaration as to whether the site is to remain under the same ownership and control or to

be divided into small units during or after development and the manner and method of the division.

4. **Project Narrative.** A generalized narrative describing the location of the site, its total acreage, and the existing character and use of the site and adjoining properties; the concept of the proposed development, including proposed uses and activities, proposed residential densities if appropriate, and physical land alteration required by the development; and the relation of the proposed PD to the San Carlos General Plan.

5. **Development Schedule.** A development schedule, including anticipated timing for commencement and completion of each phase of development, tabulation of the total number of acres in each separate phase and percentage of such acreage to be devoted to particular uses, and an indication of the proposed number and type of dwelling units by phase of development, if applicable.

6. **Maps and Diagrams.** Maps, diagrams, and other graphics necessary to establish the physical scale and character of the development and demonstrate the relationship among its constituent land uses, buildings and structures, public facilities, and open space. These graphics shall at a minimum indicate:

- a. A map showing the perimeter boundaries of the project site, the perimeter of the ownership, the location and dimensions of any existing property lines and easements within the site, and all uses and structures within a three-hundred-foot radius of the project area boundaries;
- b. Existing and proposed changes in the topography of the site, including the degree of land disturbance, the location of drainage channels or water courses, and the direction of drainage flow in one-foot contour intervals on areas of cross-slopes of less than five percent, at two-

foot intervals on areas of cross-slopes of five to ten percent, and at five-foot intervals on areas of cross-slopes exceeding ten percent;

c. A circulation diagram indicating proposed movement of vehicles, goods, and pedestrians within the district and to and from adjacent areas, including streets and driveways, sidewalks and pedestrian ways, and off-street parking and loading areas;

d. A site plan indicating existing and proposed uses, location and dimension of buildings and structures, gross floor area of existing and proposed structures, identification of structures to be demolished or removed;

e. Detailed engineering site plans, including proposed finished grades and all public improvements as well as estimates of grading volume (cut and fill), with accompanying grading sections or other technical drawings acceptable to the Director of Public Works;

f. Detailed engineering plans for the provision of public utilities for the site, including provisions for off-site connections and facilities necessary to serve the site;

g. A detailed tabulation of the proposed densities of dwelling units, bedroom count, building coverage, paving coverage, landscaped areas, parking dedication, and height of structures;

h. Lighting for the building and adjacent parking and pedestrian travel areas;

i. Utilization of buildings and structures, including activities and the number of living units;

j. Reservation of land for public uses, including schools, parks, playgrounds, and other open spaces;

k. Dimensioned building elevations showing proposed architectural concepts, color program and material samples; and

l. A comprehensive sign program, including the size and location of all proposed signs.

7. Open Space and Landscaping Plan. An existing and proposed open space and landscaping plan including landscape concept and type of plant materials, recreation area, parking, service and other public area used in common on the property and a description of intended improvements to and maintenance of the open area of the property.

8. Other Information. Any other information deemed necessary by the Director to ascertain if the project meets the required findings for a PD plan and rezoning. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.040 Required findings.

A PD plan and rezoning shall only be approved if all of the following findings are made:

A. The proposed development is consistent with the General Plan and any applicable specific plan, including the density and intensity limitations that apply;

B. The subject site is physically suitable for the type and intensity of the land use being proposed;

C. Adequate transportation facilities and public services exist or will be provided in accord with the conditions of PD plan approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of traffic levels of service or public services so as to be a detriment to public health, safety, or welfare;

D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible

with the existing and planned land use character of the surrounding area;

E. The development generally complies with applicable adopted design guidelines; and

F. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation and/or substantial public benefit. In making this determination, the following factors shall be considered:

1. Appropriateness of the use(s) at the proposed location.
2. The mix of uses, housing types, and housing price levels.
3. Provision of units affordable to persons and families of low and moderate income or to lower income households.
4. Provision of infrastructure improvements.
5. Provision of open space.
6. Compatibility of uses within the development area.
7. Creativity in design and use of land.
8. Quality of design, and adequacy of light and air to the interior spaces of the buildings.
9. Overall contribution to the enhancement of neighborhood character and the environment of San Carlos in the long term. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.050 Conditions.

In approving a PD plan and rezoning, the City Council may impose reasonable conditions deemed necessary to:

- A. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies that the City has adopted;
- B. Achieve the general purposes of this title or the specific purpose of the zoning district in which the project is located;
- C. Achieve the findings listed above; or
- D. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the requirements of the California Environmental Quality Act.

The City Council may require reasonable guarantees and evidence that such conditions are being, or will be, complied with. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.060 Expiration and renewal.

A. Expiration.

1. PD Plan. A PD plan shall be effective on the same date as the ordinance creating the PD District for which it was approved and shall expire two years after the effective date unless actions specified in the conditions of approval have been taken, or a building permit has been issued and construction diligently pursued. An approved PD plan may specify a development staging program exceeding two years.
2. Tentative Map. Where a tentative map has been approved in conjunction with a PD plan, the PD plan shall expire upon the expiration of the tentative map.
3. Phased Development. In the event that the applicant intends to develop the project in phases, and the City Council approves phased development, the PD Plan shall remain in effect so long as not more than one year lapses between the end of one phase and the beginning of the next phase.

B. Renewal. An approved PD plan that has not been exercised may be renewed for a two-year period approved by the City

Council after a duly-noticed public hearing. Application for renewal shall be made in writing between thirty and one hundred twenty days prior to expiration of the original approval. The City Council may renew a PD plan if it finds the renewal consistent with the purposes of this chapter. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.070 Amendments of approved plans.

A. Changed Plans. Amendments to a PD District or PD plan or specific plan may be requested by the applicant or its successors. Amendments to the approved PD District or PD plan or specific plan shall be classified as major or minor amendments. Upon receipt of an amendment application, the Director shall determine if the proposed amendment constitutes a major or minor amendment.

B. Major Amendments. Major amendments to an approved PD District or PD plan or specific plan shall be considered by the City Council at a duly noticed public hearing. An amendment will be deemed major if it involves one or more of the following changes:

1. A change in the boundary of the PD District;
2. An increase or decrease in the number of dwelling units for the PD District that is greater than the maximum or less than the minimum stated in the PD plan or specific plan;
3. An increase or decrease in the floor area for any nonresidential land use that results in the floor area exceeding the minimum or maximum stated in the PD plan or specific plan by ten percent or more;
4. Any change in land use or density that is likely to negatively impact or burden public facilities and utilities infrastructure as determined by the City Engineer;
5. Any change in land use or density that is likely to negatively impact or burden circulation adjacent to the PD District or to the overall major street system, as determined by the City Engineer; or

6. Any other proposed change to the PD plan or specific plan or the conditions of approval that substantively alters one or more of its components as determined by the Director.

C. Minor Amendments. Amendments not meeting one or more of the criteria listed in subsection B of this section shall be considered minor if they are consistent with the original findings and conditions of approval. Minor amendments may be approved by the Director. The Director may, at his/her discretion, refer any request for an amendment to a to a PD plan that may generate substantial public interest to the Planning Commission for a decision rather than acting on it himself/herself. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.080 Status of specific plan.

A specific plan adopted by resolution of the City Council shall be administered as prescribed by the Council, consistent with Government Code Section 65450. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.090 Development plan review.

Plans for a project in a PD District shall be accepted for planning and building permits or subdivisions only if they are consistent with an approved PD plan or specific plan and any conditions of approval. No project may be approved and no building permit issued unless the project, alteration or use is consistent with an approved PD plan or specific plan. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.100 Failure to comply with conditions.

Failure to comply with any PD permit condition or development schedule is a violation of this chapter and subject to Chapter [18.39](#), Enforcement and Abatement Procedures. The Planning Commission or City Council may initiate revocation proceedings under this title, or suspend the applicant's permit until such time as the applicant conforms to the conditions thereof. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.36.110 Revocation or modification of planned development permit.

A PD permit may be revoked or modified as provided by Section [18.27.140](#), Revocation of permits. (Ord. 1438 § 4 (Exh. A (part)), 2011)

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Article III: Regulations Applying to Some or All Districts**Chapter 18.15****GENERAL SITE REGULATIONS**

Sections:

18.15.010	Purpose and applicability.
18.15.020	Accessory buildings and structures.
18.15.030	Development on substandard lots.
18.15.040	Fences and walls.
18.15.050	Hazardous material site assessment.
18.15.060	Height and height exceptions.
18.15.070	Lighting and illumination.
18.15.080	Projections into yards.
18.15.090	Screening.
18.15.100	Swimming pools and spas.
18.15.110	Trash and recycling collection areas.
18.15.120	Underground utilities.
18.15.130	Visibility at intersections and driveways.

18.15.010 Purpose and applicability.

The purpose of this chapter is to prescribe development and site regulations that apply, except where specifically stated, to development in all districts. These standards shall be used in conjunction with the standards for each zoning district established in Article II, Base and Overlay District Regulations. In any case of conflict, the standards specific to the zoning district shall override these regulations. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.020 Accessory buildings and structures.**A. Applicability.**

1. The provisions of this section apply to roofed structures, including but not limited to garages, carports, sheds, workshops, gazebos, and covered patios, that are detached from and accessory to the main building on the site. These provisions also apply to open, unroofed structures such as

decks and trellises, that are over six feet in height and that are detached from and accessory to the main building on the site.

2. When an accessory building or structure is attached to the main building, it shall be made structurally a part of and have a common wall or roof with the main building and shall comply in all respects with the requirements of this title applicable to the main building. Allowed building projections into setbacks are stated in Section [18.15.080](#), Projections into yards.

3. Where a second dwelling unit is located over a detached garage, the entire structure shall be considered a main building, subject to the base district standards for main buildings. No portion of this building shall be closer to any lot line than is permitted for any other main building.

B. Relation to Existing Structures. A detached accessory building may only be constructed on a lot on which there is a permitted main building to which the accessory building is related or on an adjacent lot under the same ownership. However, an accessory building may be constructed prior to a permitted main building and used for not more than one year in connection with the construction of the main building; provided, that a building permit is obtained for the entire project, including the accessory building, prior to the start of any construction.

C. Number of Accessory Structures. There shall be no more than two accessory structures located on any property without prior approval of the Director.

D. Location. Accessory structures shall be located in the rear half of the lot.

1. Corner Lot. On a corner lot, no detached accessory building shall be located so as to project beyond the front yard required or existing on the adjacent lot.

2. Through Lot. On a through lot having frontage on two more or less parallel streets, no detached accessory building shall be located on the one-fourth of the lot nearest either street.

3. Garage Exception. In RS districts, garages may be allowed on the front half of a lot in accordance with Section [18.04.030](#), Development standards—RS districts.

E. Height. Accessory structures with slab-type foundation shall be no greater than twelve feet high measured from adjacent grade. Accessory structures with raised floor-type foundation shall be no greater than fifteen feet high measured from adjacent grade.

F. Setbacks. Accessory structures may be located on an interior side or rear lot line, except as provided below:

1. Accessory structures shall be set back a minimum of three feet from any alley or lot line.

2. Accessory structures adjacent to the front one-half of any adjacent lot shall be set back a minimum of five feet from the lot line.

3. Detached garages with a linear length or depth which exceeds twenty-five feet on a side shall be set back a minimum of five feet from the lot line.

4. Accessory structures other than detached garages with a linear length or depth which exceeds one-third of the unobstructed distance along a property line shall be set back a minimum of five feet from the lot line.

G. Rear Yard Area. Detached accessory structures shall not occupy more than thirty percent of the required rear yard area.

H. Separation from Main Buildings. No detached accessory structure shall be located closer than six feet from the main building, inclusive of roof covering.

I. Facilities.

1. A detached accessory structure that has not been approved as a second dwelling unit may contain a toilet, shower and sink upon review and approval by the Director and the Chief Building Official. A bathtub is not permitted. The applicant shall obtain all necessary building permits for work to be performed. The applicant shall sign a statement, at the time of submittal for a building permit, which will prohibit the use of the accessory structure as a second dwelling unit. The signed statement shall be in the form of a restrictive covenant, and shall be recorded.

2. A detached accessory structure may have plumbing for a washer, dryer, and/or utility sink; provided, that it has an open floor plan without interior partitions, and that it is located at least five feet from side and rear lot lines.

J. Permits. Accessory structures greater than one hundred twenty square feet shall require Director approval and a building permit from the Building Division. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.030 Development on substandard lots.

Any lot or parcel of land under one ownership and of record on the first day of March 1959 may be used as a building site even when of less area or width than that required by the regulations for the district in which it is located. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.040 Fences and walls.

Fences, walls, dense hedges, and similar structures shall comply with the standards of this section.

A. Purpose. To provide residents with greater security and protected outdoor living space through fencing of property while allowing light, views, access and visibility for the health, safety and welfare of the citizenry. Limitations on fencing also serve to maintain the aesthetic value of the City.

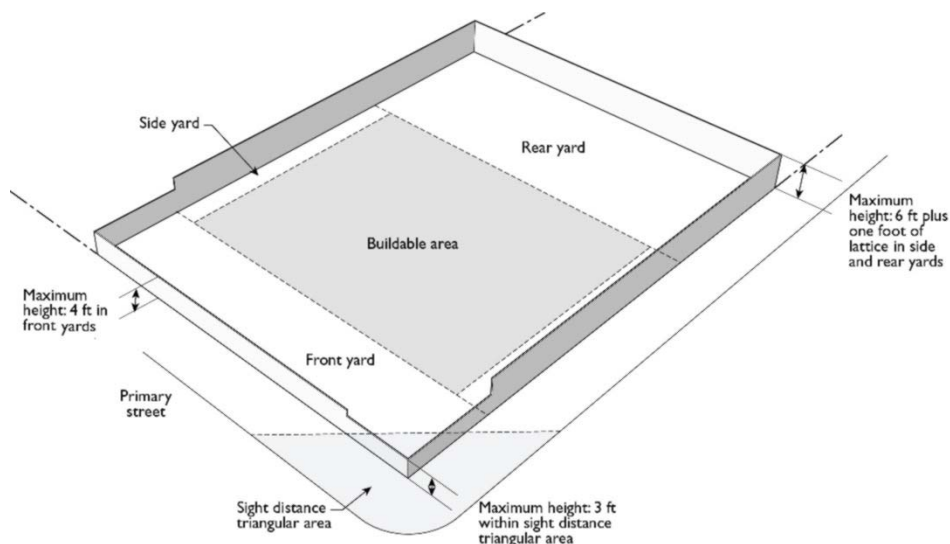
B. Standard Fences—Height, Regulation and Exceptions in Residential Districts.

1. Front Yards. No fence, wall, hedge or screen planting of any kind located between the front property line and the front-most wall of a residence establishing an existing front setback (or the required front setback, whichever is less) shall be constructed, grown or maintained to exceed four feet in height. However, front yard fences within the sight distance triangular area shall not exceed three feet in height unless an exception is obtained pursuant to subsection (C)(14) of this section. This provision shall not apply to the following items; provided, that such amenities do not significantly obstruct vehicular or pedestrian visibility or significantly obscure light and views to adjacent properties:

- a. Specimen trees or shrubs that do not form a continuous barrier;
- b. Light poles, pillars or pilasters (not to exceed six feet in height and eighteen inches in width);
- c. Front yard fence posts with attached lights (not more than two permitted; posts not to exceed four feet in height and eighteen inches in width and depth plus a two-foot-high light fixture);
- d. Gates no higher than four feet in height and four feet in width for pedestrian gates; fourteen feet in width for driveway gates;
- e. Trellises used for pedestrian purposes (not to exceed eight feet in height, five feet in width and five feet in depth);
- f. One mailbox structure not to exceed six feet in height;

- g. Up to three statuary structures not to exceed four feet in height, two feet in width and two feet in depth each; and
 - h. Other structures which the Director determines are of a similar nature.
2. Rear and Side Yards. Fences located between the front-most wall establishing an existing front setback (or the required front setback, whichever is less) and the side or rear lot line, shall not be constructed, grown or maintained to exceed six feet in height plus one foot of lattice. If the fence falls within a corner lot or driveway area, the fence must also meet the requirements of subsection (B)(3) of this section, Corner Lots.
3. Corner Lots. Fences shall be a maximum of three feet in height within the sight distance triangle, unless an exception is obtained from the Building Official as outlined in subsection (C)(14) of this section. Trees, or any portions thereof, that are located within this sight distance triangle shall have a clearance of seven feet high minimum between the lowest portion of the canopy and the sidewalk, and thirteen feet high minimum between the lowest portion of the canopy and street.

FIGURE 18.15.040-B: FENCE AND WALL HEIGHT



C. Special Fences—Height and Regulations. Special fences are subject to review and approval by the Director, who may impose reasonable conditions or restrictions including, but not limited to, neighbor notification, setbacks and landscape screening as deemed necessary to ensure compatibility of the special fence with adjoining lots and those in the general vicinity, and may require guarantees and evidence that such conditions are being, or will be, complied with. Special fences include, but are not limited to, the following:

1. Recreation Area Fences. Fences not to exceed twelve feet in height may be located around tennis courts, badminton courts, basketball or volleyball courts and similar play areas, providing that all parts of the fence over six feet are made of open-wire construction or other corrosion-resistant material;
2. Security Fences. Fences not to exceed eight feet in height may be located around industrial, manufacturing or research uses where required for security purposes, screening, or containing and protecting hazardous materials;
3. Swimming Pool Fences. Fences required for swimming pools are governed by Chapter [15.40](#), Swimming Pools, and Section [18.15.100](#), Swimming pools and spas. Swimming pool fences are not subject to Director approval unless they exceed the standard fence height regulations stated in subsection B of this section;
4. Abutting Nonresidential Fences. Where residential properties abut industrial or commercial areas, or public property other than a public street, fences may be constructed to a height not to exceed eight feet, and meeting minimum sight distance triangle requirements;
5. Trellises used for pedestrian purposes exceeding eight feet in height, five feet in width and five feet in depth;

6. Statuary structures exceeding the exemption limit of three structures and/or exceeding four feet in height and two feet in depth;
7. Fence posts greater than eighteen inches in width or depth;
8. Front yard fence posts with more than two attached lights. In no event shall such posts exceed four feet in height plus a two-foot-high light fixture;
9. Chain-link fencing in residential areas is permitted in the side and rear yards with vinyl-coating and landscape screening. Chain-link fencing shall not exceed six feet in height in these areas. Chain-link fencing in front yards in residential areas is not permitted;
10. Fences not to exceed six feet in height with an additional one foot of lattice for any portion of an irregular lot between the house and property line adjacent to the public right-of-way;
11. Fences not to exceed six feet in height with an additional one foot of lattice for any portion of a lot two hundred feet in depth or greater between the house and property line adjacent to the public right-of-way. Such fences shall not be located closer than fifteen feet to the front property line;
12. Fences not to exceed six feet in height with an additional one foot of lattice within front yards when not located in front of a primary residence and not closer than fifteen feet to a front property line;
13. Gates exceeding four feet in width for pedestrian use or fourteen feet in width for driveway use;
14. Exceptions to sight distance triangles if the necessity for the fence outweighs concerns for public safety as determined by the Building Official;

15. Other structures which the Director determines are of a similar nature.

D. Prohibited Fences. The following types of fences are prohibited:

1. Barbed wire or razor wire, except the use of barbed wire fencing may be permitted for security purposes in industrial districts at the top portion of a fence at least six feet in height upon approval of a conditional use permit;
2. Electrically charged fences;
3. All wire, twine or rope fences consisting of one or more strands;
4. Fences constructed or maintained in the public right-of-way without an encroachment permit;
5. Fences constructed or maintained closer than three feet to any fire hydrant;
6. Fences constructed or maintained so as to sag or lean;
7. Dilapidated fences;
8. Fences creating a safety hazard to motorists and/or pedestrians;
9. Construction fencing where no valid building permit exists; and
10. Chain-link fencing in front and corner side yards in residential districts.

E. Fencing in Commercial Zoning Districts. All fencing over six feet in height within commercially zoned districts shall be subject to review and approval by the Director. In no case shall fencing exceed eight feet in height.

F. Fencing in the Public Right-of-Way. All fencing in the public right-of-way requires an encroachment permit from the City Engineer and shall be subject to all requirements of this chapter, in addition to those of the Public Works Department.

G. Building Permit and Staff Approval Requirements.

1. No person shall erect, construct or maintain any solid fence or wall exceeding six feet in height (exclusive of lattice) without first obtaining a permit from the Building Division.
2. No person shall erect, construct or maintain fences in combination with retaining walls of any height without first obtaining a permit from the Building Division.
3. No person shall erect, construct or maintain pressure treated wood retaining walls over three feet tall without first obtaining a permit from the Building Division. Walls three feet and under must have backfill no steeper than 2:1.
4. No person shall erect, construct or maintain concrete or masonry retaining walls over four feet tall, measured from the bottom of the footing to the top of the wall without first obtaining a permit from the Building Division.

H. Nonconforming Fences and Vegetation. Nonconforming fences and vegetation shall comply with the following:

1. All existing nonconforming fences and walls in the public right-of-way shall be immediately removed or otherwise made to conform to this title's standards.
2. Any shrubs, trees or other foliage which, in the opinion of the Chief of Police, obscures safe sight distance from driveways and corners shall be trimmed by the property owner to a condition satisfactory to the Chief of Police.
3. Any other existing legally nonconforming fence may remain; provided, that it is not replaced as defined in Section [18.41.020](#), Definitions, or constituting a hazardous condition

as determined by the Building Official. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.050 Hazardous material site assessment.

A. Site Assessment. All development proposals in areas identified in the General Plan as sites with current or historic environmental contamination, as well as other sites determined by the Director to have the potential for contamination based on prior land use, require a hazardous and toxic soil contamination site assessment. The Director may impose reasonable conditions of approval, as warranted, to implement recommendations of the site assessment.

B. Waiver of Assessment. No assessment is required for a development proposal located in an area for which the Director determines that sufficient information exists because of previous assessments or reports. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.060 Height and height exceptions.

The structures listed in the following table may exceed the maximum permitted building height for the district in which they are located, subject to the limitations stated; and further provided, that no portion of a structure in excess of the building height limit may contain habitable areas or advertising. Additional height, above this limit, may be approved with a conditional use permit, pursuant to the provisions of Chapter [18.30](#), Use Permits.

TABLE 18.15.060: ALLOWED PROJECTIONS ABOVE HEIGHT LIMITS

Structures Allowed Above the Height Limit	Maximum Coverage, Locational Restrictions	Maximum Vertical Projection Above the Height Limit (ft.)
Skylights	20% of roof area	1
Chimneys not over 6 feet in width	10% of roof area	8

Flagpoles	5% of roof area	8
Rooftop open space features such as sunshade and windscreen devices, open trellises, and landscaping (for multifamily and nonresidential buildings only)	10% of roof area. Must be set back from the exterior wall one foot for every foot of projection above the height limit	10
Elevator and stair towers (for multifamily and nonresidential buildings only)	10% of roof area. Must be set back from the exterior wall one foot for every foot of projection above the height limit	16
Decorative features such as spires, bell towers, domes, cupolas, obelisks, and monuments	10% of roof area. Must be set back from the exterior wall one foot for every foot of projection above the height limit	6 for residential development in RS districts; 10 elsewhere
Fire escapes, catwalks, and open railings required by law	No restriction	10
Solar panels, and other energy production facilities located on a rooftop-mounted structure	25% of the area of the lot, or 10% of the roof area of all on-site structures, whichever is less. Must be located at least 25 feet from any lot line	10
Water tanks, communications towers, antennas, and radio wave equipment	Subject to the provisions of Chapter 18.24, Use of Telecommunications Facilities	
Industrial structures where the manufacturing process requires a rooftop light		

(Ord. 1438 § 4 (Exh. A (part)), 2011)
process requires a

18.15.070 Lighting and illumination.

A. Applicability. The standards of this section apply to all new development and additions that expand existing floor area by ten percent or more.

B. General Standards.

1. **Multiple-Unit Residential Buildings.** Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least one-quarter foot-candle at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.
2. **Nonresidential Buildings.** All exterior doors, during the hours of darkness, shall be illuminated with a minimum of one-half foot-candle of light.
3. **Pedestrian-Oriented Lighting.** In the mixed-use districts, exterior lighting shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.
4. **Maximum Height.** Lighting standards shall not exceed the maximum heights specified in the following table:

**TABLE 18.15.070-B(4):
MAXIMUM
HEIGHT OF LIGHTING
STANDARDS**

District	Maximum Height (ft.)
Residential Districts	16
Commercial and Mixed-Use Districts	16 feet within 100 feet of any street frontage; 20 feet in any other location.
Industrial Districts	20 feet within 100 feet of any street frontage; 25 feet in any other location.

Public and Semi-Public and Airport District	25, or as necessary for safety and security.
--	---

C. Control of Outdoor Artificial Light.

1. Purpose. This subsection is intended to minimize outdoor artificial light that may have a detrimental effect on the environment, astronomical research, amateur astronomy, and enjoyment of the night sky. These provisions are also intended to reduce the unnecessary illumination of adjacent lots and the use of energy.

2. Exemptions. The following types of lighting fixtures are exempt from the requirements of this section:

- a. Public and private street lighting.
- b. Athletic Field Lights. Athletic field lights used within a school campus or public or private park.
- c. Safety and Security Lighting. Safety and security lighting for public facilities, including but not limited to the airport and hospitals.
- d. Construction and Emergency Lighting. All construction or emergency lighting fixtures, provided they are temporary and are discontinued immediately upon completion of the construction work or abatement of the emergency.
- e. Seasonal Lighting. Seasonal lighting displays related to cultural or religious celebrations.

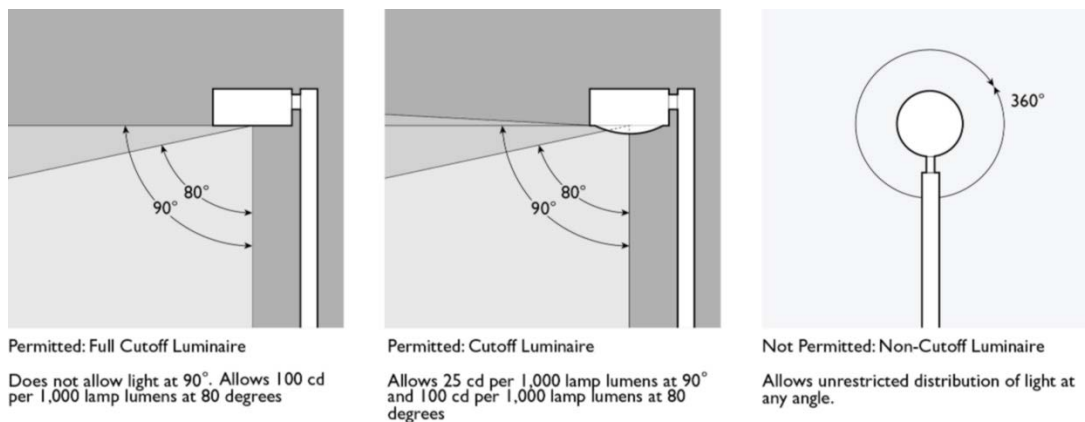
3. Prohibited Lighting. The following types of exterior lighting are prohibited:

- a. Drop-down lenses;
- b. Mercury vapor lights; and

c. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.

4. Fixture Types. All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for cutoff or full cutoff luminaires.

FIGURE 18.15.070-C(4): FIXTURE TYPES



Source: IESNA

5. Glare. No use shall be operated such that significant, direct glare incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located. Light or glare from mechanical or chemical processes, high-temperature processes such as combustion or welding, or from reflective materials on buildings or used or stored on a site, shall be shielded or modified to prevent emission of adverse light or glare onto other properties.

6. Light Trespass. Lights shall be placed to deflect light away from adjacent lots and public streets, and to prevent adverse interference with the normal operation or enjoyment of surrounding properties.

a. Direct or sky-reflected glare from floodlights shall not be directed into any other lot or street.

b. No light or combination of lights, or activity shall cast light exceeding one foot-candle onto a public street, with the illumination level measured at the centerline of the street.

c. No light, combination of lights, or activity shall cast light exceeding one-half foot-candle onto a residentially zoned lot, or any lot containing residential uses.

7. Required Documentation. Project applicants shall submit photometric data from lighting manufacturers to the City to demonstrate that the lighting requirements have been satisfied.

8. Alternate Materials and Methods of Installation. Designs, materials, or methods of installation not specifically prescribed by this section may be approved; provided, that the proposed design, material, or method provides approximate equivalence to the specific requirements of this section or is otherwise satisfactory and complies with the intent of these provisions. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.080 Projections into yards.

Building projections may extend into required yards, according to the standards of Table 18.15.080, Allowed Building Projections into Required Yards, subject to all applicable requirements of the California Building Code. The "Limitations" column states any dimensional, area, or other limitations that apply to such structures where they project into required yards.

TABLE 18.15.080: ALLOWED BUILDING PROJECTIONS INTO REQUIRED YARDS

Projection	Front or Street Side Yard (ft.)	Interior Side Yard (ft.)	Rear Yard (ft.)	Limitations
All projections				

Notwithstanding any other subsection of this section, no projection may extend closer than three feet to an interior lot line or into a public utility easement.

Where any setback of this title conflicts with the California Building Code, the more restrictive shall apply.

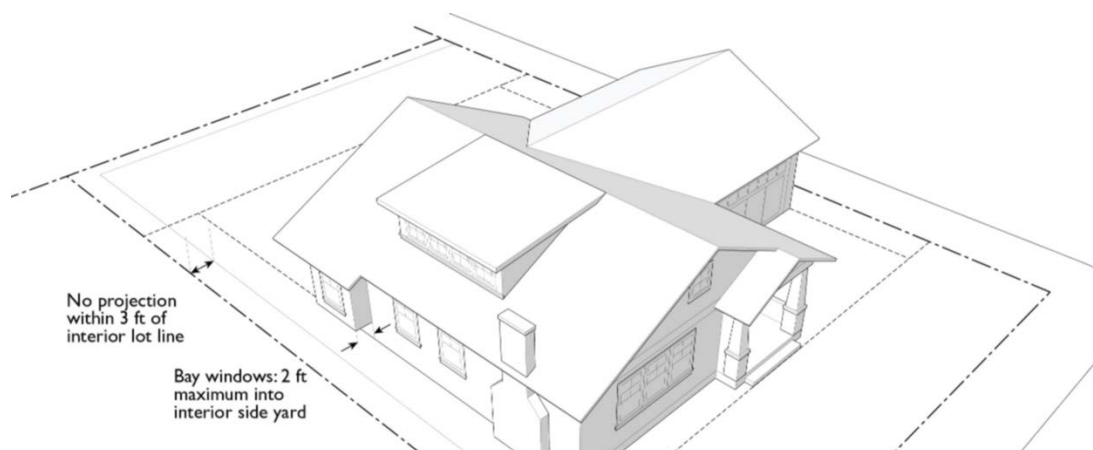
Cornices, canopies, eaves, and similar architectural features; chimneys	2	2	2	
Bay windows	3	2	3	Shall not occupy more than one-third of the length of the building wall on which they are located or one-half of the length of a single room.
Fire escapes required by law or public agency regulation	4	4	4	
Uncovered stairs, ramps, stoops, or landings that service above first floor of building	3	2	3	
Depressed ramps or stairways and supporting structures designed to	3.5	3.5	3.5	

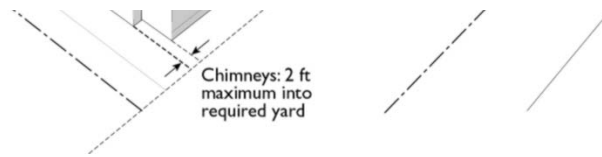
permit access
to parts of
buildings that
are below
average
ground level

Decks,
porches and
stairs

Less than 18 inches above ground elevation	6	2	Any distance if uncovered; 10 if covered	Must be open on at least three sides and no closer than 7 ft to a street-facing property line or 3 ft to an interior property line. The Director may grant exceptions in the Hillside Overlay District to provide
18 inches or more above ground elevation	3	2	3	
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter 18.33 , Waivers.			

