LWC

City of South San Francisco
Zoning Code Update

Hearing Draft

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Chapter 20.010 Title, Components, and Purposes

20.010.001 Title and Authority

Title 20 of the South San Francisco Municipal Code shall be known and cited as the "South San Francisco Zoning Ordinance," "Zoning Ordinance of the City of South San Francisco," "Zoning Ordinance," or "Ordinance."

The South San Francisco Zoning Ordinance is adopted pursuant to the authority contained in Section 65850 of the California Government Code.

20.010.002 Purpose

The purpose of this Ordinance is to implement the City's General Plan and to protect and promote the public health, safety, peace, comfort, convenience, prosperity and general welfare. More specifically, the Ordinance is adopted to achieve the following objectives:

A. To provide a precise guide for the physical development of the City in a manner as to progressively achieve the arrangement of land uses depicted in the South San Francisco General Plan, consistent with the goals and policies of the General Plan.

B. To foster a harmonious, convenient, and workable relationship among land uses and ensure compatible infill development, consistent with the General Plan.

C. To support economic development and job creation.

D. To provide for the housing needs of all economic segments of the community.

E. To promote high quality architecture and design, consistent with the General Plan.

F. To promote the stability of existing land uses that conform with the General Plan, protecting them from inharmonious influences and harmful intrusions.

G. To promote a safe and efficient traffic circulation system, foster the provision of adequate off-street parking and off-street loading facilities, bicycle facilities and pedestrian amenities, enhance walkability, and support a multi-modal transportation system.

H. To facilitate the appropriate location of community facilities, institutions and parks and recreational areas and facilitate pedestrian and bicycle facilities between such spaces.

I. To protect and enhance real property values.

J. To safeguard and enhance the appearance of the City.

K. To further resilience to sea level rise through building and site design.

L. To define duties and powers of administrative bodies and officers responsible for implementation of the Ordinance.

20.010.003 Structure of Zoning Regulations

A. **Organization of Regulations.** This Ordinance consists of seven divisions:

1. Division I: Title, Zoning Districts and Rules
2. Division II: Conventional Zoning Districts
3. Division III: Form-Based Zoning Districts
4. Division IV: Overlays and Plan Districts
5. Division V: Regulations Applying to Some or All Districts
6. Division VI: Administration and Permits
7. Division VII: Uses and Terms

B. **Types of Regulations.** Four types of zoning regulations control the use and development of property:

1. ***Land Use Regulations.*** These regulations specify land uses permitted, conditionally permitted or specifically prohibited in each zoning district, and include special requirements, if any, applicable to specific uses. Land use regulations for conventional base zoning districts are located in Division II ("Conventional Base Zoning Districts") and land use regulations for form-based zoning districts are located in Division III ("Form-Based Zoning Districts"). Land use regulations for overlay districts and specific plan districts are in Division IV ("Overlay and Specific Plan Districts"). Certain regulations, applicable in some or all of the districts, and performance standards which govern special uses, are in Division V ("Regulations Applying to Some or All Districts").

2. ***Development Regulations.*** These regulations control the height, bulk, location and appearance of structures on development sites. Development regulations for conventional base zoning districts are located in Division II ("Conventional Base Zoning Districts") and development regulations for form-based base zoning districts are located in Division III ("Form-Based Zoning Districts"). Development regulations for overlay districts and specific plan districts are located in Division IV ("Overlay and Specific Plan Districts"). Certain development regulations, applicable to some or all districts are in Division V ("Regulations Applying to Some or All Districts"). These include regulations for specific uses, development and site regulations, performance standards, parking, sign, antennas and wireless communications and nonconforming uses.

3. ***Administrative Regulations.*** These regulations contain detailed procedures for the administration of this Ordinance, and include common procedures, processes and standards for discretionary entitlement applications and other permits. Administrative regulations are in Division VI ("Administration and Permits").

4. ***General Uses and Terms***. Division VII ("Uses and Terms") provides a list of use classifications and a list of terms and definitions used in the Ordinance.

20.010.004 General Rules for Applicability of Zoning Regulations

A. **Applicability to Property.** This Ordinance shall apply, to the extent allowed by law, to all property within the corporate limits of the City and to property for which applications for annexation and/or subdivisions have been submitted to the City, including all uses, structures and land owned by any private person, firm, corporation or organization, or the City or other local, State or federal agencies. Any governmental agency shall be exempt from the provisions of this Ordinance only to the extent that such property may not be lawfully regulated by the City.

B. **Compliance with Regulations.** No land shall be used, and no structure shall be constructed, occupied, enlarged, altered, demolished or moved in any zoning district, except in accordance with the provisions of this Ordinance.

20.010.005 Relation to Other Regulations

A. **General.** The regulations of this Ordinance and requirements or conditions imposed pursuant to this Ordinance shall not supersede any other regulations or requirements adopted or imposed by the South San Francisco City Council, the State of California, or any federal agency that has jurisdiction by law over uses and development authorized by this Ordinance. All uses and development authorized by this Ordinance shall comply with all other such regulations and requirements. Where conflict occurs between the provisions of the Ordinance and any other City ordinance, chapter, resolution, guideline or regulation, the more restrictive provisions shall control, unless otherwise specified.

B. **Permit Streamlining Act.** It is the intent of this Ordinance that all actions taken by the decision-making body pursuant to this Ordinance that are solely adjudicatory in nature be within a time frame consistent with the provisions of Government Ordinance Section 65920 et. seq. (the Permit Streamlining Act). Nothing in this Ordinance shall be interpreted as imposing time limits on actions taken by the decision-making body pursuant to this Ordinance that are legislative in nature or that require both adjudicatory and legislative judgments.

C. **Relation to Private Agreements.** This Ordinance shall not interfere with or annul any recorded easement, covenant, or other agreement now in effect, provided that where this Ordinance imposes greater restriction than imposed by an easement, covenant, or agreement, this Ordinance shall control.

D. **Relation to Prior Ordinance**. The provisions of this Ordinance supersede all prior Zoning Ordinances codified in Title 20 of the South San Francisco Municipal Code and any amendments. No provision of this Ordinance shall validate any land use or structure established, constructed, or maintained in violation of the prior Zoning Ordinance, unless such validation is specifically authorized by this Ordinance and is in conformance with all other regulations.

E. **Application During Local Emergency.** The City Council may authorize a deviation from a provision of this Ordinance during a local emergency declared and ratified under the South San Francisco Municipal Code. The City Council may authorize a deviation by resolution without notice or public hearing.

20.010.006 Consistency with the General Plan

Any permit, license or approval issued pursuant to this Ordinance must be consistent with the South San Francisco General Plan and all applicable specific plans. In any case where there is a conflict between this Ordinance and the General Plan, the General Plan shall prevail.

20.010.007 Effect on Previously Approved Projects and Projects in Progress

Any building or structure for which a Building Permit has been issued, or for which a Planning Permit has been issued, may be completed and used in accordance with the plans, specifications and permits on which said Building Permit or Planning Permit was granted, provided at least one Building inspection has been requested and posted for the primary structure on the site where the permit is issued and provided construction is diligently pursued and completed within six months of permit issuance. Planning permits shall expire if no Building Permit is granted within three years unless otherwise governed by an adopted Development Agreement by the City Council. No extensions of time except as provided for in the California Building Code shall be granted for commencement of construction, unless the applicant has secured an allowed permit extension from the Planning Division.

20.010.008 Severability

If any section, subsection, paragraph, sentence, clause or phrase 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 South San Francisco City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof,

regardless of the fact that any or one or more sections, subsections, sentences, clauses or phrases be declared invalid or unconstitutional.

20.010.009 Fees

The City Council shall establish by resolution, and may amend and revise from time to time, fees for processing the discretionary entitlement applications and other permits authorized or required by this Ordinance. All fees shall be paid at the time an application is filed, and no processing shall commence until the fees are paid in full.

Chapter 20.020 Zoning Districts, Zoning Map, And Boundaries

20.020.001 Districts Established

The City shall be classified into districts or zones, the designation and regulation of which are set forth in this Ordinance and as follows.