FIGURE 18.15.080: BUILDING PROJECTIONS





(Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.090 Screening.

A. Applicability. The standards of this section apply to all new development and additions that expand existing floor area by ten percent or more.

B. Screening of Mechanical and Electrical Equipment. All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the street, highway, train tracks, or adjacent residential districts. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building. Exceptions may be granted by the Director where screening is infeasible due to health and safety or utility requirements.

C. Outdoor Storage Areas. Outdoor storage areas shall be screened from view from any public street or freeway; existing or planned residential area; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare.

1. Screening walls and fences visible from any public street or highway; residential or mixed-use district; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare shall be architecturally compatible with the main structure on the site and shall not have barbed wire or razor wire visible from any street or public access.

2. Screening walls and fences shall not exceed maximum fence heights established in Section [18.15.040](#), Fences and walls, except fencing and screening fences and walls up to

fifteen feet in height may be allowed outside required setback areas in the GCI, IL, and IH Districts with Director approval. No stored goods may exceed the height of the screening wall or fence.

D. Common Property Lines. A screening wall eight feet in height shall be provided on the interior lot lines of any lot that contains any industrial use, or transportation, communication and utilities use (except communication facilities and minor utilities), or use allowed in the Mixed-Use Neighborhood District on East San Carlos Avenue and Old County Road, as defined in Chapter [18.40](#), Use Classifications, and abuts a residential district. Such screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another nonresidential use classification.

1. Location. Screening walls shall follow the lot line of the lot to be screened, or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining lots the building, facility, or activity required to be screened.
2. Materials. Industrial uses must provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses may be constructed of stucco, decorative block, concrete panel, wood or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.
3. Berms. An earth berm may be used in combination with the above types of screening walls, but not more than two-thirds of the required height of such screening may be provided by the berm.
4. Maintenance. Screening walls shall be maintained in good repair, including painting, if required, and shall be kept free of litter or advertising. Where hedges are used as screening, trimming or pruning shall be employed as necessary to maintain the maximum allowed height. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.100 Swimming pools and spas.

Swimming pools and spas shall comply with Chapter [15.40](#), Swimming Pools, as well as the following standards:

- A. If located in a residential district, the swimming pool or spa is to be solely for the use and enjoyment of residents and their guests.
- B. The swimming pool or spa, or the entire lot on which it is located, shall be walled or fenced from the street or from adjacent lots; and where located less than thirty feet to any lot line, shall be screened by a masonry wall or solid fence not less than six feet in height on the side facing such lot line.
- C. Swimming pool or spa filtration equipment shall not be closer than fifteen feet to the main building on an adjoining lot.
- D. Swimming pool or spa filtration equipment and pumps shall not be located in the front or street side yard. All equipment shall be mounted and enclosed so that its sound is in compliance with Section [18.21.050](#), Noise.
- E. The outside wall of the water-containing portion of any swimming pool or spa shall be located at least five feet from all interior side and rear lot lines.
- F. Swimming pools shall be built and maintained per the requirements of the California Building Code. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.110 Trash and recycling collection areas.

- A. Purpose. The purposes of this section are to:
 - 1. Establish design and locational criteria for the construction of solid waste and recycling-container enclosures.
 - 2. Ensure that enclosures are functional, serviceable, durable, unobtrusive, and architecturally compatible with adjacent buildings.

3. Ensure adequate area for the storage of recyclable materials as required by the California Solid Waste Reuse and Recycling Act of 1991, as amended.

B. General Requirements and Alternatives. Chapter [8.04](#), Solid Waste, requires that all trash and garbage be placed in an appropriate receptacle. All garbage cans, mobile trash bins, receptacles, as defined and regulated in Chapter [8.04](#), and all recycling materials and containers for such recycling materials shall be maintained and stored in accord with this section.

1. Applicability. Solid waste and recycling-container enclosures are required for new dwelling groups of three or more dwelling units and for all new nonresidential development and additions and remodels of nonresidential buildings where the aggregate valuation of one or more than one addition or remodel in any twelve-month period exceeds ten percent of the then-current assessed value of the improvements for the subject property.

2. Alternatives. Projects with ten or fewer residential units may have individual trash containers for each unit; provided, that there is a designated screened location for each individual trash container adjacent to the dwelling unit; and provided, that solid waste and recycling containers for each unit are brought to the curbside for regular weekly or bi-weekly collection.

3. Compliance with Other Regulations. All trash and refuse collection enclosures shall comply with the California Fire Code and the California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit.

C. Size. Trash and recycling enclosures shall be sized to accommodate all trash, garbage, and recyclables until such items are picked up by the City or its contracted solid waste and recycling collector(s).

D. Location and Orientation. All trash and recycling enclosures shall meet the following requirements unless the Director determines that compliance is infeasible. A building permit shall not be issued for a project until documentation of approval of the location is provided by the Director.

1. The solid waste and recycling storage area shall not be visible from a public right-of-way and shall not be located within any required front yard, street side yard, any required parking and landscaped areas, or any other area required by this title to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes.

2. Solid waste and recycling areas shall be consolidated to minimize the number of collection sites and located so as to reasonably equalize the distance from the building spaces they serve. For multi-unit residential projects, there should be a minimum of one trash enclosure per fifty units and the enclosure should be located within one hundred feet of the residential units.

3. Solid waste and recycling storage areas shall be accessible so that trucks and equipment used by the City or its contracted solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing.

E. Materials, Construction, and Design.

1. Minimum Height of Screening. Solid waste and recycling storage areas located outside or on the exterior of any building shall be screened with a solid enclosure at least six feet high.

2. Enclosure Material. Enclosure material shall be wood, solid masonry or concrete tilt-up with decorated exterior-surface finish compatible to the main structure(s).

3. Gate Material. Gate material shall be decorative, solid, heavy-gauge metal or a heavy-gauge metal frame with a covering of a view-obscuring material.
4. Access to Enclosure from Residential Projects. Each solid waste and recycling enclosure serving a residential project shall be designed to allow disposal to the appropriate receptacle without having to open the main enclosure gate.
5. Enclosure Pad. Pads shall be a minimum of four-inch-thick concrete.
6. Bumpers. Bumpers shall be two inches by six inches thick and made of concrete, steel, or other suitable material and shall be anchored to the concrete pad.
7. Protection for Enclosures. Concrete curbs or equivalent shall protect enclosures from adjacent vehicle parking and travel ways.
8. Landscaping. The perimeter of the recycling and trash enclosure shall be planted, if feasible, with drought-resistant landscaping, including a combination of shrubs and/or climbing evergreen vines.
9. Clear Zone. The area in front of and surrounding all enclosure types shall be kept clear of obstructions, and shall be painted, striped, and marked "No Parking."
10. Drainage. The floor of the enclosure shall have a drain that connects to the sanitary sewer system.
11. Travelways and Area in Front of Enclosure. An adequate base to support a truck weight of sixty-two thousand pounds. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.15.120 Underground utilities.

All electrical, telephone, cable television, and similar distribution lines providing direct service to a project shall be installed underground within the site. This requirement may be waived by

the Director upon determining that underground installation is infeasible. (Ord. 1438 § 4 (Exh. A (part)), 2011)

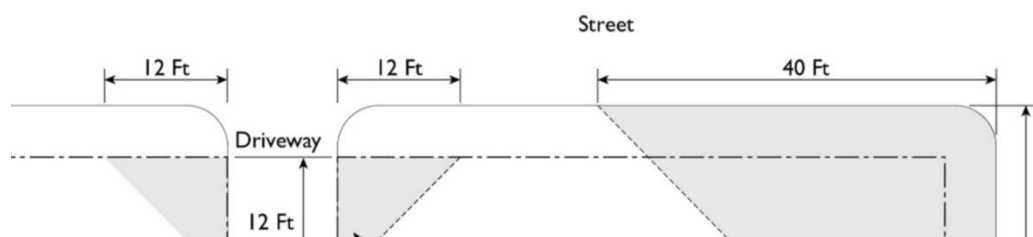
18.15.130 Visibility at intersections and driveways.

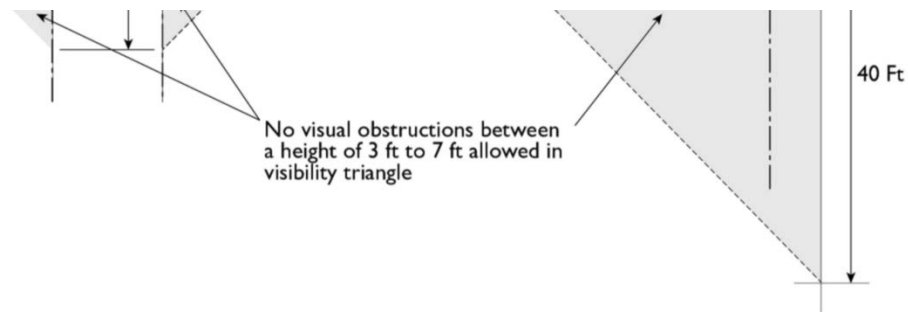
A. Street Intersections. Vegetation and structures may not exceed a height of three feet within the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of forty feet along both lines from their intersection, unless an exception is obtained from the Building Official. Trees, or any portions thereof, that are located within this sight distance triangle shall have a clearance of seven feet high minimum between the lowest portion of the canopy and the sidewalk, and thirteen feet high minimum between the lowest portion of the canopy and street.

B. Driveways. Visibility of a driveway crossing a street lot line shall not be blocked above a height of three feet by vegetation or structures for a depth of twelve feet as viewed from the edge of the right-of-way on either side of the driveway at a distance of twelve feet. Street trees that are pruned at least seven feet above the established grade of the curb so as not to obstruct clear view by motor vehicle drivers are permitted.

C. Exempt Structures and Plantings. The regulations of this section do not apply to permanent buildings; public utility poles; saplings or plant species of open growth habits and not planted in the form of a hedge that are so planted and trimmed as to leave at all seasons a clear and unobstructed cross view; official warning signs or signals; or places where the contour of the ground is such that there can be no cross visibility at the intersection.

FIGURE 18.15.130: INTERSECTION AND DRIVEWAY VISIBILITY





(Ord. 1438 § 4 (Exh. A (part)), 2011)

The San Carlos Municipal Code is current through Ordinance 1472, and legislation passed through February 10, 2014.

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Applicable Off - Street Parking Requirements

Chapter 18.20

PARKING AND LOADING

Sections:

<u>18.20.010</u>	Purpose.
<u>18.20.020</u>	Applicability.
<u>18.20.030</u>	General provisions.
<u>18.20.040</u>	Required parking spaces.
<u>18.20.050</u>	Parking reductions.
<u>18.20.060</u>	Parking in-lieu fee.
<u>18.20.070</u>	Location of required parking.
<u>18.20.080</u>	Bicycle parking.
<u>18.20.090</u>	On-site loading.
<u>18.20.100</u>	Parking area design and development standards.

18.20.010 Purpose.

The specific purposes of the on-site parking and loading regulations are to:

- A. Ensure that adequate off-street parking and loading facilities are provided for new land uses and major alterations to existing uses;
- B. Minimize the negative environmental and urban design impacts that can result from parking lots, driveways, and drive aisles within parking lots;
- C. Ensure that adequate off-street bicycle parking facilities are provided and promote parking lot designs that offer safe and attractive pedestrian routes;
- D. Establish standards and regulations for safe and well-designed parking, unloading, and vehicle circulation areas that minimize conflicts between pedestrians and vehicles within parking lots and, where appropriate, create buffers from surrounding land uses;

E. Offer flexible means of minimizing the amount of area devoted to vehicle parking by allowing reductions in the number of required spaces in transit-served locations, shared parking facilities, and other situations expected to have lower vehicle parking demand; and

F. Reduce urban runoff and heat island effect. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.020 Applicability.

The requirements of this chapter apply to the establishment, alteration, expansion, or change in any use or structure, as provided in this section.

A. New Buildings and Land Uses. On-site parking shall be provided at the time any main building or structure is erected or any new land use is established.

B. Reconstruction, Expansion and Change in Use of Existing Nonresidential Buildings. When a change in use, expansion of a use, or expansion of floor area creates an increase of ten percent or more in the number of required on-site parking or loading spaces, additional on-site parking and loading shall be provided for such addition, enlargement, or change in use and not for the entire building or site. The existing parking shall be maintained. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or change in use. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant. Additional parking spaces are not required for the reconstruction of an existing building when there is no increase in floor area.

C. Alterations That Increase the Number of Dwelling Units. The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires on-site parking to serve the new dwelling units.

This requirement does not apply when sufficient on-site parking exists to provide the number of spaces required for the existing and new dwelling units.

D. When Constructed. On-site parking facilities required by this chapter shall be constructed or installed prior to the issuance of a certificate of occupancy for the uses that they serve. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.030 General provisions.

A. Existing Parking and Loading to be Maintained. No existing parking and/or loading serving any use may be reduced in amount or changed in design, location or maintenance below the requirements for such use, unless equivalent substitute facilities are provided.

B. Nonconforming Parking or Loading.

1. An existing use of land or structure shall not be deemed to be nonconforming solely because of a lack of on-site parking and/or loading facilities required by this chapter; provided, that facilities used for on-site parking and/or loading as of the date of adoption of the ordinance codified in this title are not reduced in number to less than what this chapter requires.

2. If an existing garage or carport legally constructed with a building permit is less than sixteen feet wide, it is considered physically unsuitable for two cars.

C. Accessibility. Parking must be accessible for its intended purpose during all business hours.

D. Stacked Parking. Stacked or valet parking is allowed if an attendant is present or an automated system is in place to move vehicles. If stacked parking managed by an attendant is used for required parking spaces, an acceptable form of guarantee must be filed with the Director ensuring that an attendant will always be present when the lot is in operation.

E. Unbundling Parking from Residential Uses. A minor use permit is required and the following rules shall apply to the sale or rental of parking spaces accessory to new multifamily residential uses of ten units or more unless waived by the Director as infeasible:

1. All off-street spaces shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.
2. In cases where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to owners or renters of two-bedroom units, and then to owners and renters of other units. Spaces shall be offered to tenants first. Nontenants may lease with a provision for thirty days to terminate the lease.
3. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units.

F. Residential Garage Conversion. The conversion of single-unit residential garages into living space is allowed only if:

1. The residence was constructed prior to 1954 (the 1954 Zoning Code was the first City zoning code to require one parking space for single-unit dwellings);
2. One off-street parking space will be provided; and
3. The garage dimensions are no more than ten feet wide by thirty feet deep. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.040 Required parking spaces.

A. Minimum Number of Spaces Required. Each land use shall be provided at least the number of on-site parking spaces stated in this subsection.

1. Mixed-Use Districts. The required numbers of on-site parking spaces are stated in Table 18.20.040-A(1), Required On-Site Parking Spaces, Mixed-Use Districts. The parking requirement for any use not listed in Table 18.20.040-A(1) shall be the same as required for the land use in other districts as stated in Table 18.20.040-A(3), Required On-Site Parking Spaces, Other Districts.

TABLE 18.20.040-A(1): REQUIRED ON-SITE PARKING SPACES, MIXED-USE DISTRICTS

Land Use	Required Parking Spaces	
Residential		
Studio and one-bedroom units	1 space per unit	One covered space shall be provided for each unit. One additional guest parking space shall be provided for every 4 units for projects greater than 10 units.
Two or more bedrooms	1.5 spaces per unit	
Nonresidential		
Office	1 space per 450 square feet	
Retail	1 space per 400 square feet	
Restaurant	1 space per 250 square feet	

2. Industrial Arts District. Each land use in the IA District shall provide one parking space per two thousand square feet of industrial use area plus one parking space per three hundred square feet of office or customer area.

3. Other Districts. Each land use in all districts except for mixed-use and industrial arts districts shall be provided at least the number of on-site parking spaces stated in Table

18.20.040-A(3), Required On-Site Parking Spaces, Other Districts. The parking requirement for any use not listed in Table 18.20.040-A(3) shall be determined by the Director based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

**TABLE 18.20.040-A(3): REQUIRED ON-SITE PARKING SPACES,
OTHER DISTRICTS**

Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit Residential	2 spaces per dwelling unit.	Must be within a garage or carport.
Second Dwelling Unit	1 space for each. See Section 18.23.210 , Second dwelling units.	
Affordable Housing Developments (Moderate Income and Below)		
Studio	0.75 spaces per unit.	One additional guest parking space shall be provided for every 4 units, and overall, the number of covered spaces provided shall equal or exceed the number of units. Residential developments with one or more on-site below market rate units shall be allowed limited reductions in the parking requirements pursuant to Chapter 18.17 , Affordable Housing Incentives.
One- or Two-Bedroom	1 space per unit.	
Three or More Bedrooms	2 spaces per unit.	
Multi-Unit Residential		
Studio	1 space per unit.	One covered space shall be provided for each unit. One additional guest parking space shall be provided for every 2 units.
One- or Two-Bedroom	1.5 spaces per unit.	
Three or More Bedrooms	2 spaces per unit.	

Small Family Day Care	None in addition to what is required for the residential use.
Large Family Day Care	1 per employee plus an area for loading and unloading children, on or off site. (Required spaces and the residential driveway for the primary residential use may be counted toward meeting these requirements.)
Elderly and Long-Term Care	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.
Group Residential	1 per bed plus 1 for every 10 beds.
Residential Care, Limited	None in addition to what is required for the residential use.
Residential Care, General and Senior	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.
Single Room Occupancy	0.5 spaces per unit.

Public and Semi-Public Use Classifications

Colleges and Trade Schools, Public or Private	1 per 3 members of the school population (including students, faculty, and staff) based on maximum enrollment.
Community Assembly	1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area for group activities or where temporary or moveable seats are provided.
Cultural Institutions	For theaters and auditoriums: 1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided.
Day Care Center	1 per employee plus additional parking as provided in the pick-up/drop-off plan required pursuant to Section 18.23.090, Day care.
Emergency Shelter	Galleries, libraries and museums: 1 for every 1,000 sq. ft. of floor area. Over 200 sq. ft. of floor area determined by the Director.
Government Offices	1 per 300 sq. ft. of floor area.
Hospitals and Clinics	1.75 per bed.

Instructional Services	1 per 200 sq. ft. of public or instruction area.
Schools, Public or Private	Elementary and middle schools: 1 per classroom, plus 1 per 250 sq. ft. of office area.
Social Service Facilities	1 per 200 sq. ft. of floor area. High schools: 7 per classroom.
Commercial Use Classifications	
Animal Care, Sales and Services	
Grooming and Pet Stores	1 per 300 sq. ft. of floor area.
Kennels	1 per employee plus an area for loading and unloading animals on site.
Veterinary Services	1 per 250 sq. ft. of floor area.
Artists' Studios	1 per 1,000 sq. ft. of floor area.
Automobile/Vehicle Sales and Services	
Automobile Rentals	1 per 250 sq. ft. of office area in addition to spaces for all vehicles for rent.
Automobile/Vehicle Sales and Leasing	1 per 3,000 sq. ft. of lot area.
Automobile/Vehicle Repair, Major or Minor	Any accessory auto repair: 2 per service bay. 1 space plus 4 per service bay. 1 per 250 sq. ft. of any retail or office on site.
Automobile/Vehicle Washing	1 per 250 sq. ft. of any indoor sales, office, or lounge areas.
Service Station	4 per service bay, if service bays are included on site. 1 per 250 sq. ft. of any retail or office on site.
Banks and Financial Institutions	1 per 300 sq. ft. of floor area.
Business Services	1 per 300 sq. ft. of floor area.
Commercial Recreation	Establishments with seating: 1 for each 4 fixed seats, or 1 for every 30 sq. ft. of seating area where temporary or moveable seats are provided. Athletic clubs: 1 per 150 sq. ft. of floor area. Bowling alleys: 2 per lane.

Game courts (e.g., tennis): 2 per court.

Swimming pools: 1 per 200 sq. ft. of pool area plus 1 per 500 sq. ft. of area related to the pool.

Other commercial entertainment and recreation uses:
as determined by the Director.

Eating and Drinking Establishments	
Bars/Night Clubs/Lounges	1 per 75 sq. ft. of public area.
Full Service	1 per 75 sq. ft. of customer seating area; no parking is required for outdoor seating when seats provided equal to 50 percent or less of total indoor seating.
Convenience/Fast Food	1 per 100 sq. ft. of floor area.
Food Preparation	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office area.
Funeral Parlors and Mortuaries	1 for each 4 permanent seats in assembly areas, plus 1 per 250 sq. ft. of office area or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided.
Lodging	
Bed and Breakfast	1 per room for rent in addition to parking required for residential use.
Hotels and Motels	1 per each sleeping unit, plus 2 spaces adjacent to registration office. Additional parking required for ancillary uses, such as restaurants, according to the parking requirements for the ancillary use.
Maintenance and Repair Services	1 per 600 sq. ft. of floor area, plus 1 space for each fleet vehicle.
Nurseries and Garden Centers	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area.
Offices	
Business and Professional	1 per 300 sq. ft. of floor area up to 100,000 sq. ft. 1 per 350 sq. ft. over 100,000 sq. ft.
Medical and Dental	1 per 275 sq. ft. of floor area.

Walk-In Clientele	1 per 300 sq. ft. of floor area.
Parking, Public or Private	1 per attendant station (in addition to the spaces that are available on the site).
Personal Services	1 per 300 sq. ft. of floor area.
Retail Sales	
Building Materials and Services	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area.
All Other Retail Sales Subclassifications	1 per 300 sq. ft. of floor area. 1 per 750 sq. ft. of floor area for appliance and furniture stores.
Employment Use Classifications	
Construction and Materials Yards	1 per 2,500 sq. ft. up to 10,000 sq. ft. 1 per 5,000 sq. ft. over 10,000 sq. ft.
Custom Manufacturing	1 per 2,000 sq. ft. of floor area, plus 1 per 300 sq. ft. of office.
Industry, General	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.
Industry, Limited	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.
Recycling Facility	
Collection Facility	See Section 18.23.190 , Recycling facilities.
Intermediate Processing Facility	1 for each 2 employees on the maximum work shift, or 1 per 1,000 sq. ft. of floor area, whichever is greater.
Research and Development	1 per 600 sq. ft. of manufacturing and assembly; 1 per 300 sq. ft. of office; 1 per 1,500 sq. ft. of warehousing; and 1 per 800 sq. ft. of laboratory.
Salvage and Wrecking	1 per 500 sq. ft. of building area plus 1 per 0.5 acre of gross outdoor use area.
Warehousing and Storage	
Chemical, Mineral, and Explosives Storage	1 per 2 employees or 1 per 300 sq. ft. of office area, whichever is greater.

Indoor Warehousing and Storage and Outdoor Storage	1 per 2,000 sq. ft. of area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office.
Personal Storage	1 space per 75 storage units, plus 1 space per 300 sq. ft. of office area. A minimum of 5 spaces shall be provided.
Wholesaling and Distribution	1 per 2,000 sq. ft. of use area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office.
Transportation, Communication, and Utilities Use Classifications	
Light Fleet-Based Services	1 per 300 sq. ft. of office floor area, plus 1 space for each fleet vehicle.
Utilities, Major	1 for each employee on the largest shift plus 1 for each vehicle used in connection with the use. Minimum of 2.
Utilities, Minor	None.

B. Calculation of Required Spaces. The number of required parking spaces shall be calculated according to the following rules:

1. Fractions. If the calculation of required parking or loading spaces results in the requirement of a fractional space, such fraction, if one-half or greater, shall be considered one additional space; if the fraction is less than one-half, it shall result in no additional spaces.
2. Floor Area. Where an on-site parking or loading requirement is stated as a ratio of parking spaces to floor area, the floor area is assumed to be gross floor area, unless otherwise stated.
3. Employees. Where an on-site parking or loading requirement is stated as a ratio of parking spaces to employees, the number of employees shall be based on the largest shift that occurs in a typical week.

4. Bedrooms. Where an on-site parking requirement is stated as a ratio of parking spaces to bedrooms, any rooms having the potential of being a bedroom and meeting the standards of the California Building Code as a sleeping room shall be counted as a bedroom.

5. Students or Clients. Where a parking or loading requirement is stated as a ratio of parking spaces to students (including children in day care), the number is assumed to be the number of students or clients at the State-certified capacity or at Building Code occupancy where no State certification is required.

6. Seats. Where parking requirements are stated as a ratio of parking spaces to seats, each twenty-four inches of bench-type seating at maximum seating capacity is counted as one seat.

C. Sites with Multiple Uses. If more than one use is located on a site, the number of required on-site parking spaces and loading spaces shall be equal to the sum of the requirements calculated separately for each use unless a reduction is approved pursuant to Section [18.20.050](#), Parking reductions.

D. Exceptions.

1. Small Commercial Uses Exempt. In the mixed-use and commercial districts, the following commercial uses are not required to provide on-site parking when they contain less than one thousand five hundred square feet of floor area: retail sales, personal services, eating and drinking establishments, food and beverage retail sales, offices—walk-in clientele, and banks and financial institutions. However, when more than four such establishments are located on a single lot, their floor areas shall be aggregated with all other establishments located on the lot in order to determine required parking.

2. Industrial Arts District.

- a. On-street parking along a lot's corresponding frontage lines shall be counted toward the parking requirement.
- b. Where a use with a legal nonconforming parking deficiency is replaced, the new use shall receive a parking credit equal to the number of required automobile parking spaces unmet by the previous use. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.050 Parking reductions.

The number of on-site parking spaces required by Section [18.20.040](#), Required parking spaces, may be reduced as follows:

- A. **Transportation Demand Management Programs.** The number of required parking spaces for any project subject to Chapter [18.25](#), Transportation Demand Management, shall be reduced by twenty percent of the normally required number of spaces.
- B. **Transit Accessibility.** For any land use except residential single-unit and duplex development, if any portion of the lot is located within one-quarter mile of a transit stop with regular, scheduled service during the weekday hours of seven a.m. to nine a.m. and five p.m. to seven p.m., the number of required parking spaces may be reduced by twenty percent of the normally required number of spaces. This parking reduction does not apply in the mixed-use or the industrial arts districts because parking requirements for these districts already reflect transit accessibility.
- C. **Motorcycle Parking.** Motorcycle parking may substitute for up to five percent of required automobile parking. Each motorcycle space must be at least four feet wide and seven feet deep.
- D. **Shared Parking.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to forty percent with Planning Commission approval of a conditional use permit, if the Commission finds that:

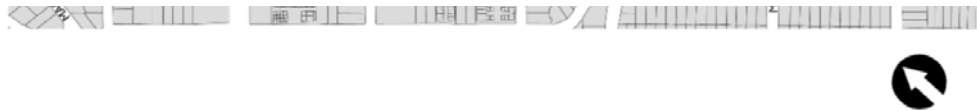
1. The peak hours of use will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces;
2. The proposed shared parking provided will be adequate to serve each use;
3. A parking demand study prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
4. In the case of a shared parking facility that serves more than one property, a parking agreement has been prepared consistent with the provisions of off-site parking facilities.

E. Restaurant Parking. The total number of required parking spaces for restaurants with more than two thousand five hundred square feet of floor area located within the area bounded by the south side of Holly Street, the west side of El Camino Real, the north side of Brittan Avenue and the east side of Walnut Street, as shown on Figure 18.20.050-E, may be reduced with Planning Commission approval of a conditional use permit, subject to the following criteria:

1. The restaurant is open for operation during the evenings until at least nine p.m., a minimum of five days per week including one weekend evening; and
2. Employees are required to park in permit parking areas of public parking plazas, when such permits are available.

FIGURE 18.20.050-E: RESTAURANT PARKING REDUCTION AREA





F. Other Parking Reductions. Required parking for any use may be reduced through Planning Commission approval of a conditional use permit.

1. Criteria for Approval. The Commission may only approve a conditional use permit for reduced parking if it finds that:

- a. Special conditions, including, but not limited to, the nature of the proposed operation; proximity to frequent transit service; transportation characteristics of persons residing, working, or visiting the site; or because the applicant has undertaken a transportation demand management program, exist that will reduce parking demand at the site;
- b. The use will adequately be served by the proposed on-site parking; and
- c. Parking demand generated by the project will not exceed the capacity of or have a detrimental impact on the supply of on-street parking in the surrounding area.

2. Parking Demand Study. In order to evaluate a proposed project's compliance with the above criteria, the Director may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.060 Parking in-lieu fee.

If a parking assessment district has been established, a fee may be paid to the City in lieu of providing required parking within the district.

A. In-Lieu Fee Amount. The amount of the in-lieu fee shall be calculated and paid as set forth in a resolution of the City Council.

B. Use of Funds. In-lieu fees shall be used for programs to reduce parking impacts including, but not limited to, the costs of any of the following:

1. Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the parking assessment district;
2. Mass transit equipment, including stock and attendant facilities serving the area in which the buildings for which the payments are made are located;
3. Transit or paratransit passes, coupons, and tickets to be made available at a discount to employees and customers and to promote and support incentives for employee ride-sharing and transit use; or
4. Transportation system management projects. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.070 Location of required parking.

A. Residential Uses.

1. Single-Unit Dwellings, Duplexes, and Second Units. Required parking for a single-unit dwelling, duplex, or second unit shall be located on the same lot as the dwelling(s) served. Parking shall not be located within required setbacks except for second units.
2. Other Residential Uses. Required parking for residential uses other than single-unit dwellings, duplexes, and second units shall be on the same lot as the dwelling or use they serve or in an off-site facility as provided in subsection C of this section. Parking shall not be located within a required front or street-facing side yard.

B. Nonresidential Uses. Required parking spaces serving nonresidential uses shall be located on the same lot as the use they serve, or in an off-site parking facility as provided in subsection C of this section. If located in an off-site parking facility,

a parking agreement shall be filed as provided in subsection C of this section.

C. Off-Site Parking Facilities. Parking facilities for uses other than single-unit dwellings, duplexes, and second units may be provided off site with Director approval of a minor use permit, provided the following conditions are met:

1. Location.

a. Residential Uses. Any off-site parking facility must be located within one hundred feet, along a pedestrian route, of the unit or use served.

b. Nonresidential Uses. Any off-site parking facility must be located within four hundred feet, along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.

2. Parking Agreement. A written agreement between the landowner(s) and the City in a form satisfactory to the City Attorney shall be executed and recorded in the Office of the County Recorder. The agreement shall include:

a. A guarantee among the landowner(s) for access to and use of the parking facility; and

b. A guarantee that the spaces to be provided will be maintained and reserved for the uses served for as long as such uses are in operation. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.080 Bicycle parking.

A. Short-Term Bicycle Parking. Short-term bicycle parking shall be provided in order to serve shoppers, customers, messengers, guests and other visitors to a site who generally stay for a short time.

1. Parking Spaces Required. For the following uses, the number of short-term bicycle parking spaces shall be at least

ten percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment:

- a. Multi-unit residential, group residential, and single room occupancy with five or more units.
- b. All uses in the public and semi-public land use classification except cemeteries and community gardens.
- c. All uses in the commercial land use classification, except animal care, sales, and services and artists' studios.

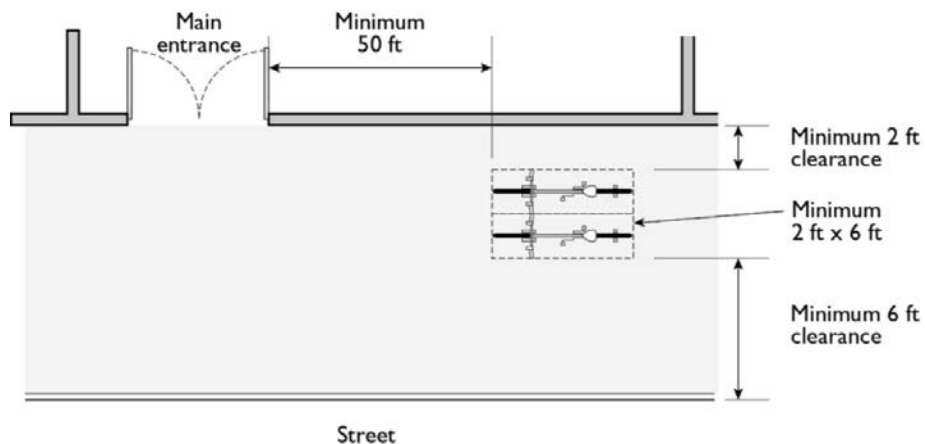
2. Location. Short-term bicycle parking must be located outside of the public right-of-way and pedestrian walkways and within fifty feet of a main entrance to the building it serves.

- a. Commercial Centers. In a commercial center, bicycle parking must be located within fifty feet of an entrance to each anchor store. Bicycle parking shall be visible from the street or from the main building entrance, or a sign must be posted at the main building entrance indicating the location of the parking.
- b. Mixed-Use Districts. Bicycle parking in mixed-use districts may be located in the public right-of-way within an encroachment permit, provided an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.

3. Anchoring and Security. For each short-term bicycle parking space required, a stationary, securely anchored object shall be provided to which a bicycle frame and one wheel can be secured with a high-security U-shaped shackle lock if both wheels are left on the bicycle. One such object may serve multiple bicycle parking spaces.

4. **Size and Accessibility.** Each short-term bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.

FIGURE 18.20.080-A: SHORT-TERM BICYCLE PARKING



B. **Long-Term Bicycle Parking.** Long-term bicycle parking shall be provided in order to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

1. **Parking Spaces Required.**
 - a. **Residential Uses.** A minimum of one long-term bicycle parking space shall be provided for every five units for multi-unit residential and group residential projects.
 - b. **Other Uses.** Any establishment with twenty-five or more full-time equivalent employees shall provide long-term bicycle parking at a minimum ratio of one space per twenty vehicle spaces.
 - c. **Parking Structures.** Long-term bicycle parking shall be provided at a minimum ratio of one space per fifty vehicle spaces.

2. Location. Long-term bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.
3. Covered Spaces. At least fifty percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
4. Security. Long-term bicycle parking must be in:
 - a. An enclosed bicycle locker;
 - b. A fenced, covered, locked or guarded bicycle storage area;
 - c. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas; or
 - d. Other secure area approved by the Director.
5. Size and Accessibility. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.090 On-site loading.

A. Loading Spaces Required. Every new building, and every building enlarged by more than five thousand square feet of gross floor area that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt

or distribution by vehicles or trucks of material or merchandise shall provide off-street loading and unloading areas as follows:

**TABLE 18.20.090-A: REQUIRED
LOADING SPACES**

Gross Floor Area (sq. ft.)	Required Loading Spaces
0—6,999	0
7,000— 30,000	1
30,001— 90,000	2
90,001— 150,000	3
150,001— 230,000	4
230,001 +	1 per each additional 100,000 square feet or portion thereof.

1. **Multi-Tenant Buildings.** The gross floor area of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. Drive-in roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.

2. **Reduction in Number of Loading Spaces Required.** The loading space requirement may be waived if the Director finds that the applicant has satisfactorily demonstrated that, due to the nature of the proposed use, such loading space will not be needed.

3. Additional Loading Spaces Required. The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement shall be based on the anticipated frequency of truck pick-ups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.

B. Location. All required loading berths shall be located on the same site as the use served. No loading berth for vehicles over two-ton capacity shall be closer than fifty feet to any property in a residential district unless completely enclosed by building walls, or a uniformly solid fence or wall, or any combination thereof, not less than six feet in height. No permitted or required loading berth shall be located within twenty-five feet of the nearest point of any street intersection.

C. Minimum Size. Each on-site loading space required by this chapter shall not be less than ten feet wide, twenty-five feet long, and fourteen feet high, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be modified if the Director finds that the applicant has satisfactorily demonstrated that, due to the nature of the proposed use, such size will not be needed.

D. Driveways for Ingress and Egress and Maneuvering Areas. Each on-site loading space required by this section shall be provided with driveways for ingress and egress and maneuvering space of the same type and meeting the same criteria required for on-site parking spaces. Truck-maneuvering areas shall not encroach into required parking areas, travelways, or street rights-of-way. This requirement may be modified if the Director finds that sufficient space is provided so that truck-maneuvering areas will not interfere with traffic and pedestrian circulation.

E. Surfacing. All open on-site loading berths shall be improved with a compacted base, not less than five inches thick, surfaced with not less than three inches of plant-mix asphalt, concrete, or

comparable material approved by the City Engineer. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.100 Parking area design and development standards.

All parking areas, except those used exclusively for stacked parking, shall be designed and developed consistent with the following standards. Parking areas used exclusively for stacked parking are subject only to subsections I through R of this section. Stacked parking areas which will allow parking at some times without attendants must be striped in conformance with the layout requirements of this section.

A. Handicapped Parking. Each lot or parking structure where parking is provided for the public as clients, guests, or employees shall include parking accessible to handicapped or disabled persons as near as practical to a primary entrance.

B. Tandem Parking. Tandem parking may be permitted to satisfy the off-street parking requirement in accordance with the following:

1. No more than two vehicles shall be placed one behind the other.
2. Both spaces shall be assigned to a single dwelling unit or nonresidential establishment.
3. Tandem parking to meet required parking for nonresidential uses may be used for employee parking; the maximum number of tandem parking spaces shall not exceed fifty percent of the total number of spaces.
4. Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure; the maximum number of tandem parking spaces shall not exceed fifty percent of the total number of spaces.
5. Tandem parking shall not be used to meet the guest parking requirement.

C. Carpool and Vanpool Parking. At least ten percent of the required parking spaces for offices and all uses within the industrial use classification shall be designated and reserved for carpools or vanpools. These spaces shall be located closest to the main entrance of the project (exclusive of spaces designated for handicapped).

D. Shopping Cart Storage. When there are businesses that utilize shopping carts, adequate temporary shopping cart storage areas shall be provided throughout the parking lots. No temporary storage of shopping carts is allowed on walkways outside of buildings.

E. Parking Access.

1. Shared Access. Nonresidential projects are encouraged to provide shared vehicle and pedestrian access to adjacent nonresidential properties for convenience, safety, and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties approved by the Director shall be recorded in the County Recorder's Office, in a form satisfactory to the City Attorney.

2. Forward Entry. Parking areas of four or more spaces shall be provided with suitable maneuvering room so that all vehicles therein may enter an abutting street in a forward direction.

3. Driveway Length. Driveways providing direct access from a public street to a garage or carport shall be at least twenty feet in depth.

4. Driveway Width.

- a. The minimum width of a driveway serving one to two residences shall be no less than eight feet total width, with a minimum clearance of ten feet. Maximum width is twenty feet.

- b. The minimum width of a driveway serving three to six residential units is:
 - i. Eight feet for a one-way driveway; or
 - ii. Fourteen feet for a two-way driveway.
- c. The minimum width of a driveway serving seven or more residential or commercial uses is:
 - i. Ten feet for a one-way driveway; or
 - ii. Twenty feet for a two-way driveway.
- d. The maximum driveway width is twenty feet for a one-way driveway and thirty-three feet for a two-way driveway.

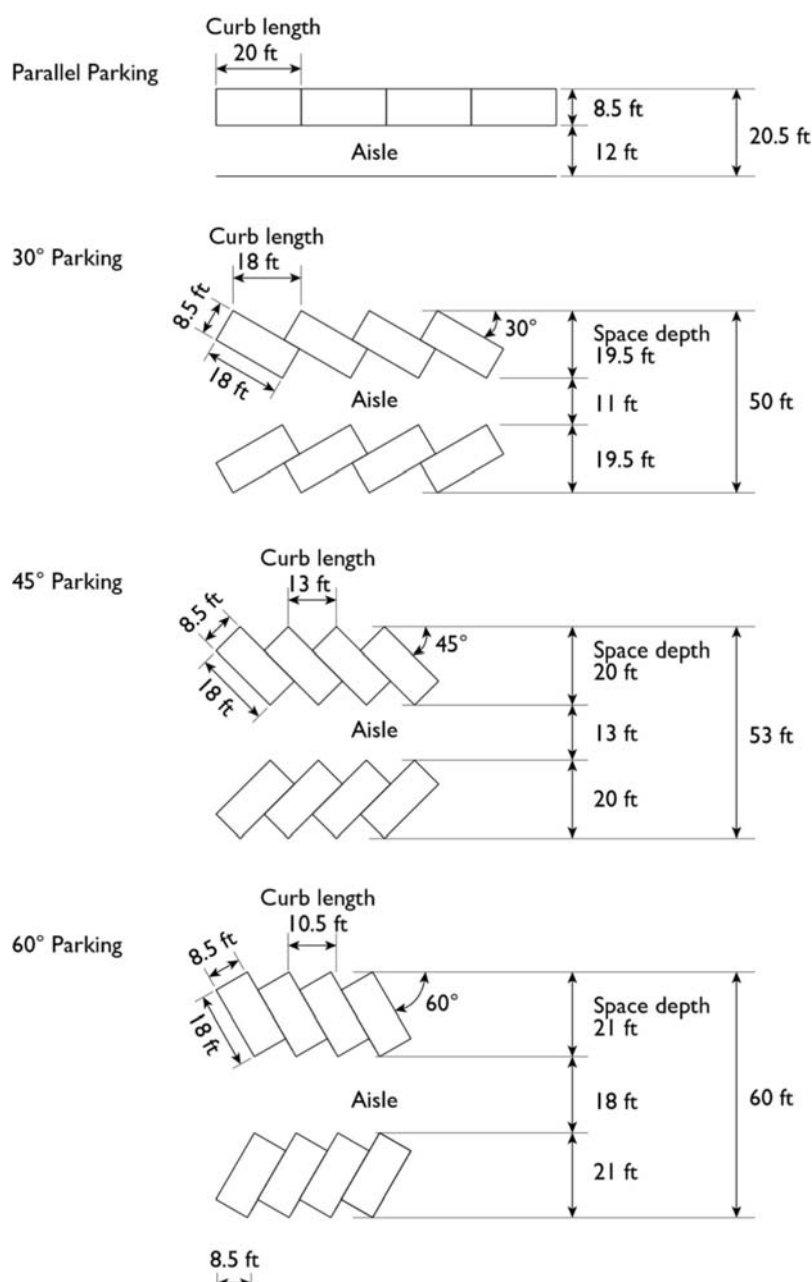
F. Size of Parking Spaces and Maneuvering Aisles. Parking spaces and maneuvering aisles shall meet the minimum dimensions required by this subsection. Screening walls, roof support posts, columns, or other structural members shall not intrude into the required dimensions for parking spaces.

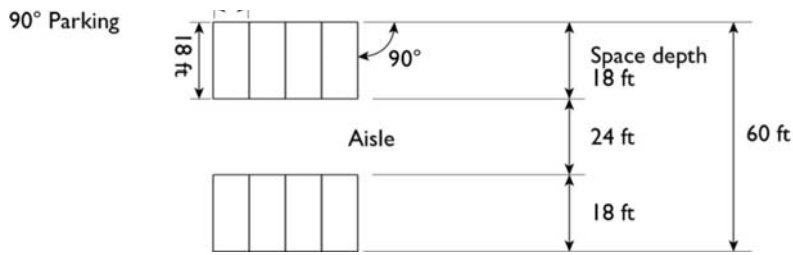
1. Standard Parking Spaces and Drive Aisles. The minimum basic dimension for standard parking spaces is eight and one-half feet by eighteen feet, with a minimum vertical clearance of seven feet. Table 18.20.100-F(1) provides the dimensions of spaces (stalls) and aisles according to angle of parking spaces. The required aisle width may be modified if the City Engineer finds that sufficient space is provided, so that maneuvering areas will not interfere with traffic and pedestrian circulation.

TABLE 18.20.100-F(1): STANDARD PARKING SPACE AND AISLE DIMENSIONS

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Angle of Parking	Stall Width (ft.)	Curb Length Per Stall (ft.)	Stall Depth (ft.)	Aisle Width (ft.)
Parallel	8.5	20	8.5	12
30°	8.5	18	19.5	11
45°	8.5	13	20	13
60°	8.5	10.5	21	18
90°	8.5	8.5	18	24

FIGURE 18.20.100-F(1): STANDARD PARKING SPACES

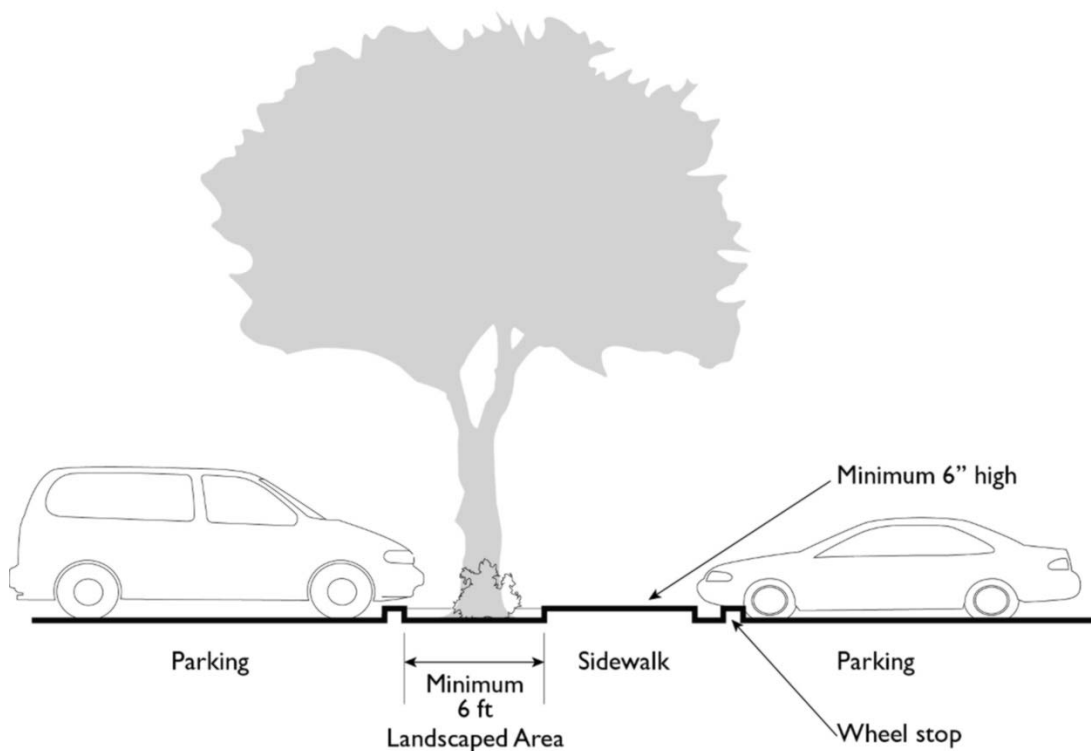


2. Parking Spaces Abutting Wall or Fence. Each parking space adjoining a wall, fence, column, or other obstruction higher than one-half of one foot in the vicinity of where a vehicle door may be located shall be increased to accommodate access to the vehicle through the door.
3. Minimum Dimensions for Residential Garages and Carports. Garages and carports serving residential uses shall be constructed to meet the following minimum inside dimensions and related requirements.
 - a. A single car garage or carport: ten feet in width by twenty feet in length.
 - b. A two-car garage or carport: twenty feet in width by twenty feet in length.
 - c. A garage or carport containing three or more spaces: nine feet in width by nineteen feet in length per space.
 - d. The vertical clearance for garage or carport parking spaces shall not be less than seven feet.
 - e. Stairs may encroach into the parking area of a garage; provided, that the front end of a standard size automobile can fit under the stair projection. The bottom of the stairwell (including exterior finish) shall be a minimum of five feet above the garage floor.

G. Parking Lot Striping. All parking stalls shall be clearly outlined with striping, and all aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines as necessary to provide for safe traffic movement.

H. Wheel Stops. Concrete bumper guards or wheel stops shall be provided for all unenclosed parking spaces on a site with ten or more unenclosed parking spaces. A six-inch-high concrete curb surrounding a landscape area at least six feet wide may be used as a wheel stop; provided, that the overhang will not damage or interfere with plant growth or its irrigation. A concrete sidewalk may be used as a wheel stop if the overhang will not reduce the minimum required walkway width.

FIGURE 18.20.100-H: WHEEL STOPS



I. Surfacing. All parking areas shall be paved and improved, and all sites shall be properly drained, consistent with California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES permit and subject to the approval of the City Engineer. No unpaved area shall be used for parking.

1. Cross-Grades. Cross-grades shall be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.

2. Landscaping Alternative. Up to two feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped with ground cover plants instead of paving.
3. Permeable Paving. Permeable paving shall be used in all overflow parking areas and installed in accordance with manufacturer recommended specifications.
4. Turf Grids/Grassy Pavers. Turf grids/grassy pavers shall be installed in areas of low traffic or infrequent use wherever feasible.

J. Perimeter Curbing. A six-inch-wide and six-inch-high concrete curb shall be provided along the outer edge of the parking facility pavement, except where said pavement abuts a fence or wall. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through.

K. Heat Island Reduction. A heat island is the increase in ambient temperature that occurs over large paved areas compared to natural landscape. In order to reduce ambient surface temperatures in parking areas, at least fifty percent of the areas not landscaped shall be shaded, of light colored materials with a solar reflectance index of at least twenty-nine, or a combination of shading and light colored materials.

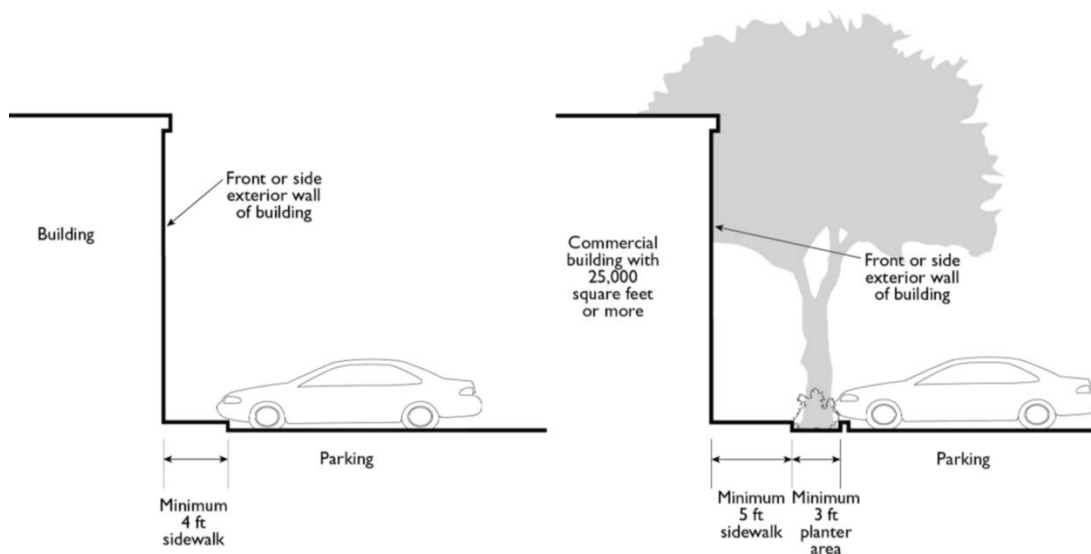
1. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within fifteen years.
2. Trees shall be selected from a list maintained by the Planning Division.

L. Lighting. Public parking areas designed to accommodate ten or more vehicles shall be provided with a minimum of one-half foot-candle and a maximum of three foot-candles of light over of the parking surface during the hours of use from one-half hour before dusk until one-half hour after dawn.

1. Lighting design shall be coordinated with the landscape plan to ensure that vegetation growth will not substantially impair the intended illumination.
2. Parking lot lighting shall, to the maximum extent feasible, be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Chapter [18.21](#), Performance Standards.

M. Separation from On-Site Buildings. Parking areas must be separated from the front and side exterior walls of on-site buildings by walkways a minimum of four feet in width. Commercial buildings with twenty-five thousand square feet or more of gross floor area must be separated from on-site parking on all sides by a walkway a minimum of five feet in width, as well as a planter area at least three feet in width. These requirements do not apply to parking areas containing five or fewer spaces.

FIGURE 18.20.100-M: SEPARATION FROM ON-SITE BUILDINGS

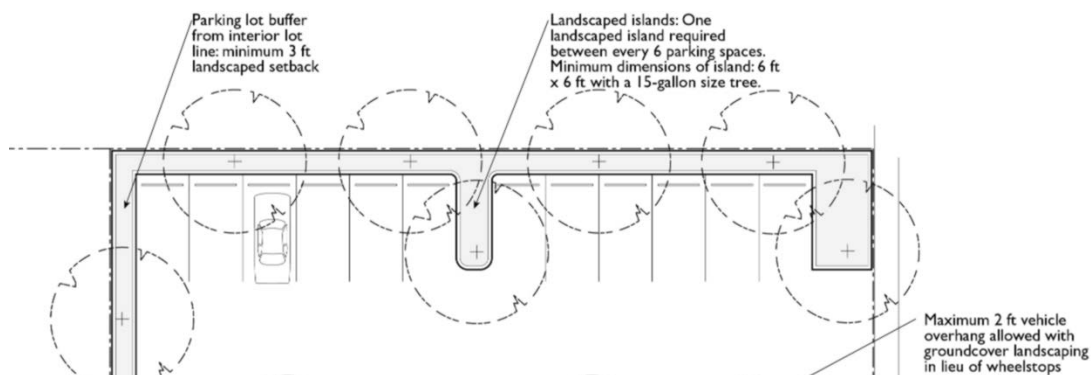


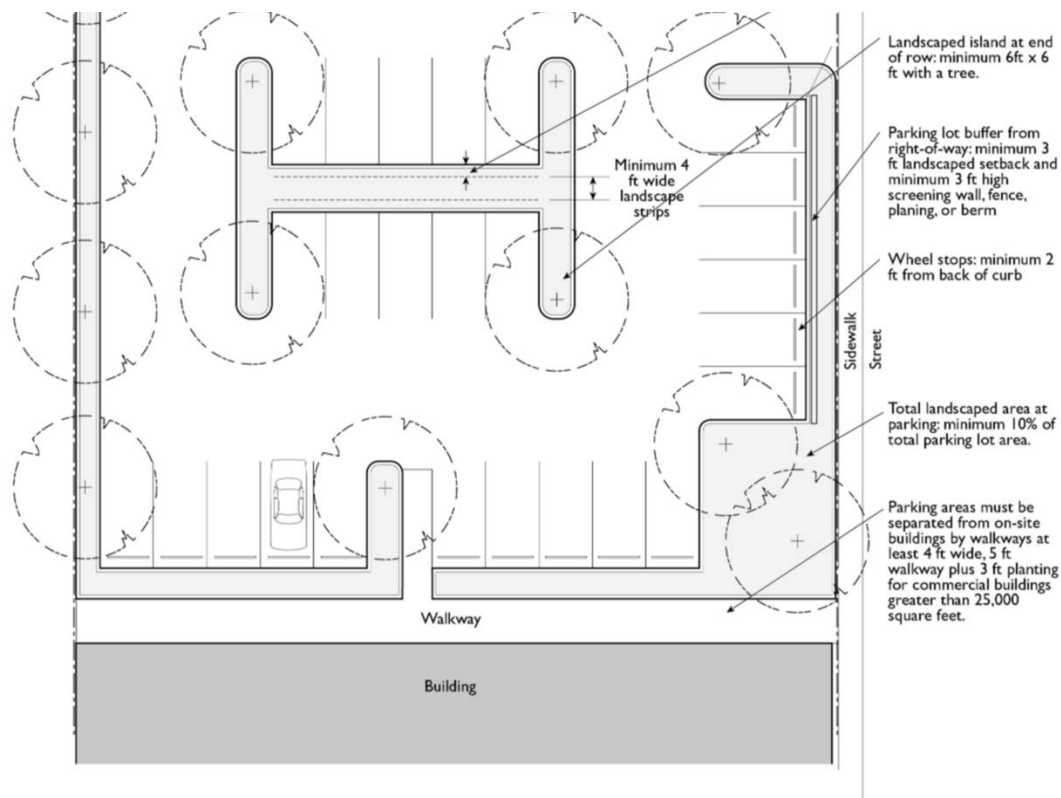
N. Landscaping. Landscaping of parking areas shall be provided and maintained according to the general standards of Chapter [18.18](#), Landscaping, as well as the standards of this subsection for all uses except single-unit dwellings and duplexes.

1. Landscape Area Required. A minimum of ten percent of any parking lot area shall be landscaped.
2. Minimum Planter Dimension. No landscape planter that is to be counted toward the required landscape area shall be smaller than twenty-five square feet in area, or four feet in any horizontal dimension, excluding curbing.
3. Layout. Landscaped areas shall be well-distributed throughout the parking lot area. Parking lot landscaping may be provided in any combination of:
 - a. Landscaped planting strips at least four feet wide between rows of parking stalls;
 - b. Landscaped planting strips between parking areas and adjacent buildings or internal pedestrian walkways;
 - c. Landscaped islands located between parking stalls or at the ends of rows of parking stalls; and
 - d. On-site landscaping at the parking lot perimeter.
4. Required Landscaped Islands. A landscaped island at least six feet in all interior dimensions and containing at least one fifteen-gallon-size tree shall be provided at each end of each interior row of parking stalls and between every six consecutive parking stalls.
5. Landscaped Buffer for Open Parking Adjacent to Right-of-Way. A landscaped area at least five feet wide shall be provided between any surface parking area and any property line adjacent to a public street, unless a different dimension is specified in the base district standards applicable to a site.
6. Landscaped Buffer for Open Parking Abutting Interior Lot Line. A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot for the length of the parking area.

7. **Landscaped Buffer for Parking Garages.** A parking garage that does not incorporate ground-floor nonresidential or residential use or is not otherwise screened or concealed at street frontages on the ground level must provide a landscaped area at least ten feet wide between the parking garage and public street.
8. **Parking Garage Rooftop Planting.** Uncovered parking on the top level of a parking structure shall have rooftop planters with a minimum dimension of twenty-four inches around the entire perimeter of the top floor.
9. **Trees.**
 - a. **Number Required.** One for each five parking spaces.
 - b. **Distribution.** Trees shall be distributed relatively evenly throughout the parking area.
 - c. **Species.** Tree species shall be selected from a list maintained by the Planning Division.
 - d. **Size.** All trees shall be a minimum fifteen-gallon size with a one-inch diameter at forty-eight inches above natural grade.
 - e. **Minimum Planter Size.** Any planting area for a tree must have a minimum interior horizontal dimension of five feet. Additional space may be required for some tree species.

FIGURE 18.20.100-N: PARKING LOT LANDSCAPING



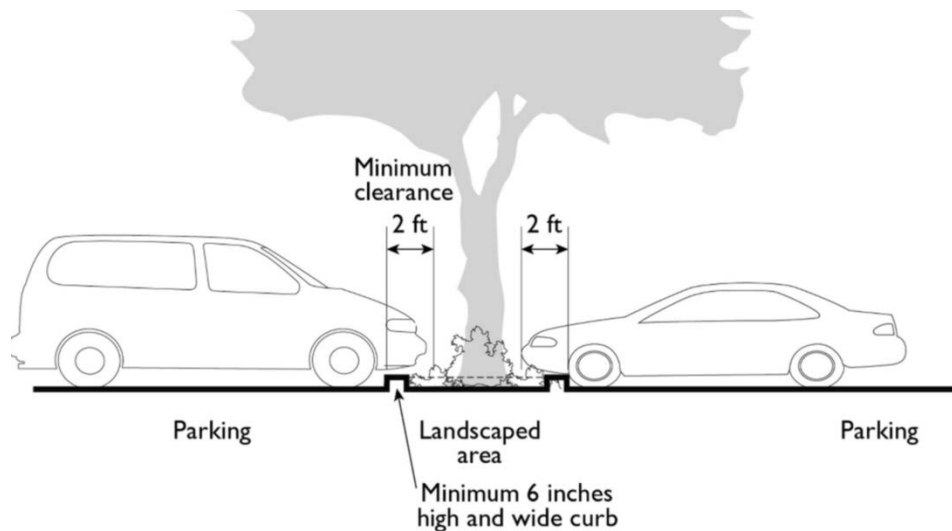


10. Protection of Vegetation.

- a. **Clearance from Vehicles.** All required landscaped areas shall be designed so that plant materials, at maturity, are protected from vehicle damage by providing a minimum two-foot clearance of low-growing plants where a vehicle overhang is permitted, or by wheel stops set a minimum of two feet from the back of the curb.
- b. **Planters.** All required parking lot landscaping shall be within planters bounded by a concrete curb at least six inches wide and six inches high. Curbs separating landscaped areas from parking areas shall be designed to allow stormwater runoff to pass through.

FIGURE 18.20.100-N(10): PROTECTION OF VEGETATION





11. Visibility and Clearance. Landscaping in planters at the end of parking aisles shall not obstruct driver's vision of vehicular and pedestrian cross-traffic. Mature trees shall have a foliage clearance maintained at eight feet from the surface of the parking area. Other plant materials located in the interior of a parking lot shall not exceed thirty inches in height.

O. Screening. Parking areas shall be screened from view from public streets and adjacent lots in a more restrictive district, according to the following standards.

1. Height. Screening of parking lots from adjacent public streets shall be three feet in height. Screening of parking lots along interior lot lines that abut residential districts shall be six feet in height, except within the required front setback of the applicable zoning district, where screening shall be three feet in height.

2. Materials. Screening may consist of one or any combination of the methods listed below:

a. Walls. Low-profile walls consisting of brick, stone, stucco, or other quality durable material approved by the Director, and including a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless

capped and finished with stucco or other material approved by the Director.

b. Fences. An open fence of wrought iron or similar material combined with plant materials to form an opaque screen. Use of chain-link or vinyl fencing for screening purposes is prohibited.

c. Planting. Plant materials consisting of compact evergreen plants that form an opaque screen. Such plant materials must achieve a minimum height of two feet within eighteen months after initial installation.

d. Berms. Berms planted with grass, ground cover, or other low-growing plant materials.

P. Circulation and Safety.

1. Visibility shall be assured for pedestrians, bicyclists, and motorists entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.

2. Off-street parking areas of four or more spaces shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only.

3. Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.

4. Separate vehicular and pedestrian circulation systems shall be provided where possible. Multi-unit residential developments of five or more units must provide pedestrian access that is separate and distinct from driveways. Parking areas for commercial and mixed-use developments that are eighty feet or more in depth and/or include twenty-five or more parking spaces must have distinct and dedicated pedestrian access from the commercial use to parking areas and public sidewalks, according to the following standards:

- a. Connection to Public Sidewalk. An on-site walkway shall connect the main building entry to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main building entry and sidewalk, generally no more than one hundred twenty-five percent of the straight-line distance.
- b. Materials and Width. Walkways shall provide at least five feet of unobstructed width and be hard-surfaced.
- c. Identification. Pedestrian walkways shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method.
- d. Separation. Where a pedestrian walkway is parallel and adjacent to an auto travel lane, it must be raised and separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

Q. Alternative Parking Area Designs. Where an applicant can demonstrate to the satisfaction of the Director that variations in the dimensions otherwise required by this section are warranted in order to achieve environmental design and green building objectives, including but not limited to achieving certification under the LEEDTM Green Building Rating System or equivalent, an alternative parking area design may be approved.