A. **Base Zoning Districts.** Base zoning districts into which the City is divided are established as follows:

Table 20.020.001(A): Base Zoning Districts

Base Zoning District Group	Base Zoning District – Abbreviation	Base Zoning District – Full Name
Residential Zoning Districts	RL*	Low Density Residential
	RM	Medium Density Residential
	RH*	High Density Residential
Downtown Residential Zoning Districts	DRL	Downtown Residential – Low
	DRM	Downtown Residential – Medium
	DRH	Downtown Residential – High
Downtown/Caltrain Station Area Zoning Districts	DRC	Downtown Residential Core
	LNC	Linden Neighborhood Center
	GAC	Grand Avenue Core
	DTC	Downtown Transit Core
	ETC	East of 101 Transit Core

Table 20.020.001(A): Base Zoning Districts		
Base Zoning District Group	**Base Zoning District – Abbreviation**	**Base Zoning District – Full Name**
Non-Residential Zoning Districts	CC	Community Commercial
	BPO	Business and Professional Office
	BTP-M	Business Technology Park – Medium
	BTP-H	Business Technology Park – High
	MIM	Mixed Industrial Medium
	MIH	Mixed Industrial High
Public and Semi-Public Zoning Districts	PQP	Public
	S	School
	PR	Parks and Recreation
	OS	Open Space
Other Base Zoning Districts	PD	Planned Development
Form-Based Zoning Districts	T3N	T3 Neighborhood
	T3C	T3 Corridor
	T4C	T4 Corridor
	T4M	T4 Maker
	T5C	T5 Corridor
	T6UC	T6 Urban Core

*Numerical designators denote the maximum density allowed in each sub-district (RL-2.2, RL-8, etc.)

B. **Specific Plans and Master Plans.** Specific Plan and Master Plan Areas are established as follows:

Table 20.020.001(B): Specific Plans and Master Plans
Specific Plan or Master Plan Name
Oyster Point Specific Plan District
Genentech Master Plan District

C. **Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with a base district, are established as follows:

Table 20.020.001(C): Overlay Zoning Districts	
Overlay Zoning District Abbreviation	**Overlay Zoning District Full Name**
ES	Special Environmental Studies Overlay
SLR	Sea Level Rise/Floodplain Overlay

20.020.002 Official Maps and District Boundaries

A. **Official Maps.** The boundaries of the zoning districts and overlay districts established by this Ordinance are not included in this Ordinance but are shown on the Official Zoning Maps maintained by the City Clerk. The following maps, together with all legends, symbols, notations, references, district boundaries, map symbols, and other information on the maps, have been adopted by the Council and are hereby incorporated into this Ordinance by reference, together with any amendments previously or hereafter adopted, as though they were fully included here.

1. City of South San Francisco Zoning Map
2. Floodplain/Sea Level Rise Overlay Map
3. Special Environmental Studies Overlay Map

B. **Application of Pre-Annexation Zoning.** The City may apply pre-annexation zoning to unincorporated property located within the Planning Area Boundary consistent with the South San Francisco General Plan. The pre-annexation zoning process shall comply with the provisions of Chapter 20.560 ("Prezoning Procedure"). The zoning provisions and requirements so established shall become applicable at the same time that the annexation of such territory becomes effective.

C. **Alterations of Floodplain/Sea Level Rise Overlay Boundaries.** The Floodplain/Sea Level Rise Overlay Map may be revised by the City Council based on updates to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), sea level rise science, monitoring results, and shoreline and creek conditions. All proposals for new construction shall be based on the Floodplain/Sea Level Rise Overlay Map currently in effect at the time a complete project application is submitted.

D. **Uncertainty of Boundaries**. If an uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of alleys, lanes, streets, highways, streams or railroads shall be construed to follow such centerlines.

2. Boundaries indicated as approximately following lot lines, City limits, or extraterritorial boundary lines shall be construed as following such lines, limits or boundaries.

3. In the case of unsubsidized property or where a district boundary divides a lot and no dimensions are indicated, the following shall apply.

   a. ***Lots Greater than One Acre.*** The location of such boundary shall be determined by the use of the scale appearing on the Official Zoning Map.

   b. ***Lots Less than One Acre.*** The lot shall be deemed to be included within the zone which is the more restrictive.

4. In the case of any remaining uncertainty, the Chief Planner shall determine the location of boundaries.

5. Where any public street or alley is officially vacated or abandoned, the regulations applicable to each lot of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.

6. Where any private right-of-way or easement of any railroad, railway, transportation or public utility company is vacated or abandoned and said property is unclassified, said property shall be automatically classified as being in the Public and Quasi-Public (PQP) district.

Chapter 20.030 Rules For Construction of Language

No changes are recommended to this chapter.

Chapter 20.040 Rules of Measurement

20.040.001 Purpose

The purpose of this chapter is to explain how various measurements referred to in this Ordinance are to be calculated.

20.040.002 General Provisions

For all calculations, the applicant shall be responsible for supplying drawings illustrating the measurements that apply to a project. These drawings shall be drawn to scale and of sufficient detail to allow easy verification upon inspection by the Chief Planner.

20.040.003 Fractions

Whenever this Ordinance requires consideration of distances, parking spaces, dwelling units or other aspects of development or the physical environment expressed in numerical quantities, and the result of a calculation contains a fraction of a whole number, the results will be rounded as follows:

A. **General Rounding.** Fractions of one-half (0.5) or greater shall be rounded up to the nearest whole number and fractions of less than one-half (0.5) shall be rounded down to the nearest whole number, except as otherwise provided.

B. **Exception for State Affordable Housing Density Bonus.** For projects eligible for bonus density pursuant to Government Ordinance Section 65915 or any successor statute, and 20.390 ("Bonus Residential Density") any fractional number of permitted bonus density units shall be rounded up to the next whole number.

20.040.004 Measuring Distances

A. **Measurements are Shortest Distance.** When measuring a required distance, such as the minimum distance between a structure and a lot line, the measurement is made at the closest or shortest distance between the two objects.

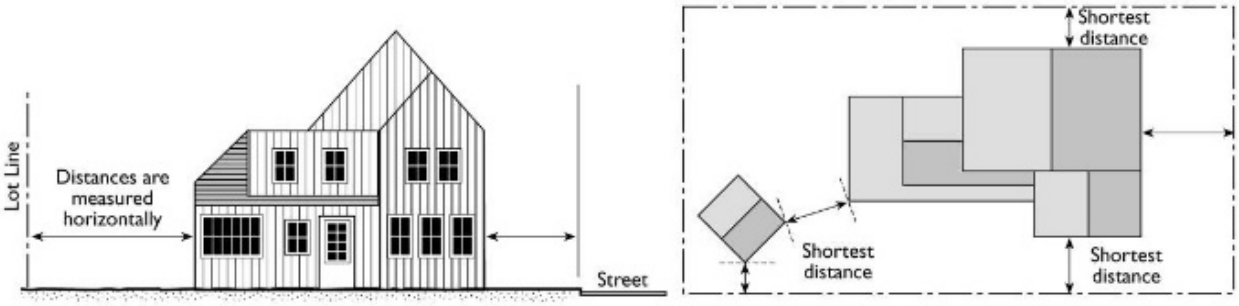
B. **Distances are Measured Horizontally.** When determining distances for setbacks and structure dimensions, all distances are measured along a horizontal plane from the appropriate line, edge of building, structure, storage area, parking area, or other object. These distances are not measured by following the topography or slope of the land.

C. **Measurements Involving a Structure.** Measurements involving a structure are made to the closest support element of the structure. Structures or portions of structures that are entirely underground are not included in measuring required distances.

D. **Measurement of Vehicle Stacking or Travel Areas.** Measurement of a minimum travel distance for vehicles, such as garage entrance setbacks and stacking lane distances, are measured down the center of the vehicle travel area. For example, curving driveways and travel lanes are measured along the center arc of the driveway or traffic lane.

E. **Measuring Radius.** When a specified land use is required to be located a minimum distance from another land use, the minimum distance is measured in a straight line from all points along the lot line of the subject project.

Figure 20.040.004.E: Measuring Distances



20.040.005 Measuring Height

A. **Measuring Building Height.**

1. ***Flat or Parapet Roof.*** Building height is measured from the average level of the highest and lowest point of that portion of the lot covered by the building to the highest point on the roof or the top of the parapet wall or mechanical equipment screening wall, except as provided below.

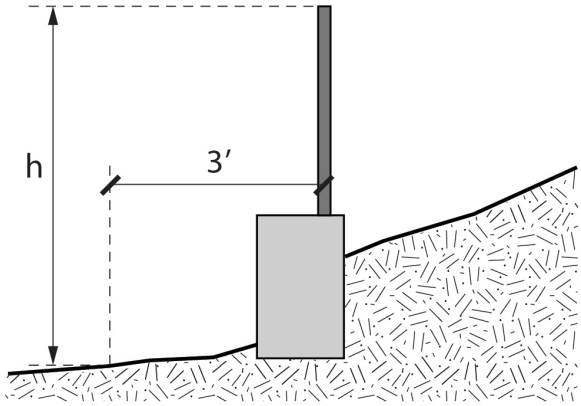
2. ***Sloped, Hipped, Gable, or Gambrel Roof.*** The height of a building with a sloped, hipped, gabled, or gambrel roof is measured to a point that is half the distance between the highest point on the ridge and where the eave meets the plate.

B. **Measuring Fence Height.**

1. ***Fences at Grade.*** The height of any fence or wall shall be determined by measuring the vertical distance from the lowest existing grade at a point within a three foot radius of any point on such fence or structure to the highest point of such structure. In the case of walls that are parallel to and within five feet of a public sidewalk or other public way, grade shall be the elevation of the sidewalk, alley, or public way.

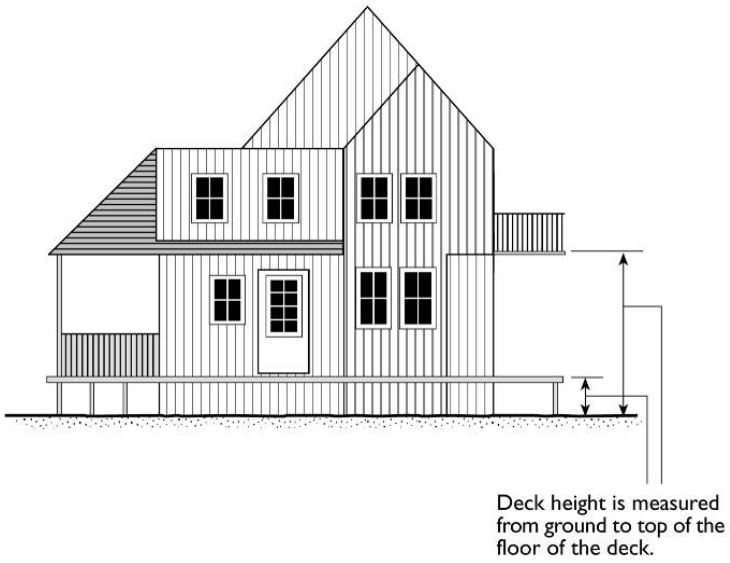
2. ***Fences on Retaining Walls.*** The height of a fence that is on top of a retaining wall is measured from the lowest existing grade point within a three-foot radius of any point on such fence to the highest point of the fence on the highest side of the wall. Any fence or railing required to comply with minimum height in applicable California Building Code requirements is allowed.

Figure 20.040.006(B): Measuring Height Fences on Retaining Walls



C. **Measuring the Height of Decks.** Deck height is determined by measuring from the ground to the top of the floor of the deck directly above the ground point.

Figure 20.040.005.C: Measuring Height of Decks



D. **Measuring the Number of Stories in a Building.** In measuring the height of a building in stories the following measurement rules shall apply:

1. A balcony or mezzanine shall be counted as a full story if its floor area exceeds one-third of the total area of the nearest full floor directly below it or if it is enclosed on more than two sides.

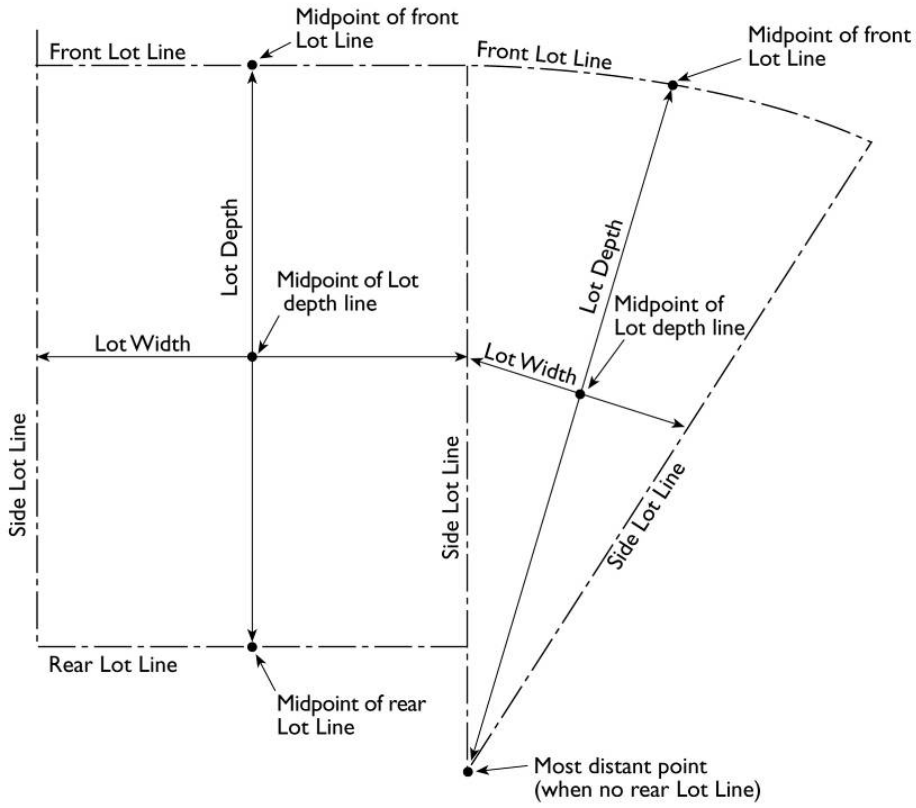
2. A story of a commercial or residential building shall not exceed 25 feet in height from the upper surface of the floor to the ceiling above.

20.040.006 Measuring Lot Width and Depth

A. **Lot Width**. Lot width is the horizontal distance between the side lot lines, measured at right angles to the lot depth at a point midway between the front and rear lot lines.

B. **Lot Depth.** Lot depth is measured along an imaginary straight line drawn from the midpoint of the front property line of the lot to the midpoint of the rear property line or to the most distant point on any other lot line where there is no rear lot line.

Figure 20.040.006.B: Measuring Lot Width and Depth



20.040.007 Determining Average Slope

The average slope of a lot is calculated using the following formula: S = 100(I)(L)/A, where:

S = Average slope (in percent)

I = Contour interval (in feet)

L = Total length of all contour lines on the lot (in feet)

A = Area of subject lot (in square feet)

20.040.008 Determining Floor Area

The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure.

A. **Included in Floor Area.** Floor area includes, but is not limited to, habitable (as defined in the California Building Code) basements and cellars that are below the roof and within the outer surface of the main walls of principal or accessory buildings or the centerlines of party walls separating such buildings or portions thereof or within lines drawn parallel to and two feet within the roof line of any building without walls. Any interior space with a ceiling height equaling two stories shall be doubled for purposes of calculating floor area. In the case of a multi-story building that has covered or enclosed stairways, stairwells or elevator shafts, the horizontal area of such features shall be counted only once at the floor level of their greatest area of horizontal extent.

B. **Excluded from Floor Area.** Floor area does not include mechanical, electrical, and communication equipment rooms that do not exceed two percent of the building's gross floor area; bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is 30 inches or greater; areas that qualify as usable open space; and areas used for off-street parking spaces or loading spaces, structured parking, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles. Gross square floor area excludes areas of a building devoted to flood protection measures.

C. **Nonresidential Uses.** For nonresidential uses, gross floor area includes pedestrian access interior walkways or corridors, interior courtyards, walkways, paseos, or corridors covered by a roof or skylight. Nonresidential gross floor area does not include arcades, porticoes, and similar open areas that are located at or near street level and are accessible to the general public but are not designed or used as sales, display, storage, service, or production areas.

20.040.009 Determining Floor Area Ratio

Floor area ratio (FAR) is the ratio of the floor area, excluding the areas described below, of all principal and accessory buildings on a site to the site area. To calculate FAR, floor area is divided by site area, and typically expressed as a decimal. For example, if the floor area of all buildings on a site totals 20,000 square feet, and the site area is 10,000 square feet, the FAR is expressed as 2.0.