R. Maintenance. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times. (Ord. 1438 § 4 (Exh. A (part)), 2011)

The San Carlos Municipal Code is current through Ordinance 1472, and legislation passed through February 10, 2014.

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Provisions for Noncompliance / Nonconformities

Chapter 18.19 NONCONFORMING USES, STRUCTURES, AND LOTS

Sections:

- [18.19.010](#) Purpose.
- [18.19.020](#) Applicability.
- [18.19.030](#) Establishment of lawful nonconforming uses, structures and lots.
- [18.19.040](#) Continuation and maintenance of nonconforming structures.
- [18.19.050](#) Additions and enlargements to nonconforming structures.
- [18.19.060](#) Expansion of nonconforming uses.
- [18.19.070](#) Changes and substitutions of nonconforming uses.
- [18.19.080](#) Repair and replacement of damaged or destroyed nonconforming buildings.
- [18.19.090](#) Abandonment of nonconforming uses.
- [18.19.100](#) Abatement.

18.19.010 Purpose.

This chapter is intended to permit continuation of uses and continued occupancy and maintenance of structures that were legally established but do not comply with all of the standards and requirements of this title in a manner that does not conflict with the General Plan. To that end, the chapter establishes the circumstances under which a nonconforming use or structure may be continued or changed and provides for the removal of nonconforming uses and structures when their continuation conflicts with the General Plan and public health, safety, and general welfare. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.020 Applicability.

The provisions of this chapter apply to structures, land, and uses that have become nonconforming by adoption of the ordinance codified in this title as well as structures, land, and uses that become nonconforming due to subsequent amendments to its text or to the Zoning Map.

A. Nonconforming structures and uses include:

1. Those made nonconforming by the addition of a standard or requirement previously not required for such use or structure; and
2. Uses and structures reclassified from permitted to being subject to a discretionary permit.

B. Nothing contained in this chapter shall be deemed to require any change in the plans, construction, or designated use of any building or structure for which a building permit has properly been issued, in accordance with the provision of ordinances then in effect and upon which actual construction has been started prior to the effective date of the ordinance codified in this title; provided, that in all such cases, actual construction shall be diligently carried on until completion of the building or structure. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.030 Establishment of lawful nonconforming uses, structures and lots.

Any lawfully established use, structure, or lot that is in existence on the effective date of the ordinance codified in this title or any subsequent amendment but does not comply with all of the standards and requirements of this title shall be considered nonconforming. Nonconforming uses and structures may only be continued subject to the requirements of this chapter.

A. Nonconformities, Generally. A nonconformity may result from any inconsistency with the requirements of this title including, but not limited to, location, density, floor area, height, yard, usable open space, buffering, performance standards, or the lack of an approved use permit or other required authorization. A use or structure shall not be deemed nonconforming solely because it does not conform with the parking and loading space dimension standards, landscape planting area, or screening regulations of the district in which it is located or does not conform to the standards for the following building features: garage door location; garage door width; cornices, eaves, and other ornamental features that

exceed maximum projections into required yards; or bay windows, balconies, and terraces above the second floor that exceed maximum projections into required yards. Also see Section [18.20.030\(B\)](#), Nonconforming Parking or Loading.

B. Nonconforming Lots. Any lot that is smaller than the minimum lot size required by this title or does not meet any of the applicable dimensional requirements shall be considered a lawful nonconforming lot if it is described in the official records on file in the office of the San Mateo County Recorder as a lot of record under one ownership. A nonconforming lot may be used as a building site subject to compliance with all applicable requirements, unless a variance or other modification or exception is approved as provided for in this title.

C. Airport Hazards. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming structure or nonconforming use to be made or become higher or become a greater hazard to air navigation than it was when the applicable regulation was adopted or than it is when the application for a permit is made. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.040 Continuation and maintenance of nonconforming structures.

Lawful nonconforming structures may be continued and maintained in compliance with the requirements of this section unless deemed by the Building Official to be a public nuisance because of health or safety conditions.

A. Right to Continue. Any use or structure that was lawfully established prior to the effective date of the ordinance codified in this title or of any subsequent amendments to its text or to the Zoning Map may only be continued and maintained provided there is no alteration, enlargement, or addition to any building or structure; no increase in occupant load; nor any enlargement of the area, space, or volume occupied by or devoted to such use, except as otherwise provided in this chapter. The right to continue a nonconforming use or structure shall attach to the land and shall

not be affected by a change in ownership. No substitution, expansion, or other change in use and no alteration or other change in structures is permitted, except as otherwise provided in this chapter.

B. Maintenance and Nonstructural Repairs. Maintenance, nonstructural repairs and nonstructural interior alterations to a nonconforming structure are permitted if the changes and improvements do not enlarge or extend the structure.

C. Structural Repairs. Structural repairs that do not enlarge or extend the structure, including modification or repair of building walls, columns, beams, or girders, may be permitted only when the Building Division determines that such modification or repair is immediately necessary to protect public health and safety, occupants of the nonconforming structure, or occupants of adjacent property, and when the cost of such work does not exceed fifty percent of the appraised value of the nonconforming structure.

D. Metal Structures. Metal structures that do not conform to the Building and Fire Code shall be improved so as to comply with the Building and Fire Code standards or removed. Prior to the issuance of a building permit or zoning clearance for an alteration, change in occupancy, change in ownership or repair of damage by fire or disaster to a nonconforming metal structure, the property owner shall enter into an agreement with the City providing that the structure shall be improved or altered to comply with the City Building and Fire Codes, or shall be removed within fifteen years of the agreement date. This provision shall be imposed:

1. When a change in occupancy (as defined by the Uniform Building Code) is proposed for more than fifty percent of the gross floor area of the building;
 2. When the building or property ownership changes; or
 3. When the building is damaged by fire or other disaster to an extent of more than fifty percent of its appraised value.
- (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.050 Additions and enlargements to nonconforming structures.

Nonconforming structures may be enlarged or extended in compliance with all applicable laws subject to the following provisions:

- A. Additions Generally. Additions to and/or enlargements of nonconforming structures are allowed, and no use permit is required, if the addition or enlargement complies with all applicable laws and requirements of the code and if the existing use of the property is conforming.
- B. Residential Additions. Additions or enlargements may be made to a building that is designed for and used as a residence without requiring any additional parking space or changes to an existing driveway; provided, that such alterations or enlargements neither trigger the need for additional parking pursuant to Chapter [18.20](#), Parking and Loading, nor occupy the only portion of a lot that can be used for required parking or access to parking.
- C. Second Dwelling Units. Notwithstanding the requirements of subsection B of this section, a second unit in compliance with Section [18.23.210](#), Second dwelling units, may be developed on a lot that contains a single-unit dwelling that is nonconforming with respect to development standards. If the single-unit dwelling is nonconforming because it does not meet parking standards, a second unit may only be established when parking is provided to meet the applicable requirements of Chapter [18.20](#), Parking and Loading, for the primary dwelling unit.
- D. Effect of Nonconforming Setbacks. For the purpose of additions in any residential district, continuation of a nonconforming setback shall not be considered an increase in the discrepancy; provided, that:
 - 1. Within the nonconforming area, a minimum of fifty percent of the exterior wall and fifty percent of the roof remains and is not removed as part of the scope of work for the addition;

2. In no case shall any existing setback of less than three feet be considered legal for purposes of this chapter; and

3. Any residential additions above the first floor shall conform to the setbacks in effect at the time the application for the addition is submitted.

E. Effect of Excessive Lot Coverage. Additions to or enlargements of nonconforming structures that exceed the maximum allowable lot coverage require approval of a variance pursuant to the provisions of Chapter [18.32](#), Variances, if the addition or enlargement would increase the lot coverage. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.060 Expansion of nonconforming uses.

No lawful nonconforming use may be expanded without the approval of a use permit, subject to the following requirements:

A. Within a Conforming Structure. A nonconforming use occupying a portion of a structure that conforms to this title may expand the portion that it occupies with Zoning Administrator approval of a minor use permit in accord with Chapter [18.30](#), Use Permits.

B. Expansion within a Structure That Does Not Conform to This Title. A nonconforming use in a structure that does not conform to the requirements of this title but does conform to the requirements of the Building Code may expand its occupancy and building floor area subject to Zoning Administrator approval of a minor use permit in accord with Chapter [18.30](#), Use Permits; provided, however, that the expansion meets the requirements of this title.

C. Expansion within a Structure That Does Not Conform to the Building Code. Any nonconforming use in a structure that does not conform to the Building Code may not expand the area it occupies until and unless the structure is brought into conformance with all applicable Building Code requirements. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.070 Changes and substitutions of nonconforming uses.

No lawful nonconforming use shall be changed to a different use type or subclassification without the approval of a use permit unless the new use is permitted by right in the zoning district. This requirement does not apply to a change of ownership, tenancy, or management where the new use is of the same use type and use classification, if applicable, as the previous use, as defined in Chapter [18.40](#), Use Classifications, and the use is not expanded or intensified.

A. Change from Nonconforming to Permitted Use. Any nonconforming use may be changed to a use that is allowed by right in the district in which it is located and complies with all applicable standards for such use.

B. Absence of Permit. Any use that is nonconforming solely by reason of the absence of a use permit may be changed to a conforming use by obtaining a minor use permit pursuant to the requirements in Chapter [18.30](#), Use Permits.

C. Substitutions. The Zoning Administrator may allow substitution of a nonconforming use with another nonconforming use, subject to approval of a minor use permit. In addition to any other findings required by this title, the Administrator must find that:

1. The existing nonconforming use was legally established;
2. The proposed new use would not preclude or interfere with implementation of the General Plan or any applicable adopted specific, area, or community plan;
3. The proposed new use will be no less compatible with the purposes of the district and surrounding uses that comply with the requirements of this title than the nonconforming use it replaces;
4. The proposed new use will not be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the surrounding area or be detrimental or injurious to property and improvements of adjacent lots, the

surrounding area, or the neighborhood because of noise, odors, dust, glare, vibrations, or other effects; and

5. The proposed new use will comply with all applicable standards of the district and City-wide standards, there are special circumstances peculiar to the property and its relation to surrounding uses or to the district itself that would justify modification to applicable standards, or the impacts of the new use will be mitigated. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.080 Repair and replacement of damaged or destroyed nonconforming buildings.

A lawful nonconforming building or structure that is damaged or partially destroyed by fire, explosion, earthquake, or natural disaster which is not caused by an act or deliberate omission of a property owner, their agent, or person acting on their behalf or in concert with, may be restored or rebuilt subject to the following provisions.

A. Restoration When Damage Is Fifty Percent or Less of Value. If the cost of repair or reconstruction does not exceed fifty percent of the appraised value of the building or structure replacement of the damaged portions of the building is allowed by right; provided, that the replaced portions are the same size, extent, and configuration as previously existed. The determination of the appraised value shall be made by a professional appraiser selected by the City, whose fee shall be paid by the building owner.

B. Restoration When Damage Exceeds Fifty Percent of Value. If the cost of repair or reconstruction exceeds fifty percent of the appraised value of the building or structure, as determined pursuant to subsection A of this section, the land and building shall be subject to all of the requirements of this title, except as provided below:

1. Nonresidential Structures. The Planning Commission may approve a conditional use permit for the structure to be rebuilt to the same size, extent, and configuration as

previously existed. In such cases any expansion or change to the previous use must conform to the requirements of this chapter.

2. Residential Structures. Any nonconforming residential use may be reconstructed, restored, or rebuilt up to the size and number of dwelling units prior to the damage and the nonconforming use, if any, may be resumed subject to a zoning clearance in the case of single-unit dwellings or a conditional use permit approval in the case of other residential uses, unless the Zoning Administrator finds that:

- a. The reconstruction, restoration, or rebuilding will be detrimental or injurious to the health, safety, or general welfare of persons residing or working in the neighborhood, or will be detrimental or injurious to property and improvements in the neighborhood; or
- b. The existing nonconforming use of the building or structure can be more appropriately moved to a zoning district in which the use is permitted, or that there no longer exists a district in which the existing nonconforming use is permitted.

3. Any reconstruction, restoration, or rebuilding undertaken pursuant to this section shall conform to all applicable Building Code requirements, and a building permit must be obtained within two years after the date of the damage or destruction. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.090 Abandonment of nonconforming uses.

No nonconforming use may be resumed, reestablished, reopened or replaced by any other nonconforming use after it has been abandoned or vacated for a period of six months, except as provided for in this section.

A. Abandonment. The six-month period shall commence when the use ceases and any one of the following occurs:

- 1. The site is vacated;

2. The business license lapses;
3. Utilities are terminated; or
4. The lease is terminated.

B. Reestablishment. The nonconforming use of a legally established structure may be reestablished if the Planning Commission approves a conditional use permit after making all the following findings in addition to any other required findings. As a condition of approving the resumption of such nonconforming use, the Commission may impose a time limit on its duration if necessary in order to make the required findings.

1. The structure cannot be used for any conforming use because of its original design or because of lawful structural changes made for a previous nonconforming use;
2. The structure can be reasonably expected to remain in active use for a period of twenty years without requiring repairs or maintenance in excess of fifty percent of the replacement cost of the structure, as determined by the Building Official, within any five-year period; and
3. The continuation of the use or structure will not be incompatible with or detrimental to surrounding conforming uses. (Ord. 1438 § 4 (Exh. A (part)), 2011)

18.19.100 Abatement.

The provisions of this chapter shall not apply to a use or structure that is or becomes a public nuisance. In the event that a legal nonconforming structure or use is found to constitute a public nuisance, appropriate action may be taken by the City pursuant to the municipal code and Section [18.39.020](#), Enforcement. (Ord. 1438 § 4 (Exh. A (part)), 2011)

The San Carlos Municipal Code is current through Ordinance 1472, and legislation passed through February 10, 2014.

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General Definitions

Chapter 18.41 TERMS AND DEFINITIONS

Sections:

[18.41.010](#) List of terms.

[18.41.020](#) Definitions.

18.41.010 List of terms.

Abutting or Adjoining

Access

Accessory Building, See “Building, Accessory”

Accessory Structure, See “Structure, Accessory”

Accessory Use, See “Use, Accessory”

Adjacent

Alley

Alteration

Awning

Balcony

Base District, See “Zoning District”

Basement

Bedroom

Block

Blockface

Building:

1. Accessory Building
2. Main Building

Building Code

Building Face

Building Footprint, See “Footprint”

Building Frontage

Building Height, See “Height”

Building Site

Build-To Line

California Environmental Quality Act (CEQA)

Canopy

Carport

City

City Council

City Engineer

Compatible

Conditionally Permitted

Construction

Corner Build-to Area

County

Deck

Demolition

Density, Net

Development

Development Agreement

Director

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Zoning Administrator

Zoning District

(Ord. 1464 § 3 (Exh. D (part)), 2013: Ord. 1438 § 4 (Exh. A (part)), 2011)

18.41.020 Definitions.

“Abutting” or “adjoining” means having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting.

“Access” means the place or way through which pedestrians and/or vehicles shall have safe, adequate and usable ingress and egress to a property or use as required by this title.

Accessory Building. See “building, accessory.”

Accessory Structure. See “structure, accessory.”

Accessory Use. See “use, accessory.”

“Adjacent” means directly abutting, having a boundary or property line(s) in common or bordering directly, or contiguous to.

“Alley” means a public way permanently reserved primarily for secondary vehicular service access to the rear or side of properties otherwise abutting on a street.

“Alteration” means any change, addition or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs (see also “maintenance and repair”). See “structural alterations” for modifications to any of the supporting members of a structure.

“Awning” means an architectural projection that provides weather protection, identity or decoration and is wholly supported by the building to which it is attached. An awning is typically constructed of nonrigid materials on a supporting framework which projects from and is supported by the exterior wall of a building.

“Balcony” means a platform that projects from the wall of a building thirty inches or more above grade that is accessible from the building’s interior, is not accessible from the ground and is not enclosed by walls on more than two sides (see also “deck”).

Base District. See “zoning district.”

“Basement” means a nonhabitable space beneath the first or ground floor of a building the ceiling of which does not extend more than four feet above finished grade.

“Bedroom” means any room having the potential of being a bedroom and meeting the standards of the California Building Code as a sleeping room.

“Block” means property bounded on all sides by a public right-of-way.

“Blockface” means all property between two intersections that fronts upon a street or abuts a public right-of-way.

“Building” means any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any individual, animal, process, equipment, goods, or materials.

1. “Accessory building” means a detached subordinate building used only as incidental to the main building on the same lot.
2. “Main building” means a building in which is conducted the principal use of the lot on which it is situated. In the event a garage is attached to the main building, it shall be made structurally a part of, and have a common wall with, the main building and shall comply in all respects with the requirements of this title applicable to the main building.

“Building Code” means any ordinance of the City governing the type and method of construction of buildings, signs, and sign structures and any amendments thereto and any substitute therefor including, but not limited to, the California Building Code, other State-adopted uniform codes and the minimum building security standards ordinance.

“Building face” means the general outer surface of the structure or walls of a building. Where bay windows or pillars project beyond the walls, the outer surface of the windows or pillars shall be considered to be the face of the building.

Building Footprint. See “footprint.”

“Building frontage” means the lineal dimension, parallel to the ground, of a building abutting on a public street, or a parking lot accessory to that business even though another business may also have entitlement to that parking lot.

Building Height. See “height.”

“Building site” means a lot or parcel of land occupied or to be occupied, by a main building and accessory buildings together with such open spaces as are required by the terms of this title and having its principal frontage on a street, road, highway, or waterway.

“Build-to line” means a line parallel to the lot line where the facade of the building is required to be located.

“California Environmental Quality Act (CEQA)” means Public Resources Code Section 21000 et seq. or any successor statute and associated guidelines (California Code of Regulations Section 15000 et seq.) that require public agencies to document and consider the environmental effects of a proposed action before a decision.

“Canopy” means a roofed shelter projecting over a sidewalk, driveway, entry, window, or similar area that may be wholly supported by a building or may be wholly or partially supported by columns, poles, or braces extending from the ground.

“Carport” means an accessible and usable covered space enclosed on not more than two sides, designed, constructed and maintained for the parking or storage of one or more motor vehicles.

“City” means the City of San Carlos.

“City Council” means the City Council of the City of San Carlos.

“City Engineer” means the City Engineer of the City of San Carlos.

“Compatible” means that which is harmonious with and will not adversely affect surrounding buildings and/or uses.

“Conditionally permitted” means permitted subject to approval of a use permit.

“Construction” means construction, erection, enlargement, alteration, conversion or movement of any building, structures, or land together with any scientific surveys associated therewith.

“Corner build-to area” means the area of a corner lot where the facade of the building is required to be located.

“County” means the County of San Mateo.

“Deck” means a platform, either freestanding or attached to a building, that is supported by pillars or posts. See also “balcony.”

“Demolition” means the intentional destruction and removal of fifty percent or more of the enclosing exterior walls and fifty percent of the roof of any structure.

“Density, net” means the number of dwelling units per acre of land excluding street rights-of-way, public easements, public open space, land under water, and certified wetlands and floodplains. Setbacks for wetlands and other sensitive areas and private open space shall not be excluded in calculating net density.

“Development” means any manmade change to improved or unimproved real estate, including but not limited to the division of a parcel of land into two or more parcels; the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure; any mining, excavation, landfill or land disturbance; and any use or extension of the use of land.

“Development agreement” means an agreement between the City and any person having a legal or equitable interest in real property for the development of such property and which complies with the applicable provisions of the Government Code for such development agreements.

“Director” means the Community Development Director of the City of San Carlos or his/her designee.

District. See “zoning district.”

“Drive-through facilities” means facilities designed to enable persons to receive a service or purchase or consume goods while remaining within a motor vehicle, typically associated with banks, eating and drinking establishments, pharmacies and other commercial uses.

“Driveway” means an accessway that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.

“Dwelling unit” means any building or portion thereof which contains living facilities, including provisions for sleeping, eating, cooking, and sanitation, for not more than one family. See also “family.”

“Easement” means a portion of land created by grant or agreement for specific purpose; an easement is the right, privilege or interest which one party has in the land of another.

“Effective date” means the date on which a permit or other approval becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

“Electrical code” means any ordinance of the City regulating the alteration, repair and the installation and use of electricity or electrical fixtures.

“Emergency” means a sudden unexpected occurrence demanding immediate action to prevent or mitigate loss or damage to life, health, property or essential public services.

“Environmental impact report (EIR)” means an environmental impact report as required under the California Environmental Quality Act.

“Environmental review” means an evaluation process pursuant to CEQA to determine whether a proposed project may have a significant impact on the environment.

“Erect” means to build, construct, attach, hang, place, suspend or affix to or upon any surface. Such term shall also include the painting of wall signs.

“Facade” means the exterior wall of a building exposed to public view or that wall viewed by persons not within the building. The portion of any exterior elevation of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.

“Family” means one or more persons occupying a dwelling unit and living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Members of a family need not be related by blood but are distinguished from a group occupying a hotel, club, fraternity or sorority house.

“Feasible” means capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors.

Fence-Related Definitions. The following terms are related to Section [18.15.040](#), Fences and walls:

1. “Fences” means horizontal and vertical structures that are intended to separate properties, retain soil materials and provide security; or as defined by the Building Official. Fences may also be walls, hedges and screen planting.
2. “Front-most wall” means the facade of the residence (exclusive of accessory and appurtenant structures such as decks, stairwells, etc.) which is located closest to the front property line.
3. “Irregular lot” means any lot which does not conform to the definition of a corner lot or an interior lot including, but not limited to, through lots, pie and reverse pie shaped lots, flag lots, triangular lots with double street frontages, multisided lots and other lots in the opinion of the Director which are irregular.

4. “Lattice” means a patterned, crossed material (excluding chain-link fencing) that is arranged to allow at least fifty percent of light and air through the crossed material. Arrangements allowing less than fifty percent will be considered solid.
5. Lot Lines. Rear and side lot lines shall be those defined in this chapter. A property owner of a corner lot may designate which property line abutting a public right-of-way is his/her front and street side property line, for purposes of this section only. No more than one property line abutting a public right-of-way may be designated as a front property line and no more than one property line abutting a public right-of-way may be designated a street side property line.
6. “Replacement” means the replacement of any post or rail. Posts or rails cannot be paired or reinforced to avoid replacement to current code. Board repair or substitution does not constitute replacement.
7. “Sight distance triangle” means the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a distance of forty feet along both lines from their intersection that defines a minimum area of unobstructed view.
8. “Statuary structures” means decorative objects such as birdbaths, fountains, wells and figures.

“Flex space” means floor area constructed so that it can be adapted for retail/restaurant use in the future, but may be used for other uses in the interim.

“Floor area” means the total horizontal enclosed area of all the floors below the roof and within the outer surface of the walls of a building or other enclosed structure unless otherwise stipulated. See also Section [18.03.080](#), Determining floor area.

“Floor area ratio (FAR)” means the ratio of the total floor area of all buildings on a lot or other designated building site to the lot area or building site area. See also Section [18.03.090](#), Determining floor area ratio.

Foot-candle. See Lighting-Related Definitions.

“Footprint” means the horizontal area, as seen in plan view, of a building or structure, measured from the outside of exterior walls and supporting columns, and excluding eaves. See also Section [18.03.100](#), Determining lot coverage.

“Freeway” means a highway in respect to which the owners of abutting lands have no right or easement of access to or from their abutting lands or in respect to which such owners have only restricted right or easement of access.

“Frontage, street” means that portion of a lot or parcel of land that borders a public street. Street frontage shall be measured along the common lot line separating said lot or parcel of land from the public street, highway, or parkway.

“Garage” means a building or portion thereof, containing accessible and usable enclosed space designed, constructed and maintained for the parking or storage of one or more motor vehicles.

“General Plan” means the City of San Carlos General Plan.

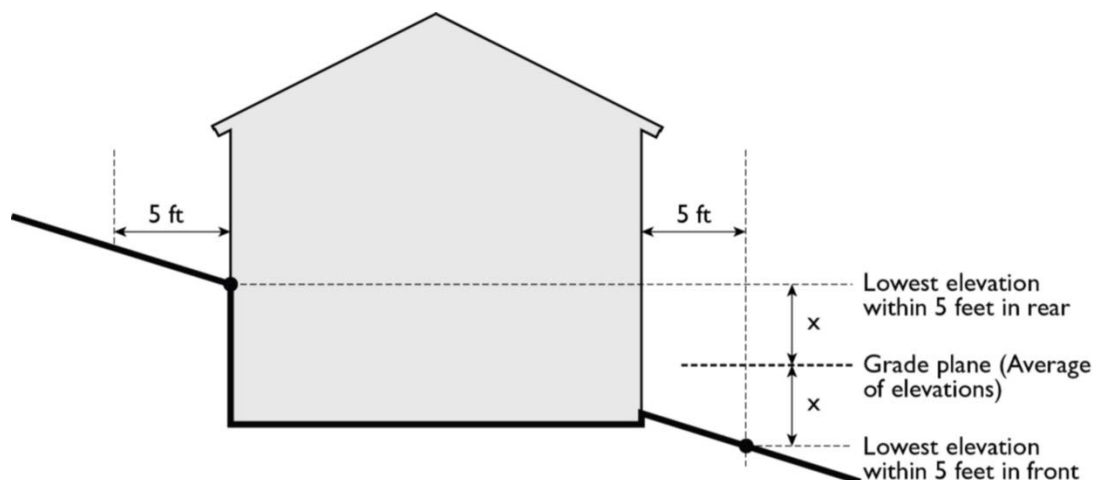
“Glare” means the effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, such as to cause annoyance, discomfort or loss of visual performance and ability.

“Government Code” means the Government Code of the State of California.

“Grade” means the location of the ground surface.

1. “Adjacent grade” means the lowest elevation of ground surface within five feet of the building exterior wall.
2. “Average grade” means a horizontal line approximating the ground elevation through each building on a site used for calculating the exterior volume of a building. Average grade is calculated separately for each building.
3. “Existing grade” means the elevation of the ground at any point on a lot as shown on the required survey submitted in conjunction with an application for a building permit or grading permit. Existing grade also may be referred to as “natural grade.”
4. “Finished grade” means the lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the lot line, or when the lot line is more than five feet from the building, between the building and a line five feet from the building.
5. “Grade plane” means a reference plane representing the average of finished ground level adjoining the building at exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line or, where the lot line is more than five feet from the building, between the building and a point five feet from the building.

FIGURE 18.41.020-A: GRADE PLANE



“Ground floor” means the first floor of a building other than a cellar or basement that is closest to finished grade.

“Habitation” means regular and exclusive use of a space or structure for shelter and other residential purposes in a manner that is private and separate from another residence on the same lot.

“Hazardous materials” means any material, including any substance, waste, or combination thereof, which because of its quantity, concentration, or physical, chemical, or infectious characteristics may cause, or significantly contribute to, a substantial present or potential hazard to human health, safety, property, or the environment when improperly treated, stored, transported, disposed of, or otherwise managed.

“Heat” means thermal energy of a radioactive, conductive, or convective nature.

“Height” means the vertical distance from a point on the ground below a structure to a point directly above. See also Section [18.03.050](#), Measuring height.

“Home occupation” means a commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling. See Section [18.23.120](#), Home occupations.

“Household” means one or more persons living together in a single dwelling unit, with common access to, and common use of, all living and eating areas and all areas and facilities for the preparation and storage of food; who share living expenses, including rent or mortgage payments, food costs and utilities; and who maintain a single mortgage, lease, or rental agreement for all members of the household.

“Illegal use” means any use of land or building that does not have the currently required permits and was originally constructed and/or established without permits required for the use at the time it was brought into existence.

“Intensity of use” means the extent to which a particular use or the use in combination with other uses affects the natural and built environment in which it is located, the demand for services, and persons who live, work, and visit the area. Measures of intensity include but are not limited to requirements for water, gas, electricity, or public services; number of automobile trips generated by a use; parking demand; number of employees on a site; hours of operation; the amount of noise, light or glare generated; the number of persons attracted to the site, or, in eating establishments, the number of seats.

“Intersection, street” means the area common to two or more intersecting streets.

“Juliet balcony” means a balcony that has no surface for standing or sitting on.

“Kitchen” means any room or space within a building intended to be used for the cooking or preparation of food.

“Landmark sites” means specific areas with a zoning designation of Landmark Commercial that have been identified as economic opportunity sites targeted for preferred uses that are regional and destination-oriented. Landmark sites were originally included in the East San Carlos Specific Plan, which has since been retired. Policies and objectives for landmark sites are included in the City’s Economic Development Plan and General Plan. Preferred uses for landmark sites include large-scale office complexes and hotels, including compatible ancillary uses. Landmark sites are located in the City of San Carlos as follows:

1. Landmark Site A. Located at the southeast corner of Holly Street and Industrial Road. This site includes five parcels: 501 Industrial Road (APN 046-090-410), 551 Industrial Road (APN 046-090-330), 595 Industrial Road (APN 046-090-290), 850 East San Carlos Avenue (APN 046-090-210), and 810 East San Carlos Avenue (APN 046-090-220).

2. Landmark Site B. Located at the northeast corner of Holly Street and Industrial Road. This site includes two parcels: 445 Industrial Road (APN 046-051-060) and 405 Industrial Road (APN 046-051-080).

Landscaping-Related Definitions. The following terms are related to Chapter [18.18](#), Landscaping:

1. “Automatic irrigation controller” means an automatic timing device used to remotely control valves that operate an irrigation system.
2. “Backflow prevention device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
3. “Check valve (anti-drain valve)” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
4. “Drip irrigation” means any nonspray low-volume irrigation system specifically designed to apply small volumes of water slowly at or near the root zone of plants utilizing emission devices with a flow rate measured in gallons per hour.
5. “Emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.
6. “Flow rate” means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.
7. “Hedge” means any group of shrubs planted in line or in groups so that the branches of any one plant are intermingled or form contact with the branches of any other plant in the line. Hedges are not considered trees for the purposes of this title.

8. “Homeowner-provided landscaping” means any landscaping either installed by a private individual for a single-family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this title, is a person who occupies the dwelling he or she owns. This definition excludes speculative homes, which are not owner-occupied dwellings.

9. “Hydrozone” means a portion of the landscaped area having plants with similar water needs.

10. “Landscaping” means the planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.

a. “Private landscaping” means any landscaping located within the boundaries of privately owned property, and includes any landscaping located within any unimproved right-of-way abutting a private property and in any park strip other than the City-maintained park strip on Laurel Street, and San Carlos Avenue (1100 and 1200 blocks only) or sidewalk abutting a private property.

b. “Public landscaping” means any landscaping located within any street median, City park or other parcel of publicly owned property, including any landscaping located in a City-maintained park strip on Laurel Street, and San Carlos Avenue (1100 and 1200 blocks only).

11. “Mulch” means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.

12. “Overhead sprinkler irrigation systems” means systems that deliver water through the air (e.g., spray heads and rotors).
13. “Overspray” means the irrigation water which is delivered beyond the target area.
14. “Park strip” means that area of the public street located between the face of the curb and closest edge of the sidewalk.
15. “Pervious” means any surface or material that allows the passage of water through the material and into the underlying soil.
16. “Pruning” means the removal of more than one-third of the crown or existing foliage of the tree or more than one-third of the root system.
17. “Rain sensor” means a component which automatically suspends an irrigation event when it rains.
18. “Remove” means cutting to the ground; extracting; killing by spraying, girdling, or any other means; or pruning done without a permit or which does not conform to the provisions of a permit.
19. “Runoff” means water that is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.
20. “Shrub” means a bush, hedge or any plant that is not a tree more than twelve inches tall.
21. “Sidewalk” means any concrete sidewalk lying within that area of the street between the face of the curb and the right-of-way line.