A. **Excluded from Floor Area in Calculating FAR.**

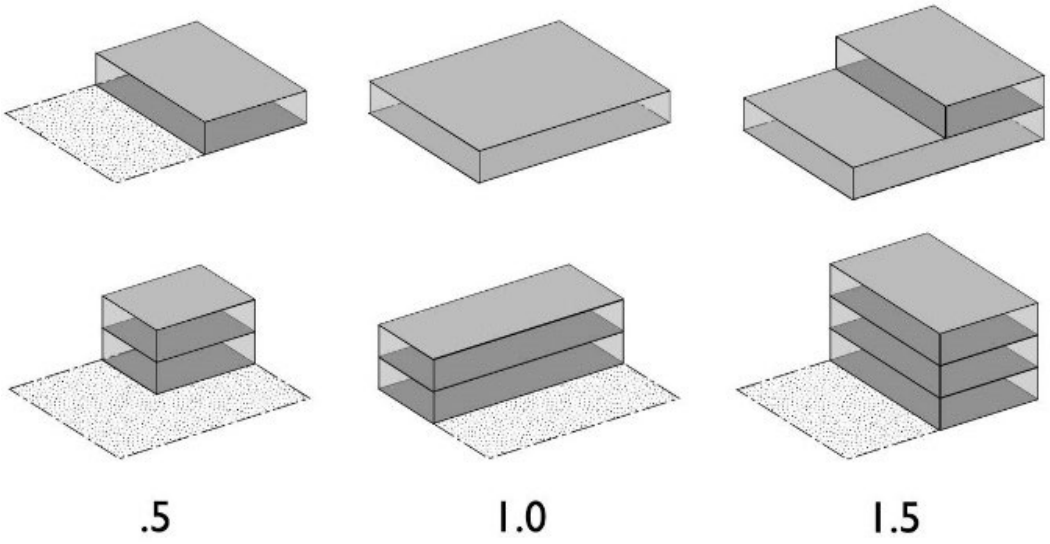
1. ***Basements.*** Usable basements and cellars, the ceiling of which does not extend more than four feet above finished grade.

2. ***Parking for Residential.*** Parking areas located entirely below finished grade or entirely beneath the finished floor of habitable space where the vertical distance between the finished floor of habitable space and finished grade is four feet or less.

3. ***Parking for Nonresidential.*** Building area devoted to structured or covered parking for non-residential project.

4. ***Ground Floor Non-residential Uses in Select Areas.*** Active ground floor uses in a new mixed-use or non-residential development east of 101 and in the T4C, T4M, and T5C zoning districts. Non-residential must be active and open to the general public to qualify for this exemption. Uses include but are not limited to child care facilities, personal services, retail, full service or limited restaurants, and similar active uses.

Figure 20.040.009.A: Determining Floor Area Ratio



20.040.010 Determining Lot Coverage

Lot coverage is the ratio of the total footprint area of all structures on a lot to the net lot area, typically expressed as a percentage. The footprints of all principal and accessory structures, including garages, carports, covered patios, and roofed porches, shall be summed in order to calculate lot coverage. The following structures shall be excluded from the calculation:

A. Unenclosed and unroofed decks, uncovered patio slab, porches, landings, balconies and stairways less than 30 inches in height;

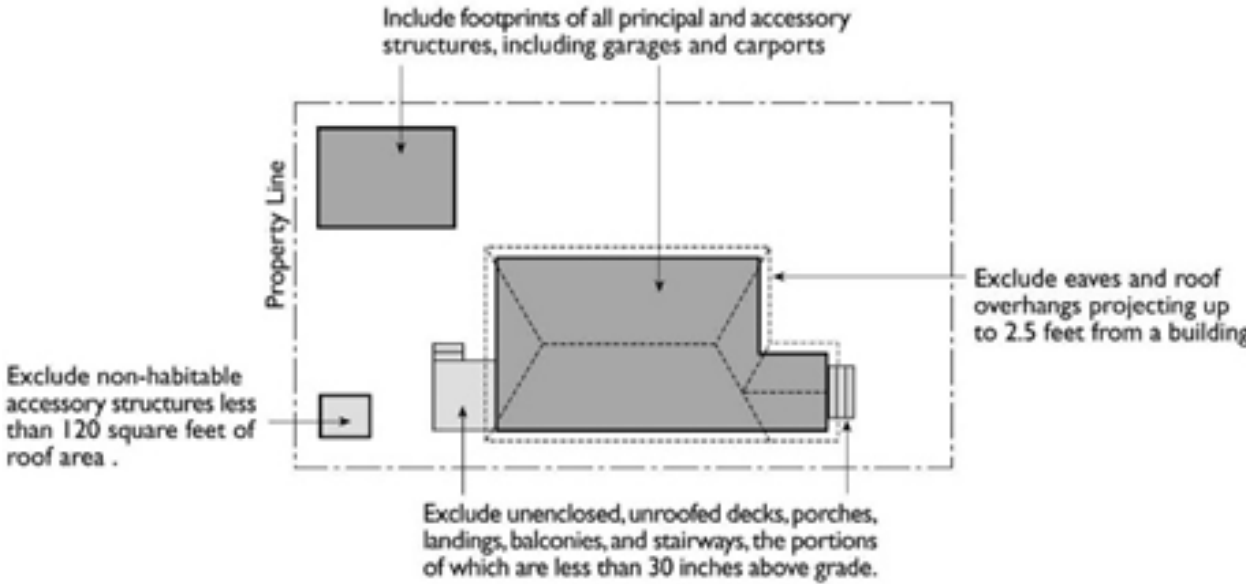
B. Eaves and roof overhangs projecting up to two-and-a-half feet from a wall;

C. Trellises and similar structures that have roofs that are at least 50 percent open to the sky through with uniformly distributed openings;

D. Swimming pools and hot tubs that are not enclosed in roofed structures or decks; and

E. One small, non-habitable accessory structure under 120 square feet and under seven feet high. Structures above quantity of one shall be included in lot coverage.

Figure 20.040.010: Determining Lot Coverage



20.040.011 Determining Lot Frontage

A. **Corner Lot.** The front of a lot is the narrowest dimension of the lot with street frontage. The widest dimension of the lot with street frontage may be considered the front of a lot subject to approval of a Waiver and Modification Permit.

B. **Through Lot.** A through lot has two front yards.

20.040.012 Determining Setbacks (Yards)

A setback line defining a required yard is parallel to and at the specified distance from the corresponding front, side, or rear property line. The following special regulations for determining yards apply when a lot abuts a lane or proposed street.

A. **Yards on Lanes.**

1. A though lot that abuts a street and a parallel alley is considered to have two front yards.

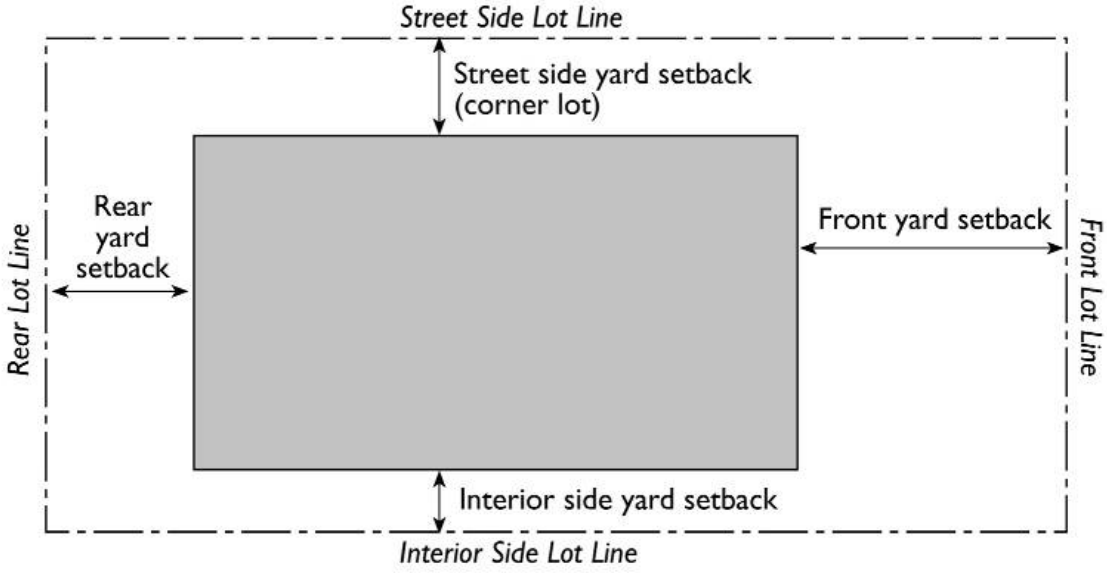
2. If a side lot line abuts a lane, the yard shall be considered an interior side yard rather than a corner side yard.

3. In computing the minimum yard for any lot where such yard abuts a lane, no part of the width of the lane may be considered as part of the required yard.

B. **Yards Abutting Planned Street Expansions**. If a property abuts an existing or proposed street for which the existing right-of-way is narrower than the right-of-way ultimately required for the street, the required setback shall be measured from the edge of the future right-of-way.20.040.012

C. **Measuring Setbacks.** Setbacks shall be measured as the distance between the nearest lot line and the closest point on the exterior of a building or structure along a line at right angles to the lot line. Setbacks shall be unobstructed from the ground to the sky except where allowed pursuant to Section 20.300.011 ("Projections Into Required Yards"), subject to compliance with the California Building Code.

Figure 20.040.012: Determining Setbacks (Yards)



20.040.013 Measuring Signs

The calculations of measurements related to signs are described in Section 20.360.005 ("Sign Measurement Standards").

Chapter 20.060 Establishment of Conventional Zoning Districts

20.060.001 Purpose

The purpose of establishing conventional zoning districts is to protect and promote public health, safety, prosperity, and the general welfare of South San Francisco residents, and more specifically to:

A. Provide standards for future growth and development in the City;

B. Create a comprehensive and stable pattern of land uses upon which to plan for residential, mixed-use, non-residential, civic, and recreational uses;

C. Ensure compatibility between different types of development and land use; and

D. Conserve and protect the City's open spaces.

20.060.002 Establishment of Zoning Districts

The City shall be classified into zoning districts or zones, the designation and regulation of which are set forth in this Title as follows:

Table 20.060.002: Conventional Zoning Districts

Chapter	Abbrev.	Zoning District Name	Zoning District Description
Chapter 20.070, Residential Zoning Districts	RL2.2, RL-8	Low Density Residential	The two RL districts provide for detached and attached single-family residential development. They also support residential care facilities, park and recreation facilities, civic and institutional uses. The RL districts implement the General Plan's San Mateo County Low Density Residential and Low Density Residential land use designations.
	RM-22	Medium Density Residential	The RM-22 district provides for attached or detached single-family housing, duplexes, triplexes, fourplexes, townhouses, condominiums. It also supports residential care facilities, service-enriched housing, park and recreation facilities, civic and institutional uses. The RM-22 district implements the General Plan's Medium Density Residential land use designation.

Table 20.060.002: Conventional Zoning Districts			
Chapter	**Abbrev.**	**Zoning District Name**	**Zoning District Description**
	RH-37.5, RH-50, RH-140	High Density Residential	The three RH districts provide areas for a mix of residential development with a variety of multifamily housing choices, including townhouses, condominiums, and apartment buildings. They also support residential care facilities, group residential homes, service-enriched housing, parks and recreation facilities, and civic and institutional uses. The RH district implements the General Plan's Medium High Density Residential and High Density Residential land use designations.
Chapter 20.080, Downtown Residential Zoning Districts	DRL	Downtown Residential – Low	The DRL district provides for attached or detached single-family housing, duplexes, triplexes, fourplexes, townhouses, and condominiums, care facilities, family day care, park and recreation facilities, civic and institutional uses in the Downtown. The DRL district implements the General Plan's Medium Density Residential land use designation.
	DRM	Downtown Residential – Medium	The DRM district provides for attached or detached single-family housing, duplexes, triplexes, fourplexes, townhouses, condominiums in the Downtown. The DRM district implements the General Plan's Medium High Density Residential land use designation.
	DRH	Downtown Residential – High	The DRH district provides for a mix of residential development with a variety of multifamily housing choices, including townhouses, condominiums, and apartment buildings in the Downtown. The DRH district implements the General Plan's High Density Residential land use designation.
Chapter 20.090, Downtown / Caltrain Station Area Zoning Districts	DRC	Downtown Residential Core	The DRC district provides for a higher density mix of residential housing types, compatible in scale with adjacent Downtown residential districts. The DRC district implements the General Plan's Downtown Residential Core land use designation.
	LNC	Linden Neighborhood Center	The LNC district provides for mixed use and live-work development, with retail, commercial, and service uses at the ground floor and residential uses above. The LNC district implements the General Plan's Linden Neighborhood Center land use designation.
	GAC	Grand Avenue Core	The GAC district builds on the historic layout of the old Downtown while providing additional capacity for residential and commercial uses and a nearly continuous retail frontage with high density residential above. The GAC district implements the General Plan's Grand Avenue Core Neighborhood Center land use designation.

Table 20.060.002: Conventional Zoning Districts			
Chapter	**Abbrev.**	**Zoning District Name**	**Zoning District Description**
	DTC	Downtown Transit Core	The DTC district provides sites for mixed-use development and the highest residential densities in the city. It supports active ground floor uses and high intensity development that generates pedestrian traffic and increased transit ridership. The DTC district implements the General Plan's Downtown Transit Core land use designation.
	ETC	East of 101 Transit Core	The ETC is located just east of the Caltrain tracks and is intended to provide a location for the highest intensity office, R&D or residential uses. The ETC district implements the General Plan's East of 101 Transit Core land use designation.
Chapter 20.100, Non-Residential Zoning Districts	CC	Community Commercial	The CC district provides areas for locally oriented retail and service uses, shopping centers, hotels, community-serving offices, restaurants, retail, public, and similar and compatible uses. The CC district implements the General Plan's Community Commercial designation.
	BPO	Business and Professional Office	The BPO district provides areas for development of administrative, financial, business, professional, medical and public offices, and research and development at locations close to transit stations, as well as limited retail development. The BPO district implements the General Plan's Business and Professional Office designation.
	BTP-M	Business Technology Park – Medium	The BTP-M district provides area for campus-like environments for corporate headquarters, research and development facilities, and offices. Typical uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, publishing and printing as well as offices and research and development facilities. Limited warehousing, distribution, manufacturing, retail and service uses are allowed. The BTP-M district implements the General Plan's Business Technology Park land use designation.
	BTP-H	Business Technology Park-High	The BTP-H district provides area for campus-like environments for corporate headquarters, research and development facilities, and offices. Typical uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, publishing and printing as well as offices and research and development facilities. Warehousing, distribution, manufacturing, retail, personal services, grocery and hotel uses are also allowed. The BTP-H district implements the General Plan's Business Technology Park High land use designation.
	MIM	Mixed Industrial Medium	The MIM district supports a wide range of manufacturing, processing, general service, warehousing, storage and distribution, and service commercial uses. The MIM district implements the General Plan's Mixed Industrial land use designation.

Table 20.060.002: Conventional Zoning Districts			
Chapter	**Abbrev.**	**Zoning District Name**	**Zoning District Description**
	MIH	Mixed Industrial High	The MIH district supports a wide range of manufacturing, processing, general service, warehousing, storage and distribution, and service commercial uses. The MIM district implements the General Plan's Mixed Industrial High land use designation.
Chapter 20.110, Civic Zoning Districts	PQP	Public	The P district is reserved for government-owned facilities, civic uses, and public utilities. It includes government offices, the library, and the sewer treatment plant. The P district implements the General Plan's Public land use designation.
	S	School	The S district is reserved for school sites and facilities. It implements the General Plan's School land use designation.
	PR	Parks and Recreation	The PR district is reserved for parks and recreation facilities including parks, public golf courses, and greenways. It implements the General Plan's Parks and Recreation land use designation.
	OS	Open Space	The OS district is reserved for the protection of environmentally sensitive areas including site slopes greater than 30 percent, sensitive habitats, wetlands, creeks, areas subject to flooding, and power transmission line corridors. It implements the General Plan's Open Space land use designation.