22. “Soil moisture sensor” means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.

23. “Tree” means any live woody or fibrous plant, the branches of which spring from and are supported upon a trunk.

a. “Community of trees” means a group of trees of any size which are ecologically related to each other.

b. “Exotic tree” means any tree known not to be an indigenous tree, hence any tree which has been planted for or has excepted from cultivation.

c. “Founders tree” means any tree known to have been planted prior to the City’s 1925 incorporation.

d. “Heritage tree” means any:

i. Indigenous tree whose size, as measured at forty-eight inches above natural grade (unless otherwise indicated), is defined below:

- Aesculus californica (buckeye) with a single stem or multiple stems touching each other at forty-eight inches above natural grade and measuring thirty inches in circumference.
- Arbutus meniesii (madrone) with a single stem or multiple stems touching each other at forty-eight inches above natural grade and measuring thirty inches in circumference.
-

Quercus agrifolia (coast live oak) of more than thirty inches in circumference.

- *Quercus lobata* (valley oak) of more than thirty inches in circumference.
- *Quercus douglassii* (blue oak) of more than twenty-four inches in circumference.
- *Quercus wislizenii* (interior live oak) of more than twenty-four inches in circumference.
- *Sequoia sempervirens* (redwood) of more than seventy-two inches in circumference.
- *Umbrellularia californica* (California bay laurel) with a single stem or multiple stems touching each other at forty-eight inches above natural grade and measuring thirty inches in circumference.

ii. Community of trees;

iii. Founders tree;

iv. Tree so designated by the City Council, based upon findings that the particular tree is unique and of importance to the public due to its unusual age, appearance, location or other factors.

e. "Private tree" means any tree located within the boundaries of privately owned property, and includes any tree located within any unimproved right-of-way abutting a private property and in any park strip or sidewalk abutting a private property.

f. "Protected tree" means any significant or heritage tree. The following trees shall not be classified as protected trees regardless of size:

- i. Bailey, Green or Black Acacia: *A. baileyana*, *A. dedurrens* or *A. melanoxylon*;
- ii. Tree of Heaven: *Ailanthus altissima*;
- iii. Fruit trees of any kind;
- iv. Monterey Pine: *Pinus radiata*;
- v. Eucalyptus: *Eucalyptus globulus* (unless a founder tree or group of trees).

g. "Public tree" means any tree located within any street median, City park or other parcel of publicly owned property, including any tree located in a City-maintained park strip on Laurel Street, and San Carlos Avenue (1100 and 1200 blocks only).

h. "Significant tree" means any tree that is thirty-six inches in circumference (or more) (which is approximately eleven and one-half inches in diameter), outside of bark, measured at forty-eight inches above natural grade. The following trees shall not be classified as significant or heritage trees regardless of size:

- i. Bailey, Green or Black Acacia: *A. baileyana*, *A. dedurrens* or *A. melanoxylon*;
- ii. Tree of Heaven: *Ailanthus altissima*;
- iii. Fruit trees of any kind;

- iv. Monterey Pine: *Pinus radiata*;
 - v. Eucalyptus: *Eucalyptus globulosa* (unless a founder tree or group of trees).
 - i. “Street-oriented tree” means a private tree that is within the first five feet of the front property line, in a park strip of a sidewalk, or in a portion of a public street or within the public right-of-way that is not improved or maintained by the City.
 - j. “Trim” means the cutting or removal of a portion of a tree which removes less than one-third of the crown or existing foliage of a tree, removes less than one-third of the root system, and does not kill the tree.
24. “Unimproved right-of-way” means that portion of a public street, within the public right-of-way, that is not improved or maintained by the City.

Lighting-Related Definitions. The following terms are related to Section [18.15.070](#), Lighting and illumination:

1. “Foot-candle” means a quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away. Equal to one lumen uniformly distributed over an area of one square foot.
2. “Light fixture” means the assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens.
3. Light Fixture Cutoff. Light fixtures are classified as full cutoff, cutoff, semi-cutoff, or non-cutoff according to the most recent adopted criteria of the Illuminating Engineering Society of North America (IESNA). The four IESNA classifications are defined as follows (IESNA 2000):

- a. Full Cutoff. The luminous intensity (in candelas) at or above an angle of ninety degrees above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of eighty degrees above nadir does not numerically exceed ten percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire.
- b. Cutoff. The luminous intensity (in candelas) at or above an angle of ninety degrees above nadir does not numerically exceed two and one-half percent of the luminous flux (in lumens) of the lamp or lamps in the luminary, and the luminous intensity (in candelas) at or above a vertical angle of eighty degrees above nadir does not numerically exceed ten percent of the luminous flux (in lumens) of the lamp or lamps in the luminary.
- c. Semi-Cutoff. The luminous intensity (in candelas) at or above an angle of ninety degrees above nadir does not numerically exceed five percent of the luminous flux (in lumens) of the lamp or lamps in the luminary, and the luminous intensity (in candelas) at or above a vertical angle of eighty degrees above nadir does not numerically exceed twenty percent of the luminous flux (in lumens) of the lamp or lamps in the luminary.
- d. Non-Cutoff. There is no candela limitation in the zone above maximum candela.

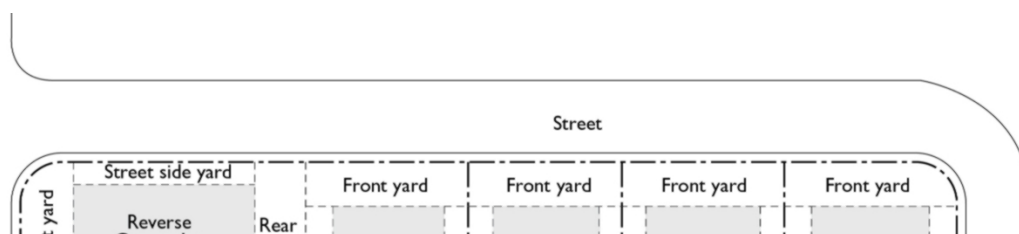
4. "Shielded fixture" means outdoor light fixtures shielded or constructed so that light rays emitted by the lamp are projected below the horizontal plane passing through the lowest point on the fixture from which light is emitted.

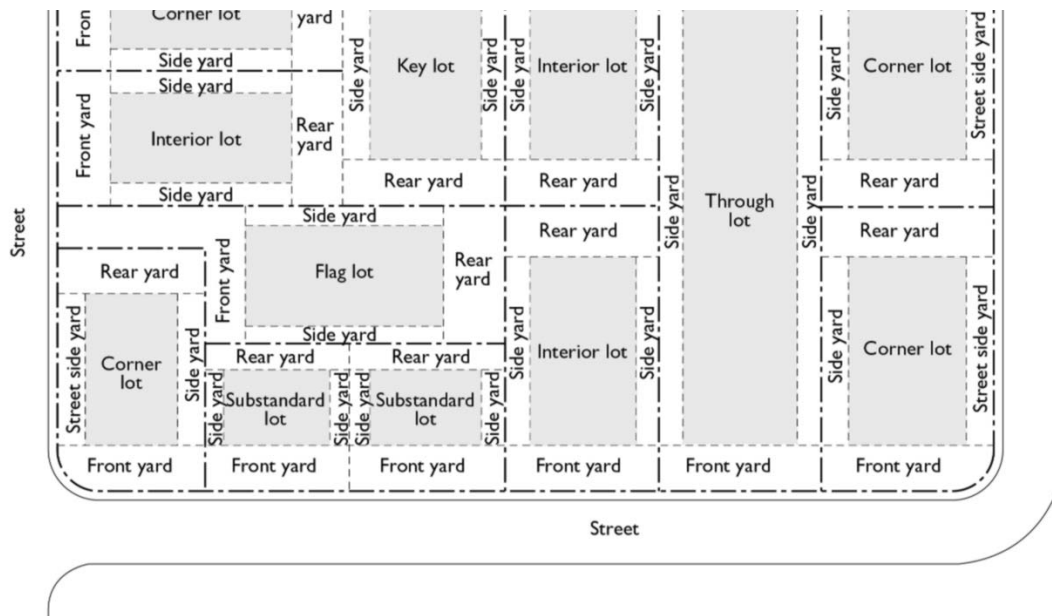
"Living room" means the principal room in a dwelling unit designed for general living purposes rather than for sleeping.

“Lot” means a parcel, tract, or area of land whose boundaries have been established by a legal instrument such as a deed or map recorded with the County of San Mateo, and which is recognized as a separate legal entity for purposes of transfer of title, except public easements or rights-of-way.

1. “Abutting lot” means a lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.
2. “Corner lot” means a lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than one hundred thirty-five degrees.
3. “Flag lot” means a lot so shaped that the main portion of the lot area does not have access to a street other than by means of a corridor having less than twenty feet of width. Also called a “panhandle” lot.
4. “Interior lot” means a lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than one hundred thirty-five degrees.
5. “Key lot” means an interior lot adjoining the rear lot line of a reversed corner lot.
6. “Reversed corner lot” means a corner lot, the rear of which abuts the side of another lot, whether across a lane or not.
7. “Through lot” means a lot having frontage on two parallel or approximately parallel streets.

FIGURE 18.41.020-B: LOT AND YARD TYPES





“Lot area” means the area of a lot measured horizontally between bounding lot lines.

“Lot coverage” means the portion of a lot that is covered by structures, including principal and accessory buildings, garages, carports, and roofed porches, but not including unenclosed and unroofed decks, landings, or balconies. See also Section [18.03.100](#), Determining lot coverage.

“Lot depth” means the average distance from the front lot line to the rear lot line measured in the general direction of the side lines. See also Section [18.03.060](#), Measuring lot width and depth.

Lot Frontage. See “frontage, street.”

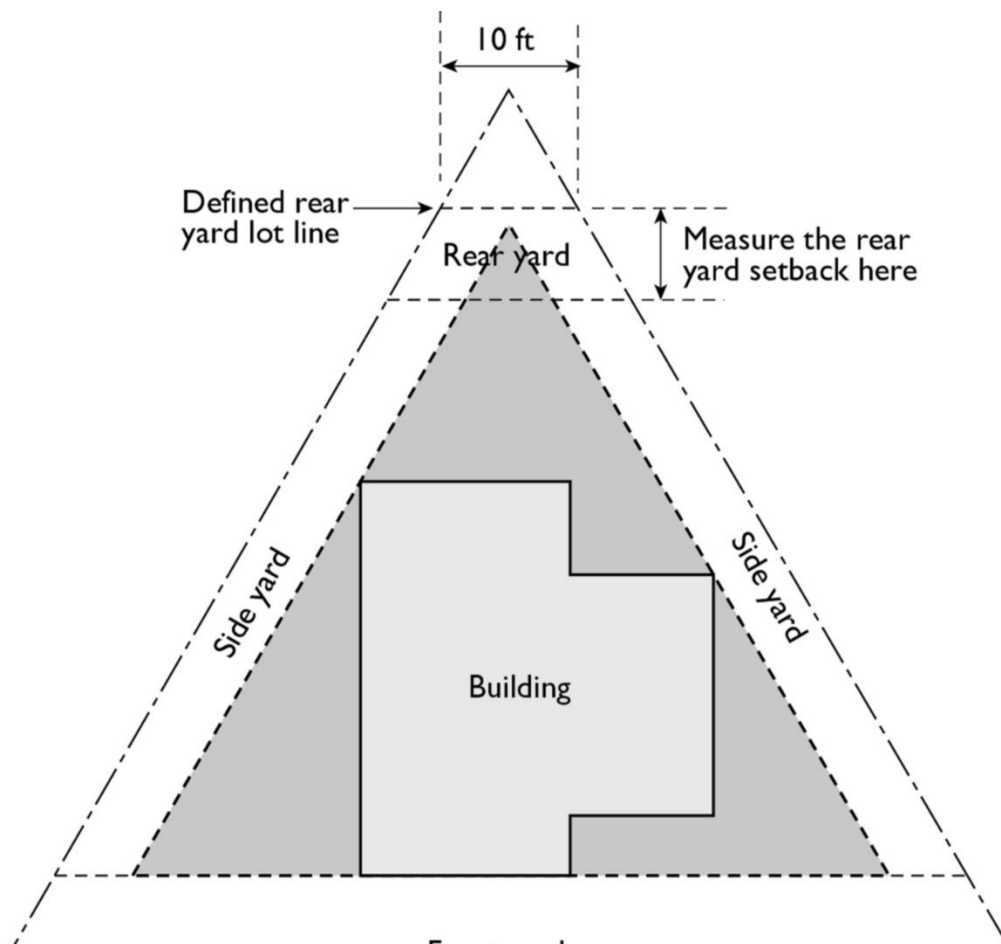
“Lot line” means the boundary between a lot and other property or the public right-of-way.

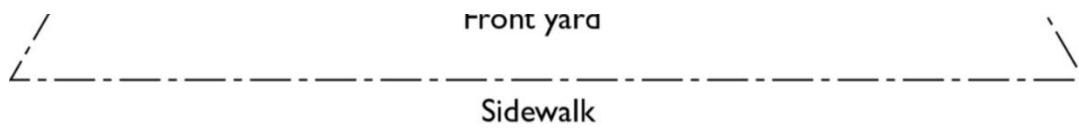
Lot Line Types.

1. **Front Lot Line.** On an interior lot, the line separating the lot from the street or lane. On a corner lot, the shorter lot line abutting a street or lane. On a through lot, the lot line abutting the street or lane providing the primary access to the lot. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained.

2. Interior Lot Line. Any lot line that is not adjacent to a street.
3. Rear Lot Line. The lot line that is opposite and most distant from the front lot line. Where no lot line is within forty-five degrees of being parallel to the front lot line, a line ten feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard (see Figure 18.41.020-C).
4. Side Lot Line. Any lot line that is not a front or rear lot line.
5. Street Side Lot Line. A side lot line of a corner lot that is adjacent to a street.

FIGURE 18.41.020-C: REAR LOT LINE FOR PURPOSES OF DETERMINING SETBACKS





“Lot width” means the average distance between the side lot lines measured at right angles to the lot depth. See also Section [18.03.060](#), Measuring lot width and depth.

“Maintenance and repair” means the repair or replacement of nonbearing walls, fixtures, wiring, roof or plumbing that restores the character, scope, size or design of a structure to its previously existing, authorized, and undamaged condition.

“Mansard” means a wall which has a slope equal to or greater than two vertical feet for each horizontal foot and has been designed to look like a roof.

“Mezzanine” means an intermediate floor within a building interior without complete enclosing interior walls or partitions that is not separated from the floor or level below by a wall and has a floor area that is no greater than one third of the total floor area of the floor below. See “story.”

“Municipal code” means the City of San Carlos Municipal Code.

Noise-Related Definitions. The following terms are related to Section [18.21.050](#), Noise:

1. “Ambient noise level” means the composite of noise from all sources excluding an alleged offensive noise. In this context, the ambient noise level represents the normal or existing level of environmental noise at a given location for a specified time of day or night.
2. “Noise” means any sound that annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.
3. “Noise level reduction (NLR)” means the difference in decibels of noise level from the outside of a building to the

interior of a building, generally resulting from various construction methods and the materials used in walls, windows, ceilings, doors, and vents of a building.

Nonconforming Building. See “nonconforming structure.”

“Nonconforming lot” means a legal parcel of land having less area, frontage, or dimensions than required in the zoning district in which it is located.

“Nonconforming structure” means a building or structure, or portion thereof, which was lawfully erected or altered or maintained, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located. See Chapter [18.19](#), Nonconforming Uses, Structures, and Lots.

“Nonconforming use” means the use of a building, structure, or site, or portion thereof, which was lawfully established and maintained, but which, because of the application of this title to it, no longer conforms to the specific regulations applicable to the zoning district in which it is located. See Chapter [18.19](#), Nonconforming Uses, Structures, and Lots.

“On-site” means located on the lot that is the subject of discussion.

“On-Site loading facilities” means a site or portion of a site devoted to the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and landscaped areas.

Open Space Types.

1. “Private open space” means open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.
2. “Common open space” means areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit.

3. “Usable open space” means outdoor areas that provide for outdoor living and/or recreation for the use of residents.

“Opposite” means across from or across the street from.

“Outdoor storage” means the keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than twenty-four hours, except for the keeping of building materials reasonably required for construction work on the premises pursuant to a valid and current building permit issued by the City.

“Owner” means a person or persons holding single or unified beneficial title to the property, including but not limited to the settler of a grantor trust, a general partner, firm or corporation.

Parcel. See “lot.”

“Parking area” means an area of a lot, structure, or any other area, including driveways, which is designed for and the primary purpose of which is to provide for the temporary storage of operable motor vehicles.

1. “Accessory parking” means an area of a lot, structure, or any other area, which is designed, reserved for and the primary purpose of which is to provide off-street parking to serve a building or use that is the primary or main use of the lot.
2. “Long-term parking” means an area designed for employee or parking when a vehicle is not normally moved during the period of an employee’s work shift, as opposed to customer or visitor parking.

“Parking, bicycle” means a covered or uncovered area equipped with a rack or racks designed and usable for the secure, temporary storage of bicycles.

1. Long-term. Bicycle parking that is designed to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.
2. Short-term. Bicycle parking that is designed to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a period of less than four hours.

“Parking space, off-street” means an area, covered or uncovered, designed and usable for the temporary storage of a vehicle, which is paved and accessible by an automobile without permanent obstruction.

“Peak time” means the period of time with the greatest amount of activity and vehicles on the site.

“Permit” means any zoning clearance, conditional use permit, minor use permit, temporary use permit, building permit, license, certificate, approval, or other entitlement for development and/or use of property as required by any public agency.

“Permitted use” means any use or structure that is allowed in a zoning district without a requirement for approval of a use permit, but subject to any restrictions applicable to that zoning district.

“Person” means any individual, firm, association, organization, partnership, business trust, company, or corporation.

“Persons with disabilities” means persons who have a medical, physical, or mental condition, disorder or disability as defined in Government Code Section 12926 or the Americans with Disabilities Act, that limits one or more major life activities.

“Planning Commission” means the Planning Commission of the City of San Carlos.

“Preexisting” means in existence prior to the effective date of the ordinance codified in this title.

“Principal use” means a use that fulfills a primary or predominant function of an establishment, institution, household, or other entity and occupies at least seventy percent of the gross floor area.

“Project” means any proposal for a new or changed use or for new construction, alteration, or enlargement of any structure, that is subject to the provisions of this title. This term includes, but is not limited to, any action that qualifies as a project as defined by the California Environmental Quality Act.

“Public Resources Code” means the Public Resources Code of the State of California.

“Qualified applicant” means the property owner, the owner’s agent, or any person, corporation, partnership or other legal entity that has a legal or equitable title to land that is the subject of a development proposal or is the holder of an option or contract to purchase such land or otherwise has an enforceable proprietary interest in such land.

Regional Retail and Destination-Oriented Uses. Examples include regional shopping, large-scale office complexes and hotels as individual or combined uses intended to serve regional users. Commercial entertainment and recreation and eating and drinking use classifications may be considered as ancillary uses.

“Review authority” means the body responsible for making decisions on zoning and related applications.

“Right-of-way” means a strip of land acquired by reservation, dedication, forced dedication, prescription or condemnation and intended to be occupied or occupied by a road, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

“Safe routes to school” means programs to create safe, convenient, and fun opportunities for children to bicycle and walk to and from schools by removing barriers such as lack of infrastructure, unsafe infrastructure, and lack of programs that promote walking and bicycling.

“Screening” refers to a wall, fence, hedge, informal planting, or berm, provided for the purpose of buffering a building or activity from neighboring areas or from the street.

“Setback” means the area between a property line and a building or structure which must be kept clear or open. See also Section [18.03.040](#), Measuring distances, and Section [18.03.120](#), Determining setbacks (yards).

“Sidewalk” means a paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

“Sight distance triangle” means a minimum area of unobstructed view that occurs at street intersections.

“Site” means a lot, or group of contiguous lots, that is proposed for development in accordance with the provisions of this title and is in a single ownership or under unified control.

“Solar reflective index” means a measure of a surface’s ability to reflect solar heat, combining reflectance and emittance into one number. It is defined so that a standard black (reflectance 0.05, emittance 0.90) is zero and a standard white (reflectance 0.80, emittance 0.90) is one hundred.

“Specific plan” means a plan for all or part of the area covered by the General Plan that is prepared to be consistent with and to implement the General Plan pursuant to the provisions of Government Code Section 65450 et seq.

“Sphere of influence” means a plan for the probable physical boundaries and service areas of the City as determined by the Local Agency Formation Commission pursuant to Government Code Section 56076.

“State” means the State of California.

“Story” means that portion of a building included between the upper surface of any floor and the upper surface of the floor next

above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the upper surface of the roof above. A mezzanine with a floor area that exceeds one third of the total floor area of the floor or level below constitutes a story.

“Street” means a public or private thoroughfare which affords the principal means of access to a block and to abutting property.

“Street” includes avenue, court, circle, crescent, place, way, drive, boulevard, highway, road, and any other thoroughfare, except an alley or lane as defined herein.

“Street line” means the boundary between a street and a lot or parcel of land.

“Structural alterations” means any physical change to or the removal of the supporting members of a structure or building, such as bearing walls, columns, beams, or girders, including the creation, enlargement, or removal of doors or windows and changes to a roof line or roof shape.

“Structure” means anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

1. “Structure, accessory” means a detached subordinate structure, used only as incidental to the main structure on the same lot.
2. “Structure, primary (structure, main)” means a structure housing the principal use of a site or functioning as the principal use.
3. “Structure, temporary” means a structure without any foundation or footings and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

“Swimming pool” means a pool, pond, lake, or open tank capable of containing water to a depth greater than one and one-half feet at any point.

“Tandem parking” means an arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces.

Temporary Use-Related Definitions. The following terms are related to Section [18.23.240](#), Temporary uses:

1. “Garage sales” means the sale or offering for sale to the general public of over five items of personal property on a portion of a lot in a residentially zoned district, whether inside or outside any building.
2. “Outdoor sales, temporary and seasonal” means the sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration and conducted on an occasional basis, and are secondary or incidental to the principal permitted use or structure existing on the property.

Unit. See “dwelling unit.”

“Use” means the purpose for which land or the premises of a building, structure, or facility thereon is designed, arranged, or intended, or for which it is or may be occupied or maintained.

1. “Accessory use” means a use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use and occupies not more than thirty percent of the gross floor area.
2. “Incidental use” means a secondary use of a lot and/or building that is located on the same lot but is not customarily associated with the primary use.

3. “Primary use” means a primary, principal or dominant use established, or proposed to be established, on a lot and occupies at least seventy percent of the gross floor area of the tenant space or building.

“Use classification” means a system of classifying uses into a limited number of use types on the basis of common functional, product, or compatibility characteristics. All use types are grouped into the following categories: residential, public and semi-public, commercial, employment, and transportation, communication, and utilities. See Chapter [18.40](#), Use Classifications.

“Use permit” means a discretionary permit, such as a minor use or conditional use permit, which may be granted by the appropriate City of San Carlos authority to provide for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, which are not permitted as of right but which may be approved upon completion of a review process and, where necessary, the imposition of special conditions of approval by the permit granting authority. See Chapter [18.30](#), Use Permits.

“Use type” means a category which classifies similar uses based on common functional, product, or compatibility characteristics.

“Variance” means a discretionary grant of permission to depart from the specific requirements of this title that is warranted when, due to special circumstances regarding the physical characteristics of the property, the strict application of standards would deprive the property of privileges available to other property in the same zoning classification. See Chapter [18.32](#), Variances.

“Vehicle” means any vehicle, as vehicle is defined by the California Vehicle Code, including any automobile, camper, camp trailer, trailer, trailer coach, motorcycle, house car, boat, or similar conveyance.

“Vibration” means a periodic motion of the particles of an elastic body or medium in alternately opposite directions from the position of equilibrium.

“Visible” means capable of being seen (whether or not legible) by a person of normal height and visual acuity walking or driving on a public road.

“Wall” means any vertical exterior surface of building or any part thereof, including windows.

“Yard” means an open space other than a court on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this title.

1. “Front yard” means a yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard shall be a distance specified by this title for the district in which it is located and measured inward from the front lot line.

2. “Interior side yard” means a yard extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified by this title for the district in which it is located and measured inward from the interior side lot line.

3. “Street side yard” means a yard extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified by this title for the district in which it is located and measured inward from the street side lot line.

4. “Rear yard” means a yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this title for the district in which it is located. If a lot has no rear lot line, a line ten feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.

“Zoning Administrator” means the Zoning Administrator of the City of San Carlos, or his or her designee.

“Zoning district” means a specifically delineated area or district in the City within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and

buildings. See Section [18.01.070](#), Districts established. (Ord. 1464 § 3 (Exh. D (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

The San Carlos Municipal Code is current through Ordinance 1472, and legislation passed through February 10, 2014.

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Zoning Ordinance / Land Development Code

with

Most Current Revision Date

Applicable Zoning District
Showing
Permitted/Conditional Land Uses
and
Bulk Regulations

ARTICLE 17 IR (INDUSTRIAL—RESTRICTED) DISTRICT**Sections:**

- [17.1 Purpose.](#)
- [17.2 Permitted Uses.](#)
- [17.3 Accessory Uses.](#)
- [17.4 Conditional Uses.](#)
- [17.5 Height Regulations.](#)
- [17.6 Lot Area.](#)
- [17.7 Lot Width.](#)
- [17.8 Lot Coverage.](#)
- [17.9 Yard Requirements.](#)
- [17.10 Other Required Conditions.](#)
- [17.11 Minimum Pervious Area and Stormwater Requirements.](#)
- [17.12 Definitions.](#)
- [17.13 Findings for the Following Conditional Uses.](#)
- [17.14 Standards for Floor Area Ratio.](#)
- [17.15 Grandfathered Facilities.](#)
- [17.16 Change in Use.](#)

17.1 Purpose.

To promote viable industrial areas by providing a district for the location of selected industries, wholesale establishments, specified retail establishments, and heavy commercial uses which can congregate together without offense to each other or to neighboring districts, yet which, because of the nature of their operations, cannot maintain standards as high as those required in the IP District. The zoning district is intended to preserve land for a wide range of industrial uses by limiting office uses.

(Ord. 1130, eff. 7-10-64; Ord. 1130.150, eff. 10-24-73; Ord. 1130.310 § 35, eff. 4-12-01)

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. 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. 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. 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. 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. 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](#)
- H. Laboratory type research and development.

(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)

17.3 Accessory Uses.

The following structures and uses are permitted in the IR District when accessory to a use permitted under Sections [17.2](#) and [17.4](#):

- A. Accessory uses and structures customarily appurtenant to a permitted use, such as parking lots and garages;
- B. Incidental retail sales in connection with a permitted use. A use permit may be issued to conduct these uses outside of a building; otherwise, all such uses shall be conducted within a building;
- C. Child care centers if the facilities are in conjunction with adjoining businesses and primarily serve the employees of such businesses;
- D. Offices accessory to a primary, non-industrial use or an electronic equipment facility, provided the combined space for offices, technicians and conference rooms is less than twenty-five (25) percent of the gross floor area of the primary use; in calculating the office area, common areas such as hallways, bathrooms, kitchens, and meeting rooms shall only be included if they primarily serve the office use;
- E. Offices accessory to a primary, industrial use, but not including electronic equipment facilities, provided the office area is less than fifty (50) percent of the gross floor area of the primary use; in calculating the office area, common areas such as hallways, bathrooms, kitchens, and meeting rooms shall only be included if they primarily serve the office use.

(Ord. 1130, eff. 7-10-64; Ord. 1130.275, eff. 2-27-91; Ord. 1130.310 § 37, eff. 4-12-01; Ord. 1130-320, eff. 8-13-03; Ord. 1130-327 § 13, eff. 12-1-03)

17.4 Conditional Uses.

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

- A. Outdoor commercial recreation facilities;
- B. Restaurants, delicatessens and drive-in eating establishments;
- C. Building material, building equipment, feed, or fuels sales yards. 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;
- 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 article which is determined by the Zoning Administrator, after a public hearing, to be of the same general character as the uses permitted by this article and is not inconsistent with the purpose 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;
- J. Commercial parking lots and garages;
- K. Electronic equipment facilities.

(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)

17.5 Height Regulations.

No structure shall exceed seventy-five (75) feet in height.

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

17.6 Lot Area.

The minimum building site area shall be ten thousand (10,000) square feet. Additional minimum building site area requirements greater than those specified in this section shall be determined in accordance with the provisions of [Section 32.2](#), "Supplementary Lot Area Requirements for Sloping Sites," under the conditions therein specified.

(Ord. 1130, eff. 7-10-64: Ord. 1130.130, eff. 5-26-71)

17.7 Lot Width.

The minimum average lot width shall be seventy (70) feet. Every lot shall have a minimum of fifty (50) feet of frontage on a public street.

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

17.8 Lot Coverage.

Not more than seventy percent (70%) of the lot area shall be covered by buildings and permanently installed equipment.

(Ord. 1130, eff. 7-10-64; Ord. 1130.310 § 39, eff. 4-12-01)

17.9 Yard Requirements.

The following yards are required:

- A. **Front yards:** There shall be a front yard between each building and the street adjacent to the front of the lot, or either street in the case of a corner lot, having a minimum area, in square feet, equal to five (5) times the linear feet of building frontage facing that street. Such open area shall be permanently landscaped. Notwithstanding the foregoing, any lot abutting any R District on either side shall have a front yard with a minimum depth of one-half (½) the required front yard of that R District.
- B. **Side yards:** None 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.
- C. **Rear yards:** None required, except when any lot abuts any R District in the rear, it shall have a rear yard with a minimum depth of fifteen (15) feet.

(Ord. 1130, eff. 7-10-64; Ord. 1130.310 § 40, eff. 4-12-01)

17.10 Other Required Conditions.

The following additional conditions shall apply to the IR District:

- A. Trash and refuse disposal facilities shall be enclosed by a solid hedge or tight fence no lower in height than said facilities themselves.
- B. Every lot in an IR District abutting a lot in an R District shall have a solid wall not less than six (6) feet in height along any portion of the lot abutting the R District. Such wall shall be installed and maintained by the owners of the IR District lot in conjunction with any use conducted on the IR District lot.
- C. The maximum height of detached parking structures is one-half (½) the height of the building to which it is accessory.
- D. Where property zoned IR abuts any R District, or is opposite from a site in an R District and separated therefrom by a street, alley, creek, open drainage facility, or other open area, equipment not fully enclosed within a building, including equipment mounted on the roof of a building, shall generate a maximum of sixty (60) decibels (dBA) at any point on the residentially zoned property between 8:00 a.m. and 7:00 p.m., and a maximum of fifty (50) decibels (dBA) between 7:00 p.m. and 8:00 a.m.

(Ord. 1130, eff. 7-10-64; Ord. 1130.310 § 41, eff. 4-12-01)

17.11 Minimum Pervious Area and Stormwater Requirements.

A minimum of ten (10) percent of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of [Section 32.12](#) of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that chapter may be amended from time to time.

(Ord. 1130.336 § 14 (part), eff. 1-5-06)

17.12 Definitions.

As used in this article, the following definitions shall apply:

"Goods" include products made from man-made, raw, secondary, or partially completed materials. "Goods" do not include the products or services offered by traditional office uses such as business, government, professional, medical, financial services, data processing, public utility offices, or TV and radio studios and do not include electronic or digital products such as internet-based services, computer software, advertising materials, and others.