Chapter 20.070 Residential Zoning Districts

20.070.001 Purpose and Applicability

The purpose of the residential zoning districts is to:

A. Accommodate a range of housing types consistent with the City's General Plan.

B. Preserve, protect, and enhance the character of the City's different residential neighborhoods and enhance the quality of life for the City's residents.

C. Ensure adequate light, air, privacy, and open space for each dwelling.

D. Ensure that all future development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.

E. Provide sites for public and semi-public land uses such as parks, libraries, and religious assembly uses to serve residents and complement surrounding residential development.

20.070.002 Use Regulations

Table 20.070.002: Use Regulations – Residential Zoning Districts, lists the uses permitted in the residential zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.070.002: Use Regulations – Residential Zoning Districts						
Use Classification	**RL-2.2**	**RL-8**	**RM-22**	**RH-37.5 and RH-50**	**RH-180**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
Residential Uses						
Dwelling, Single-Unit						
Detached	P	P	P	P	P	See Chapter 20.300, Airport Land Use Plan Consistency
Semi-Attached	P	P	P	P	P	
Attached	P	P	P	P	P	
SB9 Unit	P	P	—	—	—	See Chapter 20.300, Airport Land Use Plan Consistency
Dwelling, Multiple-Unit						
Duplex	—	—	P	—	—	See Chapter 20.300, Airport Land Use Plan Consistency
Multiple-Unit	—	—	P	P	P	
Senior Citizen Residential	C	C	C	P	P	
Domestic Violence Shelter	—	—	P[1]	P[1]	P[1]	See Chapter 20.350, Domestic Violence Shelter
Group Residential	—	—	M	M	M	See Chapter 20.350, Group Residential
Live-Work	—	—	—	—	P	See Chapter 20.350, Live-Work Units
Mobile Home Park	—	—	C	C	—	See Chapter 20.350, Mobile Home Parks
Residential Care Facility						
General	—	—	C	C	C	
Limited	P	P	P	P	P	Subject to State licensing requirements
Senior	—	—	C	M	M	

Table 20.070.002: Use Regulations – Residential Zoning Districts						
Use Classification	**RL-2.2**	**RL-8**	**RM-22**	**RH-37.5 and RH-50**	**RH-180**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
Public and Semi-Public Uses						
College and Trade School, Public or Private	—	—	C[2]	C[2]	C[2]	
Community Assembly						
Community Assembly, Small	—	M	M	M	P	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Community Assembly, Small and Large
Community Assembly, Large	—	C	C	C	C	
Community Garden	P	P	P	P	P	
Cultural Institution	—	C	C	C	C	
Day Care Center	—	P	P	P	P	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Day Care Centers
Elderly and Long-Term Care	—	C	C	C	C	See Chapter 20.300, Airport Land Use Plan Consistency
Government Offices	—	—	—	C	C	
Park and Recreation Facilities, Public	P	P	P	P	P	
Public Safety Facilities	C	C	C	C	C	
Schools, Public or Private	—	C	C	C	C	See Chapter 20.300, Airport Land Use Plan Consistency
Social Service Facilities	—	—	—	M	M	
Commercial Uses						
Crop Production, Limited	M	M	M	M	M	
Lodging						
Bed and Breakfast	M	M	M	M	M	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Bed and Breakfast Lodging
Short-Term Vacation Rental	P	P	P	P	P	See Chapter 20.350, Short Term Vacation Rentals
Offices						

Table 20.070.002: Use Regulations – Residential Zoning Districts						
Use Classification	**RL-2.2**	**RL-8**	**RM-22**	**RH-37.5 and RH-50**	**RH-180**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
Business and Professional	—	—	—	C[3]	C[3]	
Medical and Dental	—	—	—	C[3]	C[3]	
Walk-In Clientele	—	—	—	C[3]	C[3]	
Personal Services						
General Personal Services	—	—	—	C[3]	C[3]	
Instructional Services	—	—	—	C[3]	C[3]	
Transportation and Utilities Uses						
Communication Facilities						
Antenna and Transmission Towers	See Chapter 20.370, Wireless Communication Facilities					
Utilities, Major	C	C	C	C	C	See Chapter 20.300, Airport Land Use Plan Consistency
Utilities, Minor	P	P	P	P	P	
Accessory Uses - *See Section 20.350.004 for Additional Regulations*						
Accessory Dwelling Unit	See Section 20.350.04, Accessory Dwelling Units					
Family Day Care Home						
Small	P	P	P	P	P	See Chapter 20.350, Family Day Care Homes
Large	P	P	P	P	P	
Home Occupations	P	P	P	P	P	See Chapter 20.350, Home Occupations
Temporary Uses						
Temporary Use	See Chapter 20.350, Temporary Uses					

Notes:

1. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.

2. Only on parcels with access from boulevard or connector streets.

3. Limited to sites with a maximum gross site area of 6,500 square feet and located on a boulevard or connector street.

20.070.003 Development Standards

Table 20.070.003, Development Standards – Residential Zoning Districts establishes the development standards for the residential zoning districts. The numbers in the figure below are keyed to corresponding regulations in the table. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

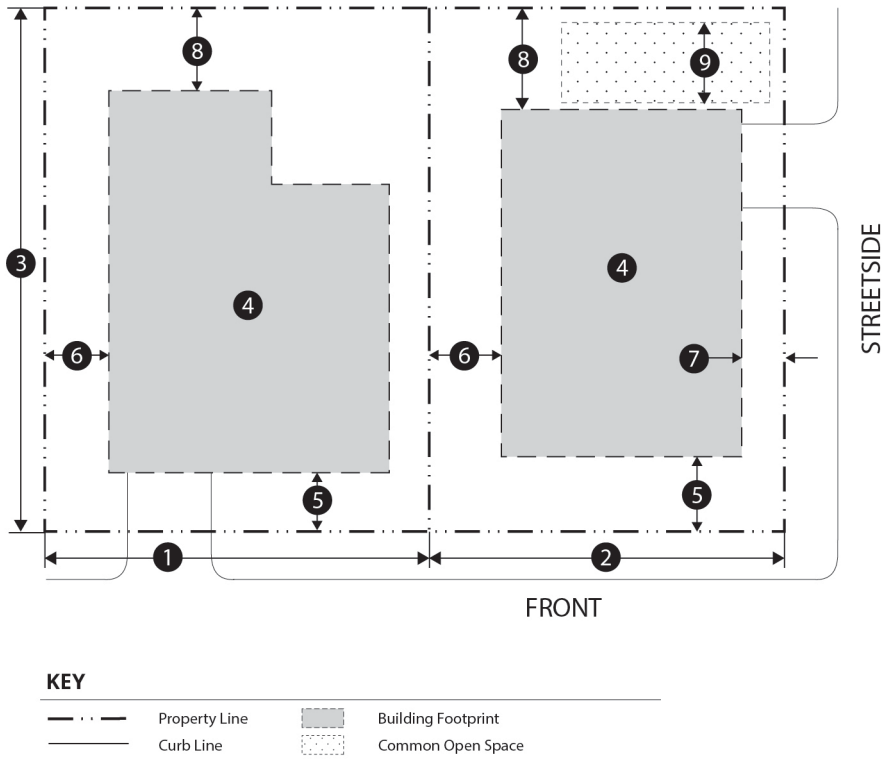


Table 20.070.003: Development Standards – Residential Zoning Districts

Standard	RL-2.2	RL-8	RM-22	RH-37.5	RH-50	RH-180	Key
Minimum Density	—	—	15 du/ac or existing density, whichever is greater	25 du/ac or existing density, whichever is greater	40 du/ac or existing density, whichever is greater	80 du/ac or existing density, whichever is greater	
Maximum Density	2.2 du/ac (A)	8 du/ac (A)	22 du/ac (A)	37.5 du/ac (A)	50 (A)	180 du/ac (A)	
Lot Size							
Min. Lot Area	32,600 sf (B)	5,000 sf (B)	5,000 sf (B)	5,000 sf (B)	5,000 sf (B)	20,000 sf (B)	
Min. Lot Area, Corner	32,600 sf (B)	6,000 sf (B)	6,000 sf (B)	6,000 sf (B)	6,000 sf (B)	No min (B)	
Min. Lot Width	120 ft	50 ft	50 ft	50 ft	50 ft	50 ft	1

Table 20.070.003: Development Standards – Residential Zoning Districts							
Standard	**RL-2.2**	**RL-8**	**RM-22**	**RH-37.5**	**RH-50**	**RH-180**	**Key**
Min. Lot Width, Corner	120 ft	60 ft	60 ft	60 ft	60 ft	—	❷
Min. Lot Depth	—	80 ft	80 ft	80 ft	80 ft	—	❸
Floor Area Ratio (FAR)	0.5 or 2,000 sf, whichever is greater	0.5 or 2,000 sf, whichever is greater	1.0 or 2,000 sf, whichever is greater	—	—	—	
Max. Lot Coverage	40%	50%	50%	65%	65%	85%	❹
Building Height							
Max. Primary Building (ft/stories)	30 ft/2 stories	28 ft/2 stories (D)	35 ft/3 stories (F)	50 ft/4 stories (D)	50 ft/4 stories (D)	85 ft (D)	
Max. Accessory Building	12 ft if a floor slab is used; 15 ft is floor joist construction is used						
Setbacks (B)							
Min. Front Setback	20 ft (B) (C)	15 ft (B) (C)	15 ft (B)	15 ft (B)	15 ft (B)	10 ft (B)	❺
Min. Interior Side Setback	10 ft; 4 ft for SB9 units	5 ft or 10% of lot width, whichever is greater, in no case less than 3 ft; 4 ft for SB9 units	5 ft (F)	5 for the first two stories, 10 ft thereafter (E) (G)	5 for the first two stories, 10 ft thereafter (E) (G)	10 ft (E) (G)	❻
Min. Street Side Setback	10 ft; 4 ft for SB9 units (C)	10 ft; 4 ft for SB9 units (C)	10 ft	10 ft	10 ft	10 ft	❼
Min. Rear Setback	20 ft (H)	20 ft (H)	20 ft (F) (H)	10 ft (for the first 2 stories); 15 ft thereafter (E) (H)	10 ft (for the first 2 stories); 15 ft thereafter (E) (H)	0 ft (B) (E) (H)	❽
Landscaping and Open Space							
Min. Private Open Space	—	150 sf/unit	80 sf/unit	80 sf/unit	80 sf/unit	—	

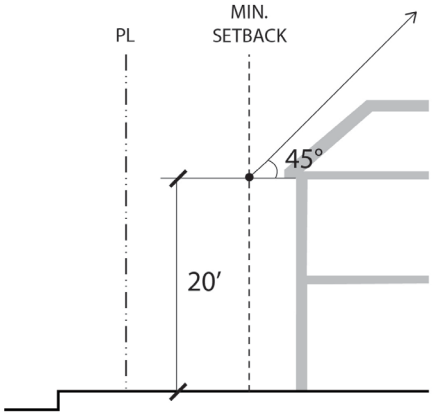
Table 20.070.003: Development Standards – Residential Zoning Districts							
Standard	**RL-2.2**	**RL-8**	**RM-22**	**RH-37.5**	**RH-50**	**RH-180**	**Key**
Min. Private Open Space Dimension	8 ft. when located on the ground level; 6 ft. when located above the ground level						
Min. Common Open Space	—	—	100 sf/unit	100 sf/unit	100 sf/unit	150 sf/unit	
Min. Common Open Space Dimension	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	❾
Min. Landscaping	—	—	10%	10%	10%	10%	

A. **Density Bonuses.** See Chapter 20.390 ("Bonus Residential Density") for additional density based on the California State Density Bonus program.

B. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310 ("General Site and Building Design").

C. **Required Daylight Planes in the RL Districts.** No portion of a structure may extend above a daylight plane that is measured from a point 20 feet above average existing grade of the front or street side setback line and extending upward at a 45-degree angle.

Figure 20.070.003.C: Required Daylight Planes in the RL-2.2 District



D. **Height.**

1. ***Increased Height.*** Allowable height may be increased to a maximum of 35 feet with the approval of a Minor Use Permit subject to the following findings:

   a. The height of the proposed structure does not exceed the average height of structures on adjoining lots;

b. The proposed structure will not substantially interfere with solar access or privacy available to residences to the side, rear, or directly across the street;

c. The design includes architectural details, articulation, and other features to minimize the visual impact of the additional bulk created by the increased height; and

d. The height, bulk, and mass of the proposed structure is comparable to that of the surrounding neighborhood.

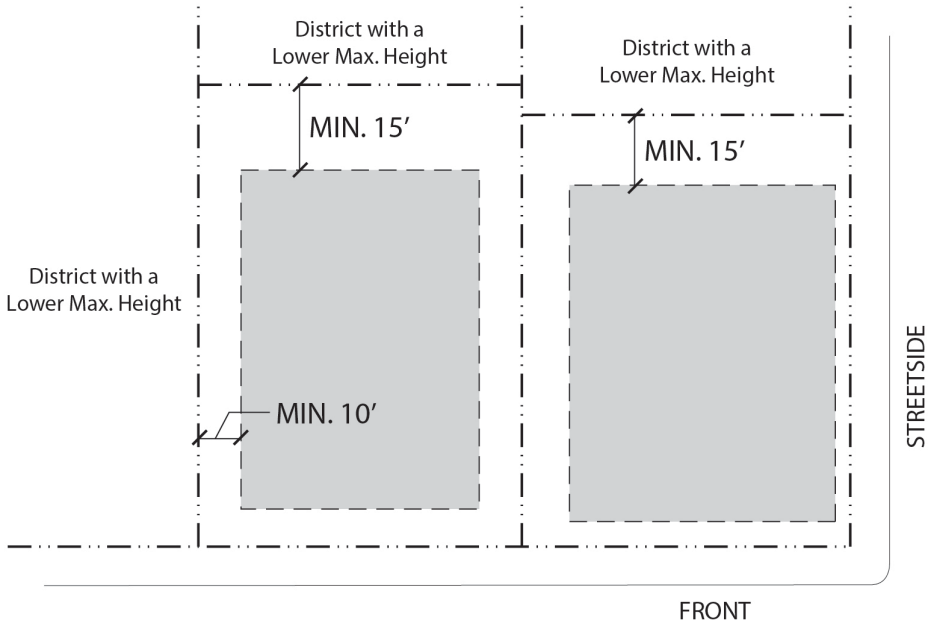
2. ***Maximum Height.*** See Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

E. **Transitional Standards.**

1. Where a development abuts a district with a lower maximum height, transitional height standards apply. See Subsection 20.310.004.B.4.a.

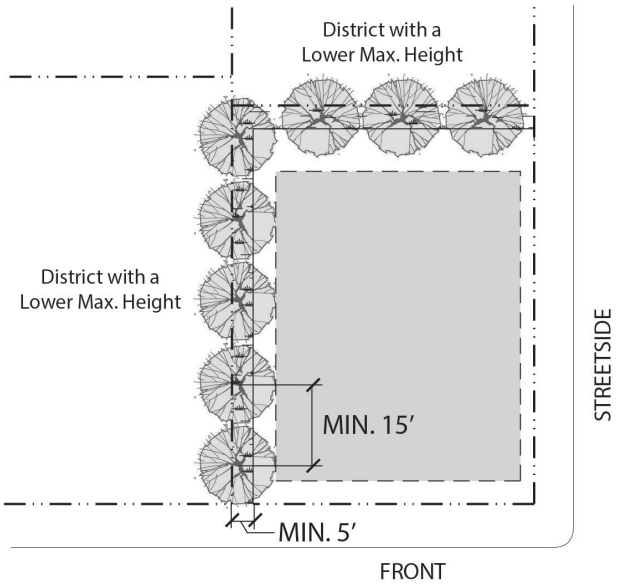
2. The building setback from a district with a lower maximum height shall be 10 feet for interior side yards and 15 feet for rear yards.

Figure 20.070.003.E-2: Building Setback in an RH District When Abutting a District with a Lower Maximum Height



3. A landscaped planting area, a minimum of five feet in width, shall be provided in the RH district wherever the RH district abuts a district with a lower Maximum height. Trees shall be planted in this area at a minimum interval of 15 feet.