"Industrial Services" include firms engaged in the repair or servicing of industrial businesses or consumer machinery, equipment, products or byproducts. Firms that service consumer goods do so by mainly providing centralized services for separate retail outlets. Industrial services also include contractors and building maintenance services and similar uses that perform services off-site, providing that major equipment and materials are stored at the site. Contractors and others, who perform services off-site, are included in the office category, if major equipment and materials are not stored at the site, and fabrication, or similar work is not carried on at the site.

(Ord. 1130.310 § 42, eff. 4-12-01)

17.13 Findings for the Following Conditional Uses.

All of the approval criteria apply to the following use categories in the IR District: Retail Sales and Service, Commercial Outdoor Recreation, Restaurants, Delicatessens and Drive-in eating establishments, Animal Hospitals, Veterinary Clinics, Mortuaries, Operation of Amusement Games, Commercial Parking Lots and Garages, and Child Care Centers. The criteria promote preservation of land for industry while allowing other uses when they are supportive of the industrial area or not detrimental to the character of the industrial area. The approval criteria are:

- A. The proposal will not have significant adverse effects on nearby industrial firms;
- B. The transportation system is capable of safely supporting the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity, and level of service, access to arterials, transit availability, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian and bicycle safety; and
- C. The proposed use will not significantly alter the overall balance of land uses of the area, based on the existing proportion of industrial and non-industrial uses and the effects of incremental changes.

(Ord. 1130.310 § 43, eff. 4-12-01; Ord. 1130.327 § 15, eff. 12-1-03)

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.

(Ord. 1130.310 § 44, eff. 4-12-01)

17.15 Grandfathered Facilities.

A nonconforming structure existing on April 1, 2001, may remain, subject to the provisions of [Article 33](#). Such a facility shall be permitted to be remodeled, improved or replaced pursuant to the provisions of [Article 33](#), provided that such remodeling, improvement or replacement shall not result in increased floor area, or any increase in the existing degree of noncompliance. Remodeling, improvement or replacement of medical, professional, general business or administrative office uses in the IR District that are deemed grandfathered pursuant to this section, shall not result in increased floor area devoted to such office uses.

For purposes of this section, an existing use is defined as:

- A. A use which was being conducted on April 1, 2001; or
- B. A use not being conducted on April 1, 2001, if the use was temporarily discontinued due to a vacancy of six (6) months or less before April 1, 2001.

If a grandfathered use deemed existing pursuant to this section ceases and thereafter remains discontinued for twelve (12) consecutive months, it shall be considered abandoned and may be replaced only by a conforming use.

(Ord. 1130.310 § 45, eff. 4-12-01; Ord. 1130.336 § 14 (part), eff. 1-5-06)

17.16 Change in Use.

After April 1, 2001 any change of use to a use not listed in [Section 17.2](#), Permitted Uses, may be permitted only after evaluation of the off-site and on-site impacts and issuance of a conditional use permit.

(Ord. 1130.310 § 46, eff. 4-12-01)

Applicable Off - Street Parking Requirements

Redwood City, California, Zoning >> **Article 30 OFF-STREET PARKING AND LOADING** >>

ARTICLE 30 OFF-STREET PARKING AND LOADING ^[1]

Sections:

- [30.1 Purpose.](#)
- [30.2 Required Number of Parking Spaces—Downtown Parking Zone.](#)
- [30.3 In-Lieu Parking Fee.](#)
- [30.4 Required Number of Parking Spaces—Mixed-Use Zoning Districts.](#)
- [30.5 Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts.](#)
- [30.6 Size and Spaces.](#)
- [30.7 Parking Area Standards, Spaces and Aisles.](#)
- [30.8 Required Loading Facilities.](#)
- [30.9 Access Drives.](#)
- [30.10 Access to Public Right-of-Way.](#)
- [30.11 Improvement of Rights-of-Way.](#)
- [30.12 Joint Use of Parking Space.](#)
- [30.13 Character of Obligation.](#)
- [30.14 Approval of Parking or Loading Plans.](#)
- [30.15 Fractional Measurements.](#)
- [30.16 Location of Required Parking and Loading Facilities.](#)
- [30.17 Exceptions for Parking Assessment District.](#)
- [30.18 Improvements for Parking and Loading Facilities.](#)

30.1 Purpose.

The purpose of this article is to require that all uses of land in the City which normally terminate or generate vehicle trips provide on that land, or reasonably close, adequate space on which to park and load the vehicles involved, in order that the public streets may be used primarily for the movement of traffic and not the storage of vehicles.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.2 Required Number of Parking Spaces—Downtown Parking Zone.

In all zoning districts in connection with every use of property and for each building site located within the area which shall be known as the Downtown Parking Zone as established by resolution of the City Council, and which is delineated on the map entitled "Downtown Parking Zone," on file in the office of the City Clerk available for public inspection, 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.)

A. Residential Uses.

1. Dwellings, containing two (2) bedrooms or more:
 - a.

Minimum Required: one and a half (1.5) parking spaces per dwelling unit;

- b. Maximum Allowed: three (3) parking spaces per dwelling unit.
- 2. Dwellings, containing one (1) bedroom:
 - a. Minimum Required: one (1) parking space per dwelling unit;
 - b. Maximum Allowed: two (2) parking spaces per dwelling unit.
- 3. Dwellings, studio apartments:
 - a. Minimum Required: three-quarters (0.75) of a parking space per dwelling unit;
 - b. Maximum Allowed: one and a half (1.5) parking spaces per dwelling unit.
- 4. The minimum requirements in subsection (A)(1) through (A)(3) above may be reduced if it can be shown to the satisfaction of the Zoning Administrator that fewer parking spaces than those required above are necessary due to the nature of the project. In considering such a reduction through the project approval process, the Zoning Administrator shall look at factors including, but not limited to, the project's design, location, affordability and unit size.

B. Motels or Hotels.

- 1. Minimum Required: One (1) parking space for each living or sleeping unit, plus additional parking spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
- 2. Maximum Allowed: One (1) parking space for each living or sleeping unit, plus additional parking spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
- 3. Shared Parking Bonus: All shared parking spaces shall count as two (2) parking spaces toward the fulfillment of the minimum requirement.

C. Commercial Uses (all other uses permitted within the applicable zone district).

- 1. Minimum Required: six (6) parking spaces per one thousand (1,000) square feet of gross floor area.
- 2. Maximum Allowed: six (6) parking spaces per one thousand (1,000) square feet of gross floor area.
- 3. Shared Parking Bonus: All shared parking spaces shall count as two (2) parking spaces toward the fulfillment of the minimum requirement.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.3 In-Lieu Parking Fee.

Pursuant to this section, the off-street parking requirements contained within [Article 30.2](#) may be satisfied partially or in full through the payment of an In-Lieu Parking Fee. The In-Lieu Parking Fee program shall be administered as follows:

- A. **Establishment of Amount of Fee.** The amount of the In-Lieu Parking Fee shall be set by separate resolution of the City Council. The City Council may adjust the fee at their discretion as frequently as is deemed necessary based on factors including, but not limited to, inflation, the cost of providing new parking spaces, and the market value of parking spaces.
- B.

Applicable Geographic Area. Properties eligible to apply to participate in the In-Lieu Parking Fee program shall be those parcels located within the Downtown Parking Zone.

- C. Determination of Eligibility.** The Zoning Administrator may allow a payment into the In-Lieu Parking Fund as an alternative to providing all or a portion of the required parking spaces on-site if it can be demonstrated to the satisfaction of the Zoning Administrator that one (1) or more of the following conditions apply:
1. It is infeasible to provide the required parking spaces on-site due to the size, shape, or topography of the site, or other special circumstances pertaining to the property;
 2. Providing the required parking spaces on-site is detrimental to the pedestrian nature of Downtown;
 3. The uses proposed for the project do not require parking to be on the project site;
 4. Encouraging users of the project site to walk from off-site parking to the project site would be beneficial to the Downtown; or
 5. The existing and planned parking supply in the vicinity of the project site is adequate.
- D. Payment of Fee.** In the event that the Zoning Administrator approves an In-Lieu Parking Fee request, such payment shall be made to the City in one (1) lump sum prior to the issuance of a building permit or if a building permit is not required, within forty-five (45) days of request by City for payment. The In-Lieu Parking Fee shall be a one (1) time only, non-refundable payment and shall be considered full satisfaction of the off-street parking requirement for the number of parking spaces for which the fee was paid. All required parking spaces which are satisfied by payment of the in-lieu fee shall count as two (2) spaces toward the fulfillment of the minimum requirement.
- E. Effect of Payment.** In-Lieu Parking Fees shall be used exclusively to make available additional parking spaces for public use within the Downtown Parking Zone and does not guarantee the construction of spaces in any particular area of the Downtown Parking Zone or within any particular period of time. If allowed, In-Lieu Parking fees are solely an alternative means of satisfying the applicant's obligation to provide off-street parking as required by this Article and payment of the In-Lieu Fee does not carry any other guarantees, rights, or privileges to the applicant. The location, type, and configuration of parking spaces funded by In-Lieu Parking Fees are at the City's sole discretion.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

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 contradicted by this [Section 30.4](#) (Required Number of Parking Spaces—Mixed-Use Zoning Districts). 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 multiple dwelling development located in a mixed-use district, the required number of parking spaces is as follows:

1. **Unit size.** Two (2) spaces per unit for two-bedroom or larger units, one and one-half (1.5) spaces per unit for studio or one (1) bedroom units, plus one (1) space for every four (4) units for guest or visitor parking.
2. **Guest/Visitor Spaces Reduced.** The responsible review authority may reduce or eliminate the required number of guest or visitor spaces for a multiple dwelling development if one (1) of the following conditions applies:
 - a. Adequate street parking is available, and/or
 - b. Only one (1) parking space is reserved per unit for residents, and/or
 - c. The site is in close proximity to retail shopping facilities and services.

C. 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.

D. 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.

Total Number of Parking Spaces	Number of Required Clean Air Vehicle Spaces, Nonresidential Uses	Number of Required Clean Air Vehicle Spaces, Multifamily Uses
0–9	0	0
10–25	1	0
26–50	3	0
51–75	6	0
76–100	8	0
101–150	11	11
151–200	16	16
200 and over	At least 8 percent of total	At least 8 percent of total

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11; Ord. No. 1130-359, § 8(Exh. G), 4-8-13)

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.)

A. Residential Uses.

1.

- Dwellings, single-family containing four (4) bedrooms or less: two (2) covered spaces; not located within any required front or side yard.
2. Dwellings, single-family, containing more than four (4) bedrooms: two (2) covered spaces, plus five-tenths (0.5) covered space for every bedroom beyond (fractional spaces shall be rounded up to a full space).
 3. Accessory units: one (1) uncovered space; not located within any required front or side yard.
 4. Dwellings, duplex: two (2) spaces per unit not located within any required front or side yard.
 5. Dwellings, multiple family: includes townhouses, condominiums, and rental apartments: two (2) spaces per unit, one (1) covered for each unit, plus one (1) space for every four (4) units for guest or visitor parking; not located within any required front or side yard. For all multiple dwelling developments containing four (4) or more dwelling units on a single site, all required off-street guest or visitor parking spaces shall be clearly marked as "reserved for guests" or "reserved for visitor" parking, or similarly so marked, designated, and maintained at all times.

The following exceptions to the requirements may be allowed:

1. For any multiple dwelling development, any portion of which is located within five hundred (500) feet of the right-of-way of El Camino Real or Woodside Road (between Alameda de las Pulgas and Highway 101): two (2) spaces per unit for two (2) bedroom or larger units; and one and one-half (1.5) spaces per unit for studio or one (1) bedroom units; including one (1) covered space for each unit; plus one (1) space for every four (4) units for guest or visitor parking.
2. The Zoning Administrator may reduce or eliminate the required number of guest or visitor spaces (a) if adequate street parking is available, and/or (b) if only one (1) parking space is reserved per unit for residents, and/or (c) if the site is in close proximity to retail shopping facilities.
6. Rooming or boarding houses: one (1) covered space for each bedroom, but not less than three (3) spaces; not located within any required front or side yard.

A minimum of two-thirds (2/3) of the total number of parking spaces required by [Section 30.5\(A\)](#) above, with the exception of [Section 30.5\(A\)\(3\)](#) accessory units, for a single building site shall be covered and located within a garage or carport. One-third (1/3) or less of the total number of required parking spaces may be uncovered.

B. Commercial Uses.

1. Automobile service stations, auto repair, or machinery sales and services garages: One (1) space for each five hundred (500) square feet of floor area, or three (3) spaces per bay, whichever is greater.
2. Financial services, professional, business or administrative offices located in a circle with a radius of one thousand five hundred (1,500) feet, the center of which is at the northerly most corner of the Sequoia Station building adjacent to the Caltrain station building, or any financial services, professional, business or administrative offices generating one hundred (100) or more PM peak period trips regardless of location, shall require one (1) parking space for each three hundred (300) square feet of gross floor area. Financial services, professional, business or administrative offices generating fewer than one hundred (100) PM

peak period trips and located on parcels entirely outside of this circle shall provide one (1) space for each two hundred fifty (250) square feet of gross floor area. If any part of a parcel is within the aforementioned circle it shall be deemed entirely within the circle. If any of these office uses occupy a total of thirty thousand (30,000) square feet or more of gross floor area on a parcel in one (1) ownership, at least ten (10) percent of the required parking spaces shall be designated and marked for carpool and/or vanpool parking.

3. Bowling alleys: Five (5) spaces for each bowling lane plus additional spaces for other uses such as restaurants, pool or billiard parlors, if present, according to the requirements herein for such other uses.
4. Dance, assembly, or exhibition halls without fixed seating: One (1) space for each fifty (50) square feet of floor area used for dancing assembly, or exhibition space.
5. Funeral homes and mortuaries: One (1) space for each five (5) seats in the chapel, plus one (1) space for each parlor room, plus one (1) space for each employee.
6. Furniture or appliance stores, including repairs: One (1) space for each five hundred (500) square feet of floor area.
7. Hotels and motels: One (1) space for each living or sleeping unit, plus additional spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
8. Medical or dental offices and clinics: One (1) space for each two hundred (200) square feet of floor area.
9. Personal services, such as beauty shops and barber shops: One (1) space for each two hundred (200) square feet of floor area.
10. Pool or billiard parlors: Two (2) spaces for each table.
11. Restaurants, but not including fast food restaurants, lounges, and night clubs: One (1) space for each three (3) seats.
12. Restaurants, fast food: One (1) space for each three (3) seats, or one (1) space for each fifty (50) square feet of floor area, whichever is greater.
13. Retail stores and shops: One (1) space for each two hundred (200) square feet of floor area.
14. Theaters, auditoriums, and assembly halls with fixed seating: One (1) space for each three and five-tenths (3.5) seats.
15. Health/fitness facilities - small (two thousand (2,000) square feet or less): one (1) space for each two hundred fifty (250) square feet of floor area;
Health/fitness facilities - large (over two thousand (2,000) square feet): one (1) space for each two hundred (200) square feet of floor area;
16. Live/work unit: two spaces per unit.

C. Industrial Uses.

1. Industrial or manufacturing plants: One (1) space for every two (2) employees on the maximum working shift, but in no case less than one (1) space for each six hundred (600) square feet of floor area.
2. Warehouses: One (1) space for each two (2) employees on the maximum work shift, plus one (1) space for each one thousand (1,000) square feet of floor area.
- 3.

Financial services, professional, business or administrative offices located in a circle with a radius of one thousand five hundred (1,500) feet, the center of which is at the northerly most corner of the Sequoia Station building adjacent to the Caltrain station building, or any financial services, professional, business or administrative offices generating one hundred (100) or more PM peak period trips regardless of location, shall require one (1) parking space for each three hundred (300) square feet of gross floor area. Financial services, professional, business or administrative offices generating fewer than one hundred (100) PM peak period trips and located on parcels entirely outside of this circle shall provide one (1) space for each two hundred fifty (250) square feet of gross floor area. If any part of a parcel is within the aforementioned circle it shall be deemed entirely within the circle. If any of these office uses occupy a total of thirty thousand (30,000) square feet or more of gross floor area on a parcel in one (1) ownership, at least ten (10) percent of the required parking spaces shall be designated and marked for carpool and/or vanpool parking.

4. Research and development: One (1) space for every two hundred fifty (250) square feet of gross floor area devoted to office and administrative use; plus one (1) space for every two (2) employees on the maximum work shift (but in no case less than one (1) space for each six hundred (600) square feet of gross floor area) for areas devoted to laboratory, manufacturing or assembly use; plus one (1) space for every one thousand (1,000) square feet of gross floor area devoted to warehouse use.

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, nursing homes, and rest 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.
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.

E. Uses Not Specifically Mentioned.

1. In the event off-street parking space requirements have not been established by this article for any proposed use of any structure of land, the owner of the property shall apply to the Zoning Administrator for a determination of the required number of spaces prior to the commencement of the use or the obtaining of a building permit in connection therewith.
2. Applications shall be filed and acted upon in the same manner as provided for in the case of Use Permits. In the event the proposed use requires the obtaining of a Use Permit, the Zoning Administrator shall determine the required number of spaces in connection with the action on the Use Permit and no separate application shall be required. If the Zoning Administrator determines that the proposed use is similar to a use for which parking requirements are established by this article, such requirements shall be applicable; otherwise, the Zoning Administrator shall establish the parking requirements.

(Ord. No. 1130-353, § 3(Exh. C), 4-8-13; Ord. No. 1130-359, § 8(Exh. G), 4-8-13)

30.6 Size and Spaces.

A. Standard spaces: A standard parking space shall have a minimum width of not less than eight and one-half (8½) feet and minimum length of not less than eighteen (18) feet.

B. Garage and carport sizes:

1. A standard enclosed two (2) car garage shall be a minimum of nineteen (19) feet wide by twenty and one-half (20½) feet deep in the clear interior dimension. A standard enclosed one (1) car garage shall be a minimum of ten (10) feet wide by twenty and one-half (20½) feet deep in the clear interior dimension;
2. A carport shall provide for the required parking space(s) clear of any obstructions, subject to the additional spacing requirements outlined in subsection (B)(3) of this section;
3. No required off-street parking space shall be situated within one (1) foot of any wall or vertical obstruction above curb height. Structural columns between adjacent parking spaces are excluded from this requirement when such columns are located at least three (3) feet, but not more than five (5) feet, from either or both ends of the respective parking spaces.

C. Handicapped spaces: Parking spaces specifically reserved for vehicles licensed by the state of California for use by the handicapped shall be provided in each parking facility as required by State Law.

D. All designated carpool and vanpool spaces shall be clearly marked with signs and pavement markings indicating that they are for employee carpools and vanpools only.

E. With the exception of requirements for the location of handicapped parking spaces, all designated carpool and vanpool parking spaces shall be located as close as possible to the main entrance(s) of the building served by the required parking area.

F. 1. In all "C" Districts, "I" Districts, "PO" Districts, and "PF" Districts, there shall be no less than one (1) bicycle parking space per five thousand (5,000) square feet of floor area. For those uses which require carpool parking, two (2) carpool spaces may be eliminated for every off-street bicycle parking area that allows for the storage of five (5) bicycles. However, no more than twenty (20) percent of designated carpool parking spaces shall be eliminated and substituted for bicycle parking.

2. In "CN" zones, two (2) off-street parking spaces may be eliminated for every off-street parking area that allows for the storage of at least five (5) bicycles. However, no more than ten (10) percent of the required parking shall be eliminated and substituted for bicycle parking.
 3. All designated bicycle parking areas shall be clearly marked and equipped with facilities necessary for protecting and securing bicycles.
- G. Every parking area with parking for one hundred (100) cars or more shall have five (5) percent of its required parking spaces designated for motorcycle parking.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.7 Parking Area Standards, Spaces and Aisles.

- A. All parking areas with spaces for three (3) or more vehicles, which spaces are intended to fulfill the off-street parking requirements prescribed in this article, shall conform to the following standards:
1. Parking spaces, and circulation aisles necessary for the movement and turning within a parking area and for maneuvering into and out of parking spaces, shall have the minimum dimension as shown on the following table:

Minimum Parking Dimensions in Feet

	Stall Width Parallel to Aisle	Stall Depth to Wall	Aisle Width
45 degree			
7.5 stall	<u>10.6</u>	17.0	11.0
<u>8.5</u> stall	12.0	<u>19.5</u>	13.0
9.0 stall	<u>12.7</u>	<u>19.5</u>	12.0
<u>9.5</u> stall	<u>13.4</u>	<u>19.5</u>	11.0
60 degree			
7.5 stall	<u>8.7</u>	<u>17.7</u>	14.0
<u>8.5</u> stall	<u>9.8</u>	<u>20.5</u>	18.0
9.0 stall	<u>10.4</u>	<u>20.5</u>	16.0
<u>9.5</u> stall	11.0	<u>20.5</u>	15.0
75 degree			
7.5 stall	7.8	<u>17.3</u>	<u>17.4</u>
<u>8.5</u> stall	<u>8.3</u>	20.0	24.0
9.0 stall	<u>9.3</u>	20.0	23.0
<u>9.5</u> stall	<u>9.8</u>	20.0	22.0
90 degree			
7.5 stall	7.5	16.0	20.0
<u>8.5</u> stall	<u>8.5</u>	18.0	24.0
9.0 stall	9.0	18.0	24.0
<u>9.5</u> stall	<u>9.5</u>	18.0	24.0

2. For intermediate-angle parking, the aisle width shall be determined by straight-line interpolation between specified standards.
 3. Parking lots shall be so designed that vehicles can maneuver with ordinary turning movements and avoid the necessity of backing out into a public street.
- B. No garage or carport space shall have its entrance located within twenty (20) feet of any street right-of way line.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.8 Required Loading Facilities.

In any district in connection with every building or part thereof having a gross floor area over four thousand (4,000) square feet, which building is to be occupied for manufacturing, display, storage, or warehousing of goods, retail sales, a hotel, a hospital, a mortuary, a laundry, a dry cleaning establishment, or other similar use requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained, on the same lot with such building, at least the minimum number of loading berths and areas according to the following schedule:

Gross Floor Area	Number of Areas and/or Berths
0—3,999 sq. ft.	-0-
4,000—9,999 sq. ft.	<u>1</u> loading area, as determined by the Zoning Administrator.
10,000—69,999 sq. ft.	<u>1</u> loading berth, plus 1 loading area, as determined by the Zoning Administrator.
70,000+ sq. ft.	<u>2</u> loading berths, plus 1 loading area, as determined by the Zoning Administrator.

Each off-street loading berth shall not be less than twelve (12) feet in width and forty-five (45) feet in length, with fifteen (15) feet of vertical clearance.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.9 Access Drives.

- A. Every required parking space, garage space or carport space for more than five (5) vehicles, and every required loading space, shall have access to a dedicated public right-of-way by means of an access drive of not less than eighteen (18) feet in surface width with a minimum unobstructed width of twenty (20) feet, unless two (2) one (1)-way access drives are provided, in which case each drive shall be at least nine (9) feet in surface width with a minimum unobstructed width of ten (10) feet. Additional width may be required at the curb for safe turning movements. These standards do not apply to public or private streets, serving multiple parcels.
- B. Every required parking space, garage space or carport space serving five (5) or less vehicles, including those for single-family residences, shall have access to a dedicated public right-of-way by means of an access drive of not less than nine (9) feet in surface width, with a minimum unobstructed width of ten (10) feet. Additional width may be required at the curb for safe turning movements. Joint use of driveways and turning space shall be permitted when the rights to such use are conveyed to and recorded by the mutual owners.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.10 Access to Public Right-of-Way.

No building permit shall be issued for any main building, or for any additional dwelling units when a main building has been previously constructed, unless every garage space, carport space, or parking space required by this ordinance has direct and immediate access from the lot on which it is located, or proposed to be located, to a dedicated public right-of-way contiguous to said lot. The right-of-way which has been improved to at least minimum standard City specifications, or which

will be improved pursuant to a street improvement agreement and performance bond that has been furnished to the City, shall be improved for the full width of the lot from which access is desired, and shall be so improved to an intersecting improved public right-of-way.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.11 Improvement of Rights-of-Way.

- A. Any dedicated right-of-way which has been surfaced with asphalt, concrete, or similar surfacing and improved with sidewalks, curbs, and gutters for at least half its dedicated width and any alleyway which has been similarly surfaced and improved with a gutter or drainage channel, prior to December 7, 1960, shall be deemed to be improved to minimum standard City specifications for purposes of [Section 30.10](#)
- B. Any public right-of-way which has a width of at least thirty-five (35) feet and which has been in regular and continuous use as the primary means of access for five (5) or more buildings for at least ten (10) years prior to December 7, 1960, or prior to the time the right-of-way is included within the limits of the City of Redwood City, whichever is later, shall be deemed to be improved to minimum standard City specifications for purposes of [Section 30.10](#)

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.12 Joint Use of Parking Space.

Nothing in this article shall be construed to prevent the joint use of off-street parking for two (2) or more buildings or uses on the same parcel of land if the total of such spaces, when used together, is not less than the sum of the requirements for the individual uses computed separately in accordance with the requirements of this article. No part of an off-street parking area required for any building or use shall be included as a part of an off-street parking area similarly required for another building or use unless the Zoning Administrator, upon application submitted in the manner provided by [Section 30.5\(E\)](#), determines that the periods of usage of such parking will not be simultaneous with each other.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.13 Character of Obligation.

- A. Requirements for off-street parking space and off-street loading space shall be a continuing obligation of the owner of the land on which any structure is located so long as the structure is in existence and its use requiring vehicle parking or vehicle loading facilities continues.
- B. It shall be unlawful for an owner of any building in connection with which off-street parking spaces are required to discontinue or change, or to permit or cause a discontinuance of change of, the required vehicle parking or loading space without establishing alternative parking or loading space which meets the requirements of this ordinance, and it shall be unlawful for any person to use such building without acquiring such land for vehicle parking or loading space as meets the requirements of the ordinance.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.14 Approval of Parking or Loading Plans.

An applicant for a building permit shall submit and obtain approval of plans showing that the provisions of this article will be complied with.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.15 Fractional Measurements.

When the determination of the number of required off-street parking spaces results in a requirement for a fractional space, any fraction shall require one (1) off-street parking space.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.16 Location of Required Parking and Loading Facilities.

- A. Required off-street parking facilities shall be on the same lot or on an immediately adjacent parcel of land as the structure or use they are intended to serve. The Zoning Administrator, upon application submitted in the manner provided by [Section 30.5\(E\)](#), may permit the location of all or part of the required parking spaces on non-adjacent parcels located within four hundred (400) feet of the premises to which the parking requirement pertains, and may permit parking spaces intended for use of employees to be located on non-adjacent parcels within nine hundred (900) feet of the premises to which the parking requirement pertains, if the Zoning Administrator determines that such locations will substantially preserve the purpose of this article.
- B. Required off-street loading facilities shall be on the same lot or parcel of land as the building they are intended to serve. In no case shall the required off-street loading space be part of the area used to meet the off-street parking requirements of this ordinance.
- C. In any R District, required parking spaces for multi-family, duplex, or single-family dwellings, or for conditional uses of the property, shall not be located in a required front yard or side yard, or in the rear yard along a street property line of a corner lot.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.17 Exceptions for Parking Assessment District.

The off-street parking requirements contained herein may be reduced or eliminated by the Zoning Administrator for any building or use located in a parking assessment district established by the City Council in connection with which land has been acquired for public parking purposes, if the Zoning Administrator finds that the parking needs for the particular structure or use are substantially met by the parking spaces provided in the district.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

30.18 Improvements for Parking and Loading Facilities.

- A. 1. "Off-street Parking and Loading Facilities," as used in this article, means:
 - a. All such facilities required pursuant to the provisions of this article; and
 - b. Any parcel of land used for the parking or storage of three (3) or more vehicles, or the loading of such vehicles, in any district irrespective of any other use of such parcel of any adjoining parcel, and including parking lots and garages as defined in [Article 2](#). Notwithstanding the foregoing, the provisions of this section shall not apply to parcels of land or buildings used for the repair or service of motor vehicles or the display of such vehicles for sale, rental, or lease, the use and improvement of which parcels are otherwise regulated or specified

pursuant to the provisions of this ordinance, any permit issued pursuant thereto, or any other ordinance of the City.

2. "Vehicle," as used in this article, means any self-propelled device by which any person or property may be propelled, moved, or drawn upon a street, road, or highway, excepting a device moved exclusively upon stationary rails or tracks. "Vehicle" includes, but is not limited to, automobiles, trailers, motor homes, motor coaches, boats, recreational vehicles, motorcycles, trucks, and all other similar or like vehicles.
 3. "Square feet of floor area," as referred to in this article, shall mean gross square footage.
- B. Every off-street parking and loading facility in existence upon the effective date of this article, and every off-street parking and loading facility constructed and used on and after said effective date, shall be improved, constructed, maintained, and operated in accordance with the following minimum requirements:
1. The surface of every such parking and loading facility shall be designed and graded to provide adequate drainage, and such surface shall be constructed with a compacted base paved or surfaced with plant mix, asphalt pavement, concrete or other equivalent surfacing, approved by the City's Engineering and Construction Division. Permeable paving materials may be used subject to the determination by the Engineering and Construction Division that such materials will support anticipated vehicle weights and traffic and are constructed such that the surface will not erode or cause other maintenance problems.
 2. Every such parking and loading facility not separated by a fence or similar barrier from any sidewalk, street, alley, or right-of-way which abuts thereto, shall have constructed thereon, and securely attached thereto, a barrier, not less than two (2) feet from such sidewalk, street, alley, or right-of-way, to prevent any portion of any motor vehicle parked or stored on such facility from extending into such sidewalk, street, alley, or right-of-way. The design and installation of such barrier shall be subject to the approval of the City's Engineering Division.
 3. Every off-street parking and loading facility located in any nonresidential district and adjoining any parcel of land located in any R District shall be separated from such parcel by a solid wall, view-obstructing fence, compact evergreen hedge, or similar such device, constructed or installed to the maximum height allowed for fences in such adjoining R District wherever such maximum allowable height is six (6) feet or less, or to a minimum height of six (6) feet wherever such maximum allowable height for fences exceeds six (6) feet. However, no such wall, fence, hedge, or device shall exceed the maximum allowable height for fences and walls specified in Section 31.8; provided, further, that such wall, fence, hedge, or device shall comply with the provisions of Section 29.75 of the Redwood City Code, relating to hazards or impediments to the progress or vision of persons traveling on public streets.
 4. Every off-street parking and loading facility, excluding access drives providing access to garage or carport spaces, shall conform to the requirement of, and be marked in accordance with, the provisions of [Section 30.6\(A\)](#) hereof.
 5. Every access drive to an off-street parking and loading facility shall comply with the provisions of [Section 30.8](#) hereof, [Section 30.17\(A\)](#) above, and Article II (commencing with Section 29.15) of [Chapter 29](#) of the Redwood City Code.
 - 6.

Illumination of every off-street parking and loading facility shall be so constructed, installed, maintained, and operated so as to preclude direct illumination of any adjoining residential property, or provide glare over the public right-of-way.

7. Parking lots shall be improved with landscaping, and permanently maintained by the property owner, in accordance with the following standards:
 - a. Landscaping shall be installed as determined by the following schedule:

Number of Parking Spaces	Minimum % Parking Lot in Landscaping
1–5	5%
6–74	10%
75+	15%

- b. Landscaped areas shall be distributed throughout the parking lot or as appropriate, based on the lot configuration, to minimize the amount of directly connected impervious areas. Concave (rather than convex) landscape forms are encouraged to receive runoff from impervious areas and to allow for infiltration and/or detention;
 - c. Landscaping and shade trees shall be contained in planters and tree wells bordered by a six (6)-inch high concrete curb or equivalent approved by the City, so as to be protected from automobile overhang;
 - d. Shade trees shall be required at the rate of one (1) tree per each required five (5) parking spaces. Trees shall be a minimum of fifteen (15)-gallon can size and be of a variety that will provide shade upon reaching maturity;
 - e. Landscaped areas and planters shall be developed with a permanent irrigation system approved by the City; and shall be maintained permanently, and kept free of all weeds, debris, and litter.
8. Permeable surfaces and drainage: Parking lot design shall provide measures to enhance stormwater treatment by maximizing permeable surfaces and incorporating site design, source control and stormwater treatment measures to the extent feasible, as determined by the City's Engineering and Construction Division in accordance with the provisions of Chapter 27A, as may be amended from time to time. Criteria to be considered in the design of parking lots shall include the following:
 - a. All parking in excess of the minimum parking spaces required shall be designed and constructed of permeable surfacing materials. Materials that may be considered include, but are not limited to, permeable pavements, decomposed granite, gravel, grasscrete and turfblock. Final approval of any surface is subject to the approval of the Engineering and Construction Division;
 - b. Parking areas and access drives may be designed and constructed of permeable materials and permeable perimeter parking spaces are encouraged, subject to the approval of the Planning Division and Engineering and Construction Division;
 - c. Where possible, drainage from parking areas and other impervious surfaces on a site shall be directed to landscape areas or other permeable surfaces for infiltration and/or detention of stormwater flows;
 - d.

Where possible, best management practices shall be incorporated into parking and landscape design to facilitate infiltration of stormwater prior to discharge from a site. Techniques to treat stormwater include, but are not limited to, using wheel stops rather than curbs to disperse drainage discharge, providing vegetated swales between rows of parking and/or at the perimeter of parking lots, use of permeable parking materials (hybrid parking lots) and creating parking groves within a parking lot. These and other best management practices are outlined in stormwater manuals, such as the "Start at the Source Handbook," prepared by the Bay Area Stormwater Management Agencies Association (BASMAA).

- C. No person shall park or store, or cause or permit the parking or storing of any vehicle upon any off-street parking and loading facility for the purpose of displaying such vehicle for sale, lease, or rental unless such use of such facility is otherwise permitted pursuant to the provisions of this ordinance, any permit issued pursuant thereto, or pursuant to the provisions of any other ordinance.

(Ord. No. 1130-353, § 3(Exh. C), 6-27-11)

FOOTNOTE(S):

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Editor's note—Ord. No. 1130-353, § 3(Exhibit C), adopted June 27, 2011, amended Article 30 in its entirety to read as herein set out. Former Article 30, §§ 30.1—30.17, pertained to similar subject matter. See the Ordinance List and Disposition Tables for full derivation. ([Back](#))

Provisions for Noncompliance / Nonconformities

Redwood City, California, Zoning >> **Article 33 NONCONFORMING LOTS, USES, STRUCTURES AND PARKING*** >>

ARTICLE 33 NONCONFORMING LOTS, USES, STRUCTURES AND PARKING*

Sections:

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- [33.2 Development of Nonconforming Lots.](#)
- [33.3 Continuation of Nonconforming Uses.](#)
- [33.4 Conditional Uses.](#)
- [33.5 Expansion of Nonconforming Use.](#)
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33.1 Purpose.

To permit the continued operation of existing uses and structures which do not otherwise conform to the provisions of this article to allow for limited repair, maintenance and alterations of nonconforming structures; to guard against such uses becoming a threat to more appropriate development; and to provide for the eventual elimination of those uses likely to be most objectionable to their neighbors.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.2 Development of Nonconforming Lots.

A nonconforming lot or parcel may be used for development subject to compliance with all other provisions of this article and other applicable codes. A nonconforming lot may not be further reduced in area or dimension, except by variance.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.3 Continuation of Nonconforming Uses.

Except as otherwise provided in this article, any nonconforming use may be continued even though such use does not conform to the provisions of this article for the district in which it is located. No use established in violation of any zoning article previously in effect shall be continued unless such use subsequently comes into conformity with the provisions of this article.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.4 Conditional Uses.

Any nonconforming use which is listed as a conditional use in the district in which it is located, shall be and remain a nonconforming use until a Use Permit is obtained, except as provided in Section 42.10.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.5 Expansion of Nonconforming Use.

A nonconforming use shall not be expanded unless a Use Permit is granted for such expansion. A nonconforming use shall not be expanded to displace a conforming use. To grant such a Use Permit, the Zoning Administrator must first find, in addition to the findings required by [Section 42.3](#), that at least one of the following three circumstances exist:

- A. The resultant use and/or project design will reduce current adverse impacts on adjacent properties and/or on the general public;
- B. The resultant use and/or project design will help preserve a historic resource; or
- C. The expansion of the use or the enlargement of a structure housing a nonconforming use is necessary to comply with a requirement imposed by law for the operation of the particular use, including but not limited to regulations for disabled access or seismic retrofit.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.6 Change of Nonconforming Use.

A nonconforming use shall not be changed to, or substituted for, another nonconforming use unless a Use Permit is granted for such change or substitution. To grant such a Use Permit the Zoning Administrator must first find, in addition to the findings required by [Section 42.3](#), that the resultant use will be more consistent with the uses permitted in the district than the former use.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.7 Change to a Conforming Use.

When a nonconforming use has been changed to a conforming use, the nonconforming use shall not be re-established thereafter.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.8 Abandonment of Use.

- A. A nonconforming use shall not be re-established in any structure in a residential zoning district if such nonconforming use has ceased for a six (6) consecutive month period.
- B. A nonconforming use shall not be re-established in any structure in a nonresidential zoning district if such nonconforming use has ceased for a twelve (12) consecutive month period.
- C. A nonconforming use shall not be re-established in any structure in a mixed-use zoning district if such nonconforming use has ceased for a six (6) consecutive month period.
- D. In the event of a nonconforming use of land not involving any structure other than fences and structures or buildings of less than four hundred (400) square feet in area, the nonconforming use shall not be re-established if such nonconforming use has ceased for a period of ninety (90) consecutive days.

(Ord. 1130.329 § 18, eff. 4-26-04)

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

33.9 Continuation of Existing Structures.

Except as otherwise provided in this article, any structure lawfully existing at the time of enactment of this article or any amendment thereto, or at the time of inclusion of such structure within the City, may be continued even though such structure does not conform to the provisions of this article for the district in which it is located. Any structure which was constructed in violation of any zoning ordinance previously in effect shall be removed or modified to conform to the provisions of this article.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.10 Enlargement of Nonconforming Structures.

- A. A nonconforming structure being used for a nonconforming use shall not be enlarged or altered unless a Use Permit is granted for such changes and the new portion conforms to the regulations of the district in which it is located and if the permitted lot coverage is not exceeded by the combined structure(s) on the site. To grant such a Use Permit, the Zoning Administrator must first find, in addition to the findings required by [Section 42.3](#), that at least one of the following three circumstances exist:
 - 1. The resultant use and/or project design will reduce current adverse impacts on adjacent properties and/or on the general public;
 - 2. The resultant use and/or project design will help preserve a historic resource; or
 - 3. The expansion of the use or the enlargement of a structure housing a nonconforming use is necessary to comply with a requirement imposed by law for the operation of the particular use, including but not limited to regulations for disabled access or seismic retrofit.
- B. A nonconforming structure being used for a conforming use may be enlarged or structurally altered if the new portion conforms to the regulations of the district in which it is located and if the permitted lot coverage is not exceeded by the combined structure(s) on the site.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.11 Repair of Nonconforming Structures.

Notwithstanding the provisions of [Section 33.10](#), any nonconforming structure may be repaired and/or altered, provided that:

- A. For single-family, two-family (duplex), and three-family (triplex) residential structures, no more than seventy (70) percent of the floor area per residential unit may be structurally altered and at least two habitable rooms (e.g., living room, family room, kitchen or bedroom) per residential unit must remain without alterations, unless the entire structure is brought into compliance with zoning requirements. Calculations shall not include garage floor area, but shall include all cumulative repair, maintenance and alterations over any five (5) year period;
- B. For all other structures, no more than seventy (70) percent of the floor area may be altered unless the entire structure is brought into compliance with zoning requirements. Calculations shall not include garage floor area, but shall include all cumulative repair, maintenance and alterations over any five (5) year period;
- C. The foregoing limitations may be exceeded with respect to repairs or alterations to single-family, two-family (duplex) and three-family (triplex) structures which are nonconforming only as to parking requirements, subject to the provisions of Sections [33.16](#) and [33.17](#) of this article;
- D. Existing nonconforming accessory structures may be repaired or reconstructed, provided that there is no increase in the nonconformity caused or created by such structure.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.12 Replacement of Destroyed or Damaged Nonconforming Structures.

Notwithstanding the foregoing, any nonconforming structure destroyed or damaged by fire, flood, explosion, wind, earthquake, war, riot, or other public calamity or act of nature, shall not be reconstructed except upon complying with all provisions of this article applicable to the district where the structure is located, except as follows:

- A. If occupied by a conforming use, the structure may be replaced or reconstructed to the same size and extent as before the damage occurred, provided that rebuilding commences not later than one (1) year after destruction, and so long thereafter as the building permit remains valid;
- B. If occupied by a nonconforming residential use, the structure may be replaced or reconstructed to the same size and extent as before the damage occurred, provided that rebuilding commences not later than one (1) year after destruction and so long thereafter as the building permit remains valid;
- C. If occupied by a nonconforming nonresidential use, a nonconforming structure damaged to the extent of one-half ($\frac{1}{2}$) of its current replacement cost or less may be replaced or reconstructed to the same size and extent as before the damage occurred, provided that rebuilding commences not later than one (1) year after destruction and so long thereafter as the building permit remains valid. In the event damage occurs to the extent of more than one-half ($\frac{1}{2}$) the current replacement cost, the structure shall not be reconstructed except upon complying with all the provisions of this article applicable to the district in which the structure is located. Current replacement cost means the present day cost to rebuild the entire structure, and shall be determined by the Zoning Administrator;
- D. For purposes of this section, "same size and extent" means with respect to floor area, setbacks, coverage, height, and residential density of the original structure.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.13 Replacement of Voluntarily Demolished, Destroyed or Damaged Nonconforming Structures.

Any nonconforming structure demolished, destroyed or damaged by means other than those listed in the prior [Section 33.12](#) shall not be reconstructed except upon complying with all provisions of this article applicable to the district in which the structure is located, except where all of the following circumstances exist:

- A. The structure houses a conforming use;
- B. The structure is replaced or reconstructed to the same or a lesser size and extent as the original structure; and
- C. A Use Permit is granted, and the Zoning Administrator finds, in addition to the findings required by [Section 42.3](#), that compliance with current standards is impractical and that the proposed reconstruction will conform to current standards to the greatest extent practical.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.14 Repair of Unsafe Structures.

The provisions of this article shall not be construed to preclude the repair or alteration of any part of any structure declared to be unsafe by the Building Official when such repairs or alterations are for the purpose of restoring the structure to a safe condition.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.15 Completion of Structures.

The provisions of this article shall not be construed to preclude the completion of any structure upon which lawful construction has begun prior to the time of enactment of this article or any amendment thereto, or prior to the time of inclusion in the City.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.16 Nonconforming Parking—Single-Family Residential.

- A. A single-family use or structure that is nonconforming due to the number of parking spaces, may be enlarged, provided:
 - 1. The addition does not occupy existing available parking area;
 - 2. The structure is located in the RH, R-1, R-2, R-3, R-4, or R-5 Zoning Districts;
 - 3. The structure will have no more than three (3) bedrooms after the enlargement is completed;
 - 4. The structure will not exceed two thousand (2,000) square feet in total living area after the enlargement is completed, except as provided in subsection 7 of this section;
 - 5. Existing parking spaces on the site are covered, and were legally established at their current dimensions;
 - 6. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and parking access and backup constraints do not prohibit use of the existing space(s); and
 - 7. The square footage limitation of two thousand (2,000) square feet may be exceeded where a Use Permit is approved, subject to meeting the following criteria:

- a. That the Single Family Dwelling property will have no more than three (3) bedrooms after the enlargement;
 - b. That the enlargement not be intended for use as or conversion to a bedroom or used for sleeping purposes;
 - c. That acceptable enlargements be limited to kitchen enlargements, bathroom additions and appurtenant utility or service areas and storage;
 - d. That the total net enlargement will not exceed two hundred (200) square feet (gross) over the life of the subject property;
 - e. That the enlargement not require a variance or other additional special exception other than for the existing nonconforming parking condition;
 - f. That the property is equal to or exceeds the minimum site area requirement for a single family dwelling;
 - g. That the property does not contain an accessory dwelling.
- B. A single-family use or structure that is nonconforming due only to the size or location of parking spaces (but has an adequate number of spaces), and/or the size and location of its garage or carport (or related design criteria for driveway access or parking backup area), may be enlarged, provided:
1. The addition does not occupy existing available parking area;
 2. Existing parking spaces on the site are covered and were legally established at their current dimensions;
 3. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and
 4. Access and backup constraints do not prohibit use of existing spaces.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.17 Nonconforming Parking—Two-Family (Duplex) and Three-Family (Triplex) Residential.

- A. A two-family (duplex) or three-family (triplex) use or structure that is nonconforming due to the number of parking spaces, may be enlarged, provided:
1. The addition does not occupy existing available parking area;
 2. The structure is located in the R-2, R-3, R-4, or R-5 Zoning Districts;
 3. At least one additional covered parking space is provided per unit to be enlarged, that reduces or eliminates the parking nonconformity;
 4. Additional square footage does not exceed two hundred fifty (250) square feet, and not more than one additional bedroom is added, per living unit;
 5. Existing parking spaces on the site are covered and were legally established at their current dimensions; and
 6. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and access and backup constraints do not restrict use of the existing spaces.
- B. A two-family (duplex) or three-family (triplex) use or structure that is nonconforming due only to the size or location of parking spaces (but has an adequate number of spaces), and/or the size and location of its garage or carport (or related design criteria for driveway access or parking backup area), may be enlarged, provided:
1. The addition does not occupy existing available parking area;

2. Existing parking spaces on the site are covered and were legally established at their current dimensions;
3. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and
4. Access and backup constraints do not restrict use of existing spaces.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.18 Nonconforming Parking—Multi-Family Residential.

A multi-family residential 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 not be enlarged unless parking for the entire project is brought into compliance with the provisions of this article.

(Ord. 1130.329 § 18, eff. 4-26-04)

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)

33.20 Multiple Nonconformities.

In the event that more than one nonconforming provision is applicable to a site, all relevant provisions in combination shall be applied, unless otherwise specified.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.21 Interpretation.

In the event that the provisions of this article are unclear as to whether a particular change, repair, alteration, expansion, enlargement, or reconstruction of a nonconforming use or structure or parking may be permitted, the Zoning Administrator may require a Use Permit, including such additional findings as outlined in this article that may be applicable to the proposed use or construction.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.22 Illegal Uses and Structures.

Nothing in this article shall be deemed to allow the use, change in use, repair, alteration, expansion, enlargement, or reconstruction of an illegal use or structure. Any such illegal use shall be discontinued and any such illegal structure shall be removed.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.23 Compliance with Building and Fire Requirements.

In addition to the requirements specified in this article, any change in use, repair, alteration, expansion, enlargement, or reconstruction of a nonconforming use or a nonconforming structure shall comply with any applicable regulations of the Building Department and the Fire Department.

(Ord. 1130.329 § 18, eff. 4-26-04)

33.24 Not Applicable to Signs.

The provisions of this article do not apply to signs. Signs are regulated by [Chapter 3](#) of the City of Redwood City's Municipal Code.

(Ord. 1130.329 § 18, eff. 4-26-04)

General Definitions

ARTICLE 2 DEFINITIONS

Sections:

[2.1 Use of Definitions.](#)

[2.2 Definitions.](#)

2.1 Use of Definitions.

- A. Unless the provision or context otherwise requires, the definitions in this article shall govern the construction of this ordinance.
- B. The present tense includes the past and future tenses; and the future, the present.
- C. The masculine gender includes the feminine and neuter.
- D. The singular number includes the plural; and the plural, the singular.
- E. "Shall" is mandatory and "may" is permissive.

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

2.2 Definitions.

Abandonment of Use. To cease or discontinue a use or activity, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a structure, or during normal periods of vacation or seasonal closure.

Abutting Parcels. Parcels of land having a common property line other than a property line located within a public street.

Accessory Dwellings. An accessory dwelling is an attached or detached residential unit (secondary dwelling unit) on the same lot as a primary dwelling unit which provides complete, independent living facilities for living, sleeping, eating, cooking, and sanitation provided that it complies with the requirements of [Article 37](#).

Accessory Use, Building, or Structure. A use, building, or structure subordinate to the principal use on the same building site and serving a purpose customarily incidental to the principal use or structure, such as garage and storage buildings.

Adjacent. Directly abutting, having a boundary or property line(s) in common or bordering directly, or contiguous to.

Administrative Office and Service Facility. An office or other structure or service facility for rendering management level administrative services for firms and institutions including, but not limited to, regional and headquarter management services.

Agent of Owner. A person who submits a written statement from a property owner authorizing him to act for the property owner.

Agriculture. The term "agriculture" includes farming, dairying, pasturage, apiaries, horticulture, floriculture, viticulture, and animal and poultry husbandry.

Alcohol Sales, Off-Sale Outlet. Any commercial retail establishment, business or facility that holds a license from the State Department of Alcoholic Beverage Control that authorizes the sale of beer, wine or distilled spirits for consumption off premises where sold. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee.

Alcohol Sales, On-Sale Outlet. Any commercial retail establishment, business or facility at which alcoholic beverages are sold, served, or given away for consumption on the premises and which has applied for or has obtained a license from the State Department of Alcoholic Beverage Control that authorizes the sale of beer, wine or distilled spirits for the consumption on the premises where sold. References to the establishment shall include any immediately adjacent area that is owned, leased, or rented, or controlled by the licensee.

Alley. A public or private roadway or easement, generally not more than thirty (30) feet wide that provides vehicle access to the rear or side of parcels having other public street frontage, and is not intended for general traffic circulation.

Alteration (see also Structural Alteration). Any change, addition or modification in construction or occupancy.

Amusement Games. The term "amusement game" shall mean any device, machine, apparatus, or other instrument (including electronic games, marble games, and pinball) operated electronically, mechanically, or manually for amusement purposes which requires for the use thereof the deposit in such device, machine, apparatus, or instrument or in a receptacle attached to such device, machine, apparatus, or other instrument or connected therewith, a coin, token, or other thing of value. The term "amusement game" shall not include a device, machine, apparatus, or other instrument which contains a pay-off device for the return of slugs, money, coins, checks, tokens or merchandise.

Antenna. A device used to receive or transmit telecommunications or radio signals, mounted on the ground as an independent structure or attached to another structure, including, but not limited to, panels, single plies ("whips"), broadcasting masts and aerials, and microwave dishes.

Arbor (also see Trellis). An accessory structure that is detached from a main or accessory building, and that is substantially open to the passage of light and air on all sides, and which has a roof of typical lattice or a roof that is not less than sixty (60) percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be not less than sixty (60) percent open at any point across each entire side.

Assembly/Meeting Facilities (land use). A facility for public or private assembly and meetings. Examples of these uses include:

- banquet rooms
- civic and private auditoriums
- community centers
- conference/convention facilities
- meeting halls for clubs and other membership organizations

- places of worship, including limited associated accessory uses (i.e., religious school activities that are not full-time and residences for clergy), but excluding full-time schools
- yacht clubs

Also includes functionally related internal facilities (i.e., kitchens, multi-purpose rooms, storage, etc.) Does not include conference and meeting rooms that are accessory and incidental to another principal use and typically used only by on-site employees and clients, and that occupy less floor area on the site than the offices they support (see "Offices"). Does not include sports or other commercial entertainment facilities (see "Entertainment Establishment"). Does not include funeral homes and mortuaries. Related on-site facilities including day care centers and schools are separately defined (see "Child Care Center" and "Schools - Public and Private").

Assisted Living Facility (land use). See Residential Care Facility, Senior.

Bar/Cocktail Lounge (land use). Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, liquor, and mixed drinks.

Basement. Basement is that portion of a building between floor and ceiling which is wholly or partly below grade.

Birth Centers. A healthcare facility that is designed to provide a comfortable, homelike setting during childbirth and that is generally less restrictive than a hospital in its regulations, as in permitting midwifery or allowing family members or friends to attend the delivery.

Bookstore. The term "bookstore" shall mean any establishment whose primary purpose is the sale, distribution, or display of books, pictures, magazines, films, pamphlets, or other printed matter or pictorial representations.

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

Building Face. The exterior surface of a wall, window, door, pediment, or column, whether vertical or inclined, facing required front, side, or rear yard.

Building Frontage. That face of a building or length of a lot that is parallel to, or is at a near parallel angle to a public street or public parking area.

Building, Main. A building in which is conducted the principal use of the building site on which it is situated.

Building Official. The Building Official of the City of Redwood City, or the designee of the Building Official.

Business Office. A use principally providing services to individuals, firms, or other entities, including but not limited to real estate, insurance, property management, Title companies, investment, loan and lending institutions, personnel, travel, and similar services, and including business offices of public utilities or other activities when the service rendered is that customarily associated with office services.

Business Services (land use). Establishments that primarily provide goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services,

advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, publishing, cartography, book binding, and model building.

Business, Retail. See Retail Sales, General.

Business, Wholesale. Any establishment for the sale, to retailers, jobbers, or contractors, of any article, substance, or commodity, but not including the handling of lumber or other building materials or the open storage or sale of any material or commodity, and not including the processing or manufacture of any product or substance.

Carport Space. A building used for the storage of vehicles or trailers having at least fifty (50) percent of two (2) sides open.

Check Cashing. A commercial land use that generally includes a variety of financial services including cashing of checks, warrants, drafts, money orders, or other commercial paper serving the same purpose; deferred deposit of personal checks whereby the check casher refrains from depositing a personal check written by a customer until a specific date; money transfers; payday advances; issuance of money orders; and similar uses.

Child Care Center. Any child care facility other than a small or large family child care home, typically including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.

Child Care Facility. A facility that provides non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for protection of the individual on less than a twenty-four (24)-hour basis. Child Care Facilities include Child Care Centers and Child Care Homes hereinafter defined.

Child Care Home. A home that regularly provides care, protection, and supervision of fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty-four (24) hours per day, while the parents or guardians are absent. Child Care Homes may either be located in a detached single-family residence or in a multi-family unit. Child Care Homes shall include Small Family Child Care Homes and Large Family Child Care Homes, hereinafter defined (see Family Child Care Homes).

City Attorney. The City Attorney of the City of Redwood City, or the designee of the City Attorney.

Commission. The Planning Commission of the City of Redwood City.

Condominium. A building, or group of buildings, in which units are owned individually, and the structure, common areas and facilities are owned by all the owners on a proportional, undivided basis. Includes development in which the individual owns land directly below the "footprint" of a unit, and all other land within the project is owned in common. Includes a condominium project, community apartment project, or stock cooperative, as defined in California Civil Code Section 1351.

Construction. Beginning of construction shall mean the incorporation of labor and materials within the foundation of a building.

Council. The Council of the City of Redwood City.

Cultural Institution (land use). A nonprofit institution displaying or preserving objects of interest in one (1) or more of the arts or sciences. This use includes libraries, museums, and art galleries.

Daylight Plane: An inclined plane, beginning at a stated height above grade at a side or rear property line, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum setback applicable at such point on the site.

Development. Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures or buildings. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use.

Disaster Shelter. A building constructed above or below the ground, designed for and having as its primary purpose the protection of the inhabitants thereof from such disasters as blast, radiation, bombs, fallout, storms, and fire.

District. A portion of the City within which certain uses of land and certain structures and buildings are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in this ordinance.

Drive-Through Restaurant. A restaurant which in addition to customary restaurant services is designed to sell products through a sales window to customers who are in vehicles.

Dwelling. A building or portion thereof designed or used exclusively for residential occupancy, including one (1)-family, two (2)-family, and multi-family dwellings, but not including hotels, motels, boarding houses, tents or trailers.

Dwelling, Multiple. A building or portion thereof, used and designed as a residence for three (3) or more families living independently of each other and doing their own cooking in said building, including apartment houses, apartment hotels, and flats, but not including motels, boarding houses, and hotels.

Dwelling, Single-Family. A building designed for, or used to house, not more than one (1) family, including all necessary employees of such family.

Dwelling, Studio Apartment. A dwelling unit consisting of not more than one (1) habitable room together with kitchen or kitchenette and sanitary facilities.

Dwelling, 2-Family or Duplex. A building containing not more than two (2) kitchens, designed or used to house not more than two (2) families living independently of each other, including all necessary employees of each such family.

Electronic Equipment Facility. A building where more than fifty (50) percent of the floor area is devoted to electronic equipment. These facilities are also known as, but not limited to, the following: server farm, routing facility, data center, telco hotel, carrier hotel, and switching station.

Emergency Shelter (land use). Housing for homeless persons with minimal supportive services that is limited to occupancy of six months or less.

Enlargement of a Nonconforming Structure. To increase the height, footprint, floor area, volume, or coverage of a nonconforming structure or any portion of the structure, or to decrease the distance from any portion of the structure to a property line.

Entertainment Establishment (land use). Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Commercial entertainment does not include sexually oriented businesses as defined and regulated in Redwood City Municipal Code Chapter 18B - Sexually Oriented Businesses. Entertainment establishments may include amusement arcades, indoor spectator entertainment such as motion picture theaters, indoor sports and recreation such as bowling alleys, billiard parlors, ice and roller skating rinks, and outdoor sports and recreation such as driving ranges, golf courses, swimming pools, marinas, and tennis courts.

Expansion of a Nonconforming Use. To enlarge a structure housing a nonconforming use, or to increase the floor area of a nonconforming use within a structure, or to occupy a larger area on the site, or to intensify the occupancy of the nonconforming use and associated activities such that additional impacts, such as noise, traffic or parking, are likely to result.

Family. One (1) person living alone, two (2) or more persons related by blood, marriage, or legal adoption, or two (2) or more persons living as a single housekeeping unit.

Family Care Home. A state-authorized, certified, or licensed family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise handicapped persons or dependent or neglected children on a twenty-four (24)-hour basis.

Family Child Care Home, Large. A home that provides family child care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than twelve (12) children and up to fourteen (14) children subject to the requirements of Section 1597.465 of the State Health and Safety Code, as the same now exists or as hereafter amended.

Family Child Care Home, Small. A home that provides family child care for six (6) or fewer children, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than six (6) and up to and including eight (8) children subject to the requirements of Section 1597.44 of the State Health and Safety Code, as the same now exists or as hereafter amended.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

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. Fence shall include the term wall.

The following definitions shall apply to certain types of fences, as referenced in [Article 36](#) of this ordinance:

- A. *Open Fence.* Fence (including any gates in such fence) which permits direct vision through at least eighty (80) percent of any one (1) square foot segment of vertical fence surface area. This measured surface area shall not include major posts, pilasters, or other structures which provide lateral strength. The open area shall be uniformly distributed along the fence and shall not be concentrated in one area (along

the entire length). No single component or element of the fence, including lamp posts or pilasters, shall be wider than twelve (12) inches.

- B. *Solid Fence*. Fence (including any gates in such fence) which permits direct vision through less than eighty (80) percent of any one (1) square foot segment of vertical fence surface area more than eight (8) inches above grade.
- C. *Combination Solid/Open Fence*. Fence which incorporates both solid and open fences whereby the solid portion is no higher than three (3) feet.
- D. *Decorative Fence*. Fence which has a distinctive style, trim, color, or design, which matches or to some degree complements the existing residence. It may be open or solid. A decorative fence shall have the following characteristics:
 - 1. The fence is constructed of material which matches or complements the architecture of the residence and its surroundings. The materials may include but not be limited to, wrought iron, brick, wood, stone, or a combination thereof.
 - 2. The fence is painted, stained, or is a natural color which is compatible to the residence.
 - 3. The fence may have a distinctive cap, trim, or design which distinguishes it from the more typical wall board design.

Financial Institutions and Related Services (land use). Establishments that solicit, receive, or accept money or its equivalent on deposit and loan money as a regular business. Typical examples include federal or state-regulated banks, savings and loan associations, savings banks, credit unions, and lending establishments, with automatic teller machines (ATMs) as an accessory use. Does not include mortgage broker, accounting, financial investment, or similar offices ("Offices, Business, Government, and Professional"). Does not include check cashing establishments (see "Check Cashing").

Financial Service. The provision of financial services to individuals, firms, or other entities including services customarily provided by banks, savings and loan institutions, credit unions, and similar institutions and organizations.

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. 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. Elevator 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, where more than one-half ($\frac{1}{2}$) 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 facilities and/or independent nonprofit educational facilities open to the public within commercial and/or industrial 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 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 subsection B 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 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.
- 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:
 - 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.

- 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.

Floor Area Ratio ("FAR"). The ratio, expressed as a percentage, of the maximum permitted gross floor area of a building or buildings to the lot area.

Garage Space. A building or portion thereof used for the storage of vehicles or trailers.

Grade or Ground Level. The average of the finished ground level at the center of all walls of a building. In case walls are within five (5) feet of a sidewalk ground level shall be measured at the sidewalk.

Grandfathered. A designation established by means of a "grandfather clause," exempting a class of uses or structures from the otherwise currently applicable provisions of Ordinance 1130 (zoning ordinance), because such uses or structures conformed with earlier applicable provisions of Ordinance 1130, prior to the enactment of subsequent provisions.

Ground Floor. The first floor of a structure that is at ground level or street level. Does not include a basement.

Ground Floor Dependent Offices. Offices used for on-site property management, for professional or consulting services including, but not limited to, travel agencies, insurance agencies, income tax preparers, real estate agencies, notary publics, and ground floor dependent portion of financial services. In determining whether a particular use is ground floor dependent, consideration shall be given to the requirement of such use for ground floor visibility in commercial districts to serve patrons on an unannounced or drop-in basis, and to rely upon a product or service display in the store frontage.

Handicraft/Custom Manufacturing (land use). Manufacture of crafts, art, sculpture, stained glass, jewelry, apparel, and similar items using hand tools and small mechanical devices (i.e., drills and saws, hammers and chisels; paint brushes and sprayers; pottery wheels and kilns; sewing machines; spinning wheels, etc.) and the incidental direct sale to consumers of only those goods produced on-site.

Health/Fitness Club (land use).

Small. An indoor facility of two thousand (2,000) square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include personal training and yoga studios.

Large. A full service fitness center, gymnasium, or health and athletic club, which is over two thousand (2,000) square feet in size and may include any of the following: sauna, spa or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; aerobic classes and other indoor sports activities; locker rooms and showers.

Height of Building. The vertical distance from any point of the roof to the finished or natural grade, whichever is lower, directly below that point. A diagram depicting the measurement of height for residential structures on sloping lots is included at the end of the article for illustrative purposes only.

Home Occupations. Any activity conducted within a dwelling, such as handicrafts, dressmaking, millinery, laundering, preserving, and home cooking, which meets all of the following conditions:

- A. The use is clearly incidental and secondary to the use of the dwelling for dwelling purposes.
- B. The use is conducted entirely within a dwelling and is carried on exclusively by the inhabitants thereof.
- C. The use does not change the character of the dwelling or adversely affect the uses permitted in the residential district.
- D. The use creates no additional traffic and requires no additional parking spaces.
- E. No persons are employed other than that necessary for domestic purposes.
- F. No indoor or outdoor storage of materials, equipment, or supplies, other than that necessary for domestic purposes, shall exist.
- G. Not more than one-fourth ($\frac{1}{4}$) of the area of one (1) floor of said dwelling is used for such use.
- H. 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.

Hotel. See "Lodging."

Housing for the Elderly. Housing projects designed expressly for persons of sixty (60) years of age or older, having design characteristics typical of such projects which may include dining facilities, twenty-four (24)-hour supervision, recreational facilities, and medical facilities.

Impervious Surface. A surface that hinders the ability of water to percolate through underlying soils. Examples typically include, but are not limited to, pavement (including driveways, parking lots, patios, walkways), rooftops, buildings and compacted soils.

Industry, General (land use). Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials. This classification includes operations such as biomass energy conversion; food and beverage processing; textile mills; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; recycling materials processing facilities in which post-consumer materials are sorted, condensed, baled, or transformed; and automotive, ship, aircraft, and heavy equipment manufacturing.

Industry, Limited (land use). Establishments engaged in light industrial activities (as outlined below) taking place within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; engraving; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services. Does not include storage, mini-storage, or self-storage.

Landscape Area. Land open to the sky that is set apart for the planting of grass, shrubs, trees, or similar living plants, or other pervious ground surface treatment such as decorative rock, bark or stone.

Liquor Stores (land use). A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

Live/Work (land use). A unit that combines a work space and incidental residential occupancy occupied and used by a single household. Live/work units have been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with applicable Building Codes. The working space is reserved for and regularly used by one (1) or more occupants of the unit. Living space includes, but is not limited to, a sleeping area, a food preparation area with reasonable work space, and a full bathroom including bathing and sanitary facilities which satisfy the provisions of applicable codes. Live/work units can include renter-occupant and/or owner-occupant.

Lodging (land use).

- A. *Bed and Breakfast Inns.* Establishments offering lodging rooms for less than thirty (30) days in a dwelling unit, with incidental eating and drinking service for lodgers only, provided from a single kitchen.
- B. *Hotel.* An establishment that provides guest rooms or suites for a fee to transient guests for sleeping purposes. No provisions for cooking are provided in the guest rooms, with the possible exception of microwaves and refrigerators. Access to units is primarily from interior lobbies, courts, or halls. Related accessory uses may include conference and meeting rooms, restaurants, bars, and recreational facilities. A hotel operates subject to taxation under Revenue and Taxation Code Section 7280.
- C. *Long-Term Hotel (Extended Stay).* A long-term hotel facility offering transient lodging accommodations to the general public, targeted to the business or leisure traveler who is planning to stay for an extended time. To constitute a long-term hotel, each hotel room must contain kitchen facilities to include a range cooktop, microwave or conventional oven, refrigerator, and sink. A long-term hotel (extended stay) operates subject to taxation under Revenue and Taxation Code Section 7280.
- D. *Motel.* An establishment that provides guest rooms for a fee to transient guests for sleeping purposes. Guest rooms do not contain kitchen facilities. A motel is distinguished from a hotel primarily by direct independent access to, and adjoining parking for, each guest room. A motel operates subject to taxation under Revenue and Taxation Code Section 7280.

Lot. A parcel of land occupied or intended for occupancy for a use permitted in Ordinance 1130.

Lot Area. For the purpose of determining Floor Area Ratio, the lot area shall be the horizontal area within the exterior lines of a lot, exclusive of any portion of a lot within the lines of any natural watercourse, river, stream, creek, waterway, open channel, or open flood control or drainage easement and exclusive of any portion of a lot within a street right-of-way whether acquired in fee, easement, or otherwise.

Lot, Corner. A lot situated at the junction of and abutting on two (2) or more intersecting streets. Notwithstanding the terms of Section 2.57, whenever the least dimension of the lot fronting on two (2) intersecting streets is at least ninety (90) feet, the owner may elect either street line as the front lot line.

Lot Coverage. 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.

Lot, Front. The narrowest dimension of a lot fronting on a street.

Lot, Interior. A lot abutting only one (1) street.

Lot Lines. The boundary line separating the lot front from a street, the lot side from a street or adjoining property, or the lot rear from an alley, street or adjoining property.

Lot, Side. Any lot boundary not a front or rear lot line.

Lot Size. The size of a lot as established by subdivision map, metes and bounds, or any other means of description contained in any conveyance of title thereof, or any other interest therein, on file and recorded in the office of the County Recorder, County of San Mateo.

Lot Width. The width of the lot measured at right angles to its depth. Average lot width shall mean the average width of the lot throughout its full depth measured at right angles to the depth.

Maintenance and Repair Services (land use). Establishments that provide home appliance and/or electronic or office equipment repair and maintenance, or building maintenance services. Does not include maintenance and repair of vehicles (see "Vehicle/Equipment Repair").

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, healing arts, laboratory testing or analysis, and/or corrective personal treatment.

Medical Office. A use providing consultation, diagnosis, therapeutic, preventative, corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts 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.

Mixed-Use. The combination of commercial and residential uses located on the same property as part of a unified development. Mixed-Use Development consists of commercial and residential uses integrated either vertically (vertical mixed-use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed-use) where parking, open spaces, and other development features are shared. In a mixed-use development, both uses are considered primary uses of the land.

Mobile Home. Shall mean any unit transportable in one (1) or more sections, used or designed to be used for living or sleeping purposes or both and which is not equipped with wheels used for the purpose of transporting such unit from place to place whether by motive power or other means.

Mobile Home Park. Shall mean any place, area, or tract of land offered to the public for the accommodation of any mobile home, except recreational areas operated by public agencies or areas used exclusively for the sale or storage of mobile homes.

Motel. See "Lodging."

Multiple-Unit Dwelling (land use). A structure or portion thereof containing three (3) or more dwelling units designed for the independent occupancy of three (3) or more households.

Neighborhood. A sub-area of the City in which the residents share a common identity focused around a school, park, community business center, or similar feature.

Nightclub (land use). A facility which provides live entertainment for an audience of fifty (50) or more persons and serves alcoholic beverages on the premises.

Nonconforming Lot. Any lot having less area or dimensions than are required in the district in which the lot is located, and that was lawfully created prior to the adoption of the current zoning requirements for lot area or dimensions. Lots not legally established shall be deemed to be illegal lots.

Nonconforming Parking. Parking for any use, structure or site for which current parking standards are not met due to the number, size and/or location of parking spaces, or related design criteria for driveway access or parking backup area, but that complied with applicable parking requirements at the time the use, structure or site development was established. Parking that does not comply with applicable parking requirements in effect at the time the development was established shall be deemed to be illegal.

Nonconforming Structure. Any structure legally constructed or established which fails to conform to the regulations of the ordinance codified in this article, other than use regulations, for the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to the City. Structures not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal structures.

Nonconforming Use. A use legally established and existing which fails to conform with the use regulations, including residential density limitations, of the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to the City. Uses not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal uses.

Nursing Home. Shall mean any premises with less than fifteen (15) sleeping rooms where persons are lodged and furnished with meals and nursing care.

Offices - Business, Government, and Professional (Land Use). Offices of firms, individuals, or organizations that provide professional, executive, management, or administrative services (e.g., accounting, architectural, engineering, government, insurance, investment, legal, mortgage, real estate offices, etc.). Includes administrative, clerical, or public contact offices of a government agency, including incidental storage and maintenance of vehicles. Does not include financial institutions ("Financial Institutions and Related Services") or medical or dental services ("Offices, Medical and Dental").

Open Space. Any lot or area of land or water set aside, designated, dedicated, or reserved for public or private use or enjoyment.

Common Open Space. The total land area within a residential development that is not individually owned or dedicated for public use; and that is designed, intended, and reserved exclusively for the shared use of all the residents of the development and their guests. Illustrative examples include barbecue and picnicking areas, play areas, swimming pools,

tennis courts, turf areas, and other recreational-leisure features and facilities. Does not include enclosed spaces/facilities (e.g., community center, meeting rooms, etc.).

Private Open Space. A usable outdoor living area directly adjoining and accessible to a dwelling unit, reserved for the exclusive private enjoyment and use of residents of the dwelling unit and their guests. Boundaries are evident through the use of fences, gates, hedges, walls, or other similar methods of controlling access and maintaining privacy.

Public Open Space. A parcel or area of land or water that is restricted to active or passive recreational uses, that is available for use by the general public and is owned and/or operated by a public agency.

Quasi-Public Open Space. A parcel or area of land or water restricted to active or passive recreational uses, that is accessible and available for use by the general public, but is owned, maintained, and operated by a private entity.

Total Open Space. The sum of public, quasi-public, common, and private open space in a residential development.

Usable Open Space. Outdoor or unenclosed area in a residential development on the ground, or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or street side setback area.

Owner. The recorded property owner, a person holding an option to purchase, a person under a contract to purchase, the administrator, executor, or trustee of an estate, or other similar person or the attorney of any such person.

Parking Lots and Garages. A parcel of land or a building used commercially for parking self-propelled vehicles, but not including repair or service to such vehicles and not including the storage or display of such vehicles for sale.

Permeable Pavement. An area of a vehicular or pedestrian use or other hardscape areas, paved with material that permits water penetration into the soil. Permeable pavement may consist of any porous surface materials that are installed, laid or poured.

Personal Services (land use).

- A. *Personal Services, Massage Establishment.* Establishment where massage is provided; massage is defined in Municipal Code Section 18A.2 (Massage Establishments and Massage Technicians - Definitions). Regardless of whether conducted as a part of a larger establishment (e.g., beauty salon, day spa, etc.), for purposes of permitting, a massage establishment shall be considered as a separate use.
- B. *Personal Services, General.* An establishment providing non-medical services to individuals as a primary use. Examples of these uses include:
 - barber shops and beauty salons (without massage services)
 - clothing rental
 - day/health spa (without massage services)
 - dry cleaning pick-up stores with limited equipment
 - fortunetellers, psychics, and similar services
 - healing arts (acupuncture, acupressure, aromatherapy)
 - laundromats (self-service laundries)
 - locksmiths

- nail salons
- shoe repair shops
- tanning salons
- tailors

C. *Personal Services - Studio: Art, Dance, Martial Arts, Music, etc.* Small-scale instructional facilities, typically accommodating one (1) group of students at a time, in no more than one (1) instructional space. Examples of these small-scale facilities include:

- individual and group instruction and training in the arts
- production rehearsal
- photography, and the processing of photographs produced only by users of the studio facilities
- martial arts training studios
- gymnastics instruction
- production studios for individual filmmakers, musicians, painters, sculptors, photographers, and other artists

Larger facilities are included under the definition of "Schools - Public and Private." These uses may also include accessory retail sales of products related to the services provided.

Person. Includes any individual, partnership, corporation, cooperative, association, trust, or any other legal entities including governmental bodies.

Personal Storage (Mini-Storage) (land use). A structure or group of structures containing generally small, individual, compartmentalized stalls or lockers rented as individual storage spaces.

Pervious Surface. Any surface that has the specific quality of allowing the passage of water or other liquid through it.

Planning Director. The Planning Director of the City of Redwood City, or the designee of the Planning Director.

Planning Permits. "Planning Permits," as used in this article, shall mean and refer to permits issued pursuant to Articles [42](#), [43](#), [44](#), [45](#), or [46](#) of the zoning ordinance.

Professional Office. An office for providing professional or consulting services in the fields of law, architecture, engineering, accounting, architectural and engineering design, and similar professions (but excluding medical offices), including associated incidental product testing and prototype development, but excluding product manufacture or assembly and excluding 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 from time to time by the City.

Project. Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure, that is subject to the provisions of this Zoning Ordinance.

Public Use. Shall mean a use operated exclusively by a governmental body and having the purpose of serving the public health, safety, or general welfare, including, but not limited to, public schools, parks, playgrounds, hospitals, and administrative and service facilities.

Public Works Director. The Public Works Director of the City of Redwood City, or the designee of the Public Works Director.

Quasi-Public Use. Shall mean a use operated by a private non-profit educational, religious, recreational, charitable, or medical institution and having the primary purpose of serving the local community, including, but not limited to, churches, schools and colleges, recreational facilities, and private hospitals.

Recreation, Indoor Commercial. A use providing recreation, amusement, or exercise services, including bowling lanes, billiard parlors, skating arenas, gymnasiums, exercise studios or facilities, fitness centers, health clubs or spas, martial arts studios, group movement instruction, and similar services, operated on a private basis, within a building or buildings.

Recreation, Outdoor Commercial. A use providing recreation or amusement services, including golf, tennis, swimming, riding, or similar services, operated on a private basis, primarily outdoors, except for accessory enclosed services or facilities.

Repair(s). The reconstruction or renewal of any part of an existing building for the purpose of its maintenance. The term "repair" or "repairs" shall not apply to any other change in a structure such as would be required by additions to or structural alterations to such structure.

Research and Development. A use primarily engaged in the study, testing, engineering, design, analysis, or experimental development of products, processes, or services related to current or new technologies. Research and development may include manufacturing, fabricating, processing, assembling or storage of products or materials, or similar related activities, where such activities are accessory to research, development or evaluation. Related administrative uses such as finance, marketing, sales, accounting, purchasing, or corporate offices; provisions of services to others on- or off-site; and related educational uses may also be included provided they remain accessory to the primary uses of "research and development," and are consistent with any limitations on accessory uses for the applicable zone district. Typical "research and development" uses may include, but are not limited to, computer software and hardware firms, electronic research firms, biotechnical firms, and pharmaceutical research laboratories.

Research and Development, Laboratory Type. A research and development use for which the research and development components require substantial laboratory space and/or other equipment for testing or development, which may also include associated adjacent or nearby workstations for recording or preparing written documentation of research. Typical laboratory research and development uses may include, but are not limited to, biotechnical firms and pharmaceutical research laboratories.

Research and Development, Office Type. A research and development use for which the research and development components primarily occur in an office setting, with minimal laboratory area or research equipment, other than computers and other related electronic equipment. Typical office type research and development uses may include, but are not limited to, computer software and computer simulation firms.

Residential Care Facility, Senior (land use). Facilities providing housing arrangement, supervision, and assistance with activities of daily living, such as bathing and grooming, to residents sixty (60) years of age and over and persons under sixty (60) with compatible needs, and with population composition and licensing requirements consistent with Cal. Code of Reg., [Title 22; Division 6, Chapter 8.](#)

Residential Care Facility, Small. Any facility, place, or building that is maintained and operated to provide twenty-four (24)-hour care of persons in need of personal services, supervision,

or assistance essential for sustaining the activities of daily living or for the protection of the individual and licensed by the state of California for occupation by six (6) or fewer persons. See definition under Title 22 (Social Security) in the California Code of Regulations (Section 80001[g]).

Rest Home. Any premises licensed under Section 2300 of the Welfare and Institutions Code of the State of California.

Restaurants (land use).

Restaurant, Accessory Food Service. An establishment that sells food and/or beverages as an accessory use in a retail, office, or institutional structure and that does not change the character of the primary use.

Restaurant, Drive-Through. An establishment that provides food and/or beverages accessible to persons who remain in their motor vehicles.

Restaurant, Fast Food. A restaurant that supplies food and beverages primarily in disposable containers and that is characterized by self-service and short stays by customers.

Restaurant, Sit-down. An establishment engaged in the business of selling food and beverages, including alcoholic beverages, prepared on-site for primarily on-site consumption. Food and beverages are served to the customer at a fixed location (i.e., booth, counter, or table). Food and beverages are ordered from individual menus. Customers typically pay for food and beverages after service and/or consumption.

Take-Out Service. An establishment that offers a limited variety of food or beverages. Transactions are sales for off-site consumption. Customers are served either at a counter or service window. Incidental seating (less than two hundred fifty (250) square feet of seating area) may be provided for limited on-site consumption of food or beverages. Typical uses include bakeries, coffee stores, ice cream and frozen dessert stores, delivery-only pizza establishments, small delicatessens, and similar establishments.

Retail Sales, General (land use). Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public for profit. Examples of these establishments and lines of merchandise can include:

- antiques
- appliances
- artists' supplies
- automotive parts and accessories
- bakeries (retail only)
- bicycle sales and rentals
- books
- cameras and photographic supplies
- carpeting and floor covering
- clothing and accessories
- convenience market
- drug and discount stores
- electronic equipment
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only)
- gift shops

- grocery store
- handcrafted items
- hardware
- hobby materials
- jewelry
- kitchen utensils
- locksmiths
- luggage and leather goods
- medical supplies and equipment
- musical instruments, parts and accessories
- newsstands
- office supplies
- orthopedic supplies
- paint and wallpaper
- pharmacies
- religious goods
- secondhand clothing sales
- shoe stores
- small wares
- specialty food and beverage
- specialty shops
- sporting goods and equipment
- stationery
- supermarket
- tobacco
- toys and games
- travel services

Retail Sales, Bulk Merchandise (land use). Retail establishments engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of the goods. Bulk retail is differentiated from general retail by either of the following characteristics:

1. A high volume of sales of related and/or unrelated products in a warehouse setting (i.e., "big box" retail).
2. The sale of goods or merchandise that require a large amount of floor space and that are warehoused and retailed at the same location.

Examples of items for sale include:

- Electrical and heating fixtures and supplies
- Furniture
- Groceries
- Household appliances
- Household furnishings
- Household products
- Lumber

- Nursery stock
- Personal care products

Retail Sales, Second Hand Store (land use). A retail establishment that buys and sells used products that may include clothing, furniture and household goods, jewelry, household appliances, musical instruments, business machines and office equipment, hand tools, and similar items. This does not include used book stores, antique stores, sales of used farm or construction equipment, junk dealers, scrap/dismantling yards, sales of used cars or other vehicles, or pawn shops.

Riparian Vegetation. Vegetation that is next to, or affected by, water sources such as rivers, creeks, lakes, springs or other natural watercourses.

Rooming House. A dwelling other than a hotel, where lodging or meals for three (3) or more persons is provided for compensation.

Runoff. Water originating from rainfall, irrigation or other sources that flows over the land, building, pavement or other surfaces to drainage facilities, rivers, streams, springs, seeps, ponds, lands, wetlands or the San Francisco Bay.

Salvage or Wrecking Yard. The storage of junk or salvage materials, including scrap materials and metals, or wrecked, disabled, or inoperative automobiles or other vehicles or parts of vehicles, machinery, or building parts, whether or not the sale of such salvage is made or proposed; and also including the dismantling or "wrecking" of vehicles or machinery of any type and the reconditioning of used building materials. The term salvage or wrecking yard shall not include incidental, concealed trash disposal facilities.

School - public and private (land use). A public or private academic educational institution. Illustrative examples of these uses include: boarding school; community college, college, or university; elementary, middle, or junior high school; high school; and military academy. Also includes schools providing specialized education/training. Illustrative examples of these uses include: art school; business, secretarial, and vocational school; computers and electronics school; culinary arts; dance school; drama school; driver education school; and language school. Also includes facilities that offer specialized programs in personal growth and development (i.e., arts, communications, diet centers, environmental awareness, management, etc.). Does not include part-time religious instruction at places of worship. Does not include preschools and child day care facilities (see "Child Care Center"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." under "Personal Services" for smaller-scale facilities offering specialized instruction.

Sensitive Area. Areas located less than two hundred (200) feet away from a water resource including, but not limited to, a wetland, pond, river, the San Francisco Bay, or other bodies of water.

Service Station. Shall mean a facility or area limited to retail sales to the public, on the premises, of gasoline, motor oil and lubricants, motor fuels, travel aids, in-bay non-automatic car washing service, minor automobile accessories, and minor automobile repairs and servicing, but not including major automobile repairs such as engine rebuilding, clutch, transmission, or differential repairing, reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, upholstery work, tire recapping, conveyor-operated car-washing facilities, or overall painting of automobiles.

Shared Parking. Parking in a private facility which can be used by the general public free of penalty during at least one (1) of the following times: Monday through Friday, 8:00 a.m. to 5:00

p.m.; Monday through Friday 5:00 p.m. through 10:00 p.m. and all day on Saturday and Sunday and Holidays.

Skilled Nursing Facilities. An in-patient health care facility licensed and operated as a Skilled Nursing Facility under state of California [Department of Health Care Services] regulations.

Source Control Measures. Any project design features that aim to prevent stormwater pollution by eliminating or reducing the potential for contamination at the source of the pollution.

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.

Stormwater Treatment Measures. Any engineered system designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological or chemical process.

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 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.

Story, Half. A partial story under a gable, hip, or gambrel roof, the wall plates of which, on at least two (2) opposite exterior walls, are not more than four (4) feet above the floor of such story, and the interior height of which, from the floor to the underside of the roof, does not equal or exceed seven (7) feet for more than forty (40) percent of the floor space. Diagrams depicting the measurement of a half story are included at the end of this article for illustrative purposes only.

Street. A public right-of-way which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined herein.

Street Line. The boundary between a street right-of-way and adjoining property.

Structural Alteration. Any change in the supporting members of a structure, such as foundations, bearing walls, columns or girders.

Structure. Anything constructed or erected, the use of which requires location on or in the ground, or attachment to something having location on the ground, including swimming pools, but excluding driveways, sidewalks, patios, or parking spaces.

Tasting Lounge. Establishment that offers the on-site consumption of wine or beer in connection with the marketing of wines or beer offered for sale on the premises. With the exception of wine and beer, no beverages or items containing alcohol shall be offered for sale or consumed on the premises. Non-alcoholic retail items associated with wine drinking such as wine glasses, decanters, ice buckets, toppers, serving implements, snack foods and non alcoholic beverages may also be offered for sale.

Telecommunications Tower. A self-supporting structure which supports equipment used to transmit or receive telecommunications signals, including, but not limited to, monopoles and lattice-like steel structures.

Theater, Indoor or Outdoor. A building or outdoor area used primarily for entertainment or educational purposes for participants or spectators. Typical examples of uses of theaters may include, but are not limited to, cinema, performing arts, private parties, and general assembly.

Top of Bank. The line where a distinct change in grade between the ravine of a creek or waterway and the surrounding topography is apparent. Where the top of banks are not distinguishable, the top of banks shall be as determined by the Engineering and Construction Division based on the adjacent slopes and/or the extent of riparian vegetation.

Trailer. Shall mean any unit used, or designed to be used, for living or sleeping purposes or both, and which is equipped with wheels for transporting such unit from place to place whether by motive power or other means.

Trailer Park. Shall mean any area, or tract of land offered to the public for the accommodation of any trailer, except recreational areas operated by agencies or areas used exclusively for the sale or storage of trailers.

Trellis (also see Arbor). An accessory structure that is attached to a main or accessory building, and that is substantially open to the passage of light and air on all sides that do not abut a main or accessory building, and that has a roof of typical lattice or a roof that is not less than sixty (60) percent open to the sky at any point across the entire structure. "Substantially open" sides of the structure shall also be not less than sixty (60) percent open at any point across each entire side.

Truck Terminal (land use). Any lot, building, or part of a building used primarily for the storage, maintenance, or servicing of highway-type vehicles carrying persons or property including, but not limited to, trucks and buses. Truck Terminal does not include parking of vehicles in connection with a Permitted Use or repairing or maintaining vehicles used in connection with a permitted use on the same lot as the permitted use.

Use. The purpose for which land or a building is designed, arranged, or intended or for which either land or building is or may be occupied or maintained.

Use, Change of. The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including: a change of ownership, tenancy, or management where the previous nature of the use, line of business, or other function is not substantially changed. A change in the existing nature of the use may include, but is not limited to, changes in the characteristics of the use or associated activities that are likely to result in increased impacts, such as noise, traffic or parking.

Use, "Neighborhood Serving." A use which primarily serves residents within the surrounding neighborhood.

Vegetated Swale. An open vegetated drainage channel that is designed to detain or infiltrate runoff volume associated with a water quality storm event, irrigation or other source of runoff.

Vehicle/Equipment Rental (land use). Rental of automobiles, construction equipment, motorcycles, recreational vehicles, trucks, and similar vehicles and equipment, including on-site storage and incidental maintenance that does not require pneumatic lifts.

Vehicle/Equipment Repair (land use). The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, but exclude vehicle dismantling or salvage.

Vehicle/Equipment Sales and Leasing (land use). The sale, or leasing of automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair. This use does not include uses that exclusively rent vehicles (see Vehicle/Equipment Rental).

Vehicle/Equipment Repair, Major (land use). The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, and boats, including the sale, installation, and servicing of related equipment and parts. This classification includes auto repair shops, body and fender shops, transmission shops, but excludes vehicle dismantling or salvaging and tire retreading or recapping.

Vehicle/Equipment Service and Repair, Minor (land use). The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors or hazardous materials, and towing services. It also excludes repair of heavy trucks, limousines or construction vehicles.

Vehicle Parts - Retail Sales and Repair (land use). The sale of vehicle equipment and parts. These uses include brake shops, oil change shops, auto glass sales, stereo and alarm sales, and tire sales, but exclude vehicle dismantling, salvage, tire retreading or recapping, or repairs performed by customers on-site.

Warehousing (land use). Establishments engaged in providing facilities for the storage of furniture, household goods, products, or other commercial goods. Includes cold storage. Does not include personal storage (mini storage) facilities offered for rent or lease to the general public ("Personal Storage-Mini-Storage"); or warehouse facilities in which the primary purpose of storage is for wholesaling ("Business, Wholesale").

Small - Establishments that occupy five thousand (5,000) square feet of floor area or less.

Large - Establishments that occupy more than five thousand (5,000) square feet of floor area.

Watercourse, Protected. A perennial or intermittent river, stream, creek, watercourse, waterway or channel within the incorporated limits of the City, which specifically includes and is limited to the following: (a) Cordilleras Creek upstream of Highway 101, and (b) Redwood Creek and its tributaries upstream of Highway 101 to Bradford Street and upstream of El Camino Real. A segment of a watercourse located within these defined boundaries but located within concrete channels or culverts, as may be determined by the Engineering and Construction Division, is not considered a protected watercourse.

Wireless Communications Equipment Building. A structure which houses accessory equipment for a wireless communications telecommunications tower, antenna, or similar device.

Wireless Communications Facility. The equipment and appurtenant structures necessary or appropriate for receiving telecommunications or radio signals from a mobile communications source and for transmitting those signals to a central switching station which connects the mobile communications unit to a communications network; including, but not limited to, telecommunications towers, antennas, associated wireless communications equipment, and structures housing such equipment and appurtenances.

Yard. An open space on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise permitted in [Article 32](#).

Yard, Front. A yard extending across the full width of the front of the lot and measured from the front line of the lot toward the nearest line of the building.

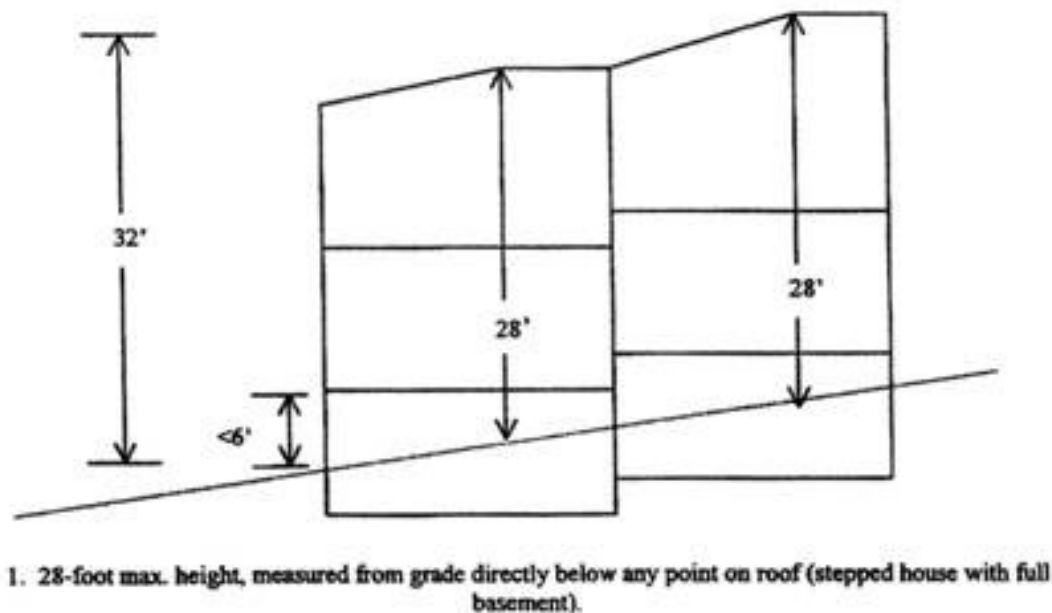
Yard, Rear. Except as otherwise provided in this article, a yard extending across the full width of the lot, adjacent to the rear lot line, and measured from the rear line of the lot towards the main building.

Yard, Side. A yard measured from the side line of the lot toward the interior of the lot and extending from the required front yard to the required rear yard, or rear lot line if no rear yard is required.

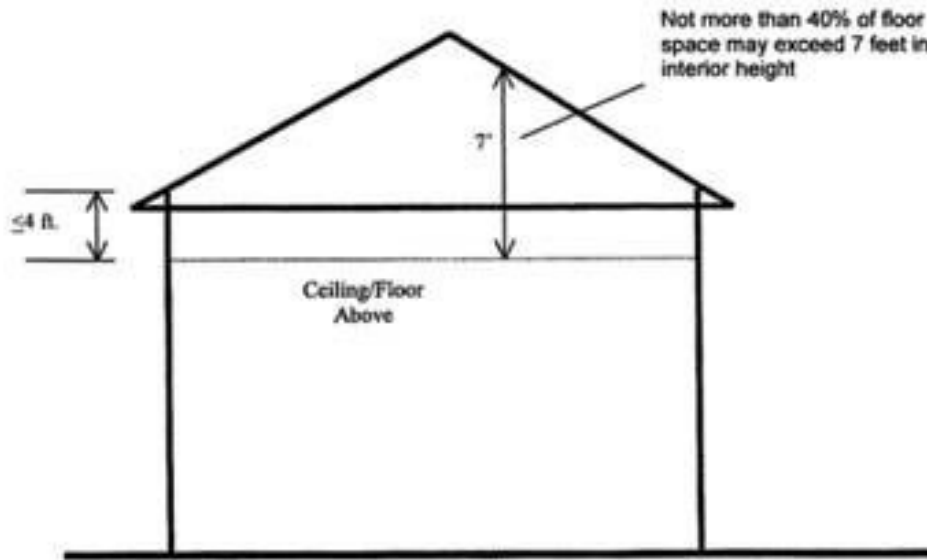
Zoning Administrator. The Planning Director of the City of Redwood City, or the designee of the Planning Director.

Example Diagram

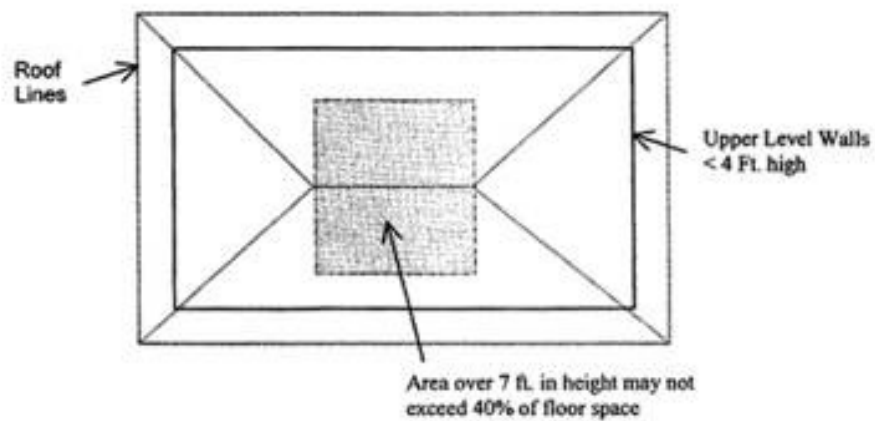
Height of Residential Structures on Sloping Lots



Measurement of Half Story



Section View



Upper Level Plan View

(Ord. No. 1130-353, § 1(Exh. A), 6-27-11; Ord. No. 1130-359, § 1(Exh. A), 4-8-13)