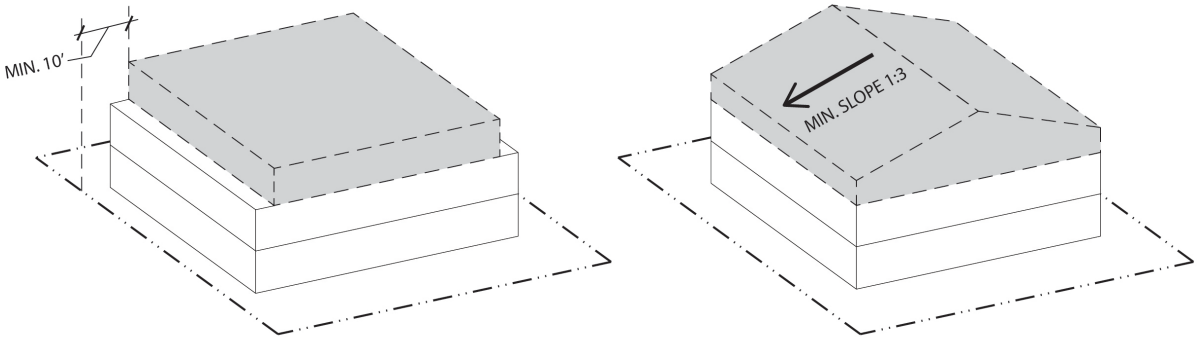
Figure 20.070.003.E-3: Landscaped Planting Area in an RH District When Abutting a District with a Lower Maximum Height



F. **Limitations on Third-Story Structures in the RM District.** Third stories in the RM district are subject to the following standards:

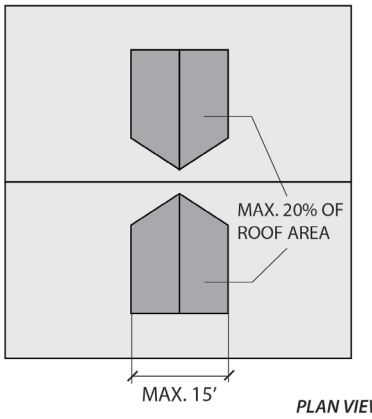
1. Any third story must be either set back a minimum of 10 feet from all interior lot lines or located inside a pitched roof with a slope of at least 1:3.

Figure 20.070.003.F-1: Limitations on Third Stories



2. Dormers are permitted on third stories, provided that they do not exceed 15 feet in width and do not occupy more than 20 percent of the total roof area.

Figure 20.070.003.F-2: Dormers on Third Stories



G. **Attached Single-Unit Dwellings.** Required setbacks apply only to the ends of rows of attached single-unit dwellings.

H. **Extending a Substandard Setback.**

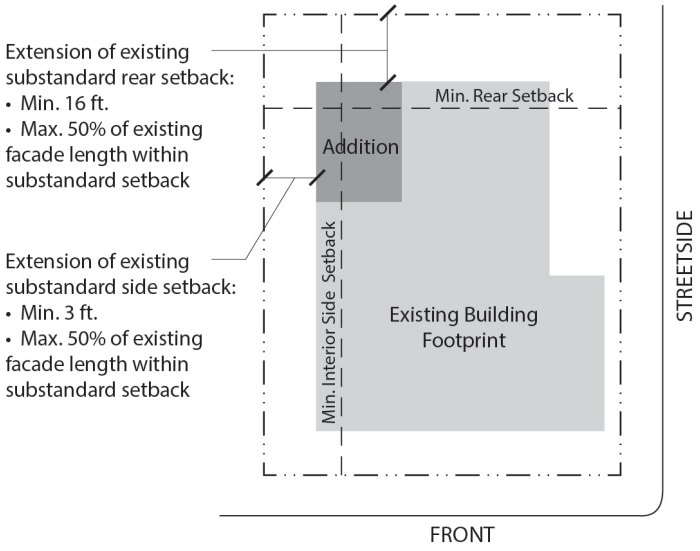
1. ***RL Zoning Districts***. When an existing rear yard setback is less than 20 feet, additions to such structures may conform to the existing setback provided that the addition is located no closer than 15 feet to the rear property line.

2. ***RM Zoning District.***

   a. Existing substandard side and rear yard setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length.

   b. In no cases shall a side yard setback be less than 3 feet and rear yard setbacks be less than 16 feet.

Figure 20.070.003.H: Extending Substandard Setbacks in the RM Zoning District



20.070.004 Supplemental Standards

A. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310 ("Site Design and Building Standards") as appropriate.

B. **Maximum Paving in Street-facing Yards.** No more than 50 percent of the entire front yard or the required street side yard may be covered with a paved impervious or pervious surface.

Chapter 20.080 Downtown Residential Districts

20.080.001 Purpose and Applicability

The purpose of the Downtown Residential Districts is to:

A. Promote and maintain Downtown's historic role as the City's center by developing a variety of residential types and densities consistent with the policies of the General Plan and complementary to the goals and policies of the Downtown Station Area Specific Plan District;

B. Improve the quality and mix of retail uses in the Downtown districts to make the area attractive to residents, businesses, and visitors;

C. Expand housing choices in the Downtown districts while protecting and enhancing the character and livability of the Downtown residential neighborhoods;

D. Promote infill development, intensification, and reuse of currently underused sites consistent with the General Plan;

E. Establish design standards to ensure that the scale and design of new development and alterations to existing structures maintains the Downtown districts' traditional development pattern; and

F. Provide sites for public and semi-public land uses such as parks, libraries, and religious assembly uses that will serve City residents and will complement surrounding residential development.

20.080.002 Use Regulations

Table 20.080.002: Use Regulations – Downtown Residential Zoning Districts, lists the uses permitted in the Downtown residential zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use of activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.080.002: Use Regulations – Downtown Residential Zoning Districts				
Use Classification	**DRL**	**DRM**	**DRH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed				
Residential Uses				
Dwelling, Single-Unit				
Detached	P	—	—	
Semi-Attached	P	—	—	
Attached	P	—	—	
Dwelling, Multiple-Unit				
Duplex	P	—	—	
Multiple-Unit	P	P	P	
Senior Citizen Residential	P	P	P	
Domestic Violence Shelter	P[1]	P[1]	P[1]	See Chapter 20.350. Domestic Violence Shelter
Group Residential	—	M	M	See Chapter 20.350, Group Residential
Live-Work	M	M	M	See Chapter 20.350. Live-Work Units
Residential Care Facility				
General	C	C	C	
Limited	P	P	P	Subject to State licensing requirements
Senior	C	C	M	
Public and Semi-Public Uses				
College and Trade School, Public or Private	—	—	M	
Community Assembly				
Community Assembly, Small	M	M	P	See Chapter 20.350, Community Assembly, Small and Large
Community Assembly, Large	C	C	C	
Community Garden	P	P	P	
Cultural Institution	C	C	C	
Day Care Center	P	P	P	See Chapter 20.350, Day Care Centers
Elderly and Long-Term Care	C	C	C	
Government Offices	—	—	C	
Park and Recreation Facilities, Public	P	P	P	
Public Safety Facilities	C	C	C	
Schools, Public or Private	C	C	C	
Social Service Facilities	—	—	M	

Table 20.080.002: Use Regulations – Downtown Residential Zoning Districts				
Use Classification	**DRL**	**DRM**	**DRH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed				
Commercial Uses				
Commercial Entertainment and Recreation				
Indoor Sports and Recreation	—	—	C	
Lodging				
Bed and Breakfast	M	M	M	See Chapter 20.350, Bed and Breakfast Lodging
Short-Term Vacation Rental	P	P	P	See Chapter 20.350, Short Term Vacation Rentals
Offices				
Business and Professional			C	
Medical and Dental			C	
Walk-In Clientele			C	
Personal Services				
General Personal Services			C	
Instructional Services			C	
Tattoo or Body Modification Parlor			C	See Chapter 20.350, Tattoo or Body Modification Parlor
Transportation and Utilities Uses				
Communication Facilities				
Antenna and Transmission Towers	See Chapter 20.370, Wireless Communication Facilities			
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Accessory Uses - *See Section 20.350.004 for Additional Regulations*				
Accessory Dwelling Unit	See Section 20.350.002, Accessory Dwelling Units			
Family Day Care Home				
Small	P	P	P	See Chapter 20.350, Family Day Care Homes
Large	P	P	P	
Home Occupations	P	P	P	See Chapter 20.350, Home Occupation
Temporary Uses				
Temporary Use	See Chapter 20.340, Temporary Uses			

Notes:

1. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.

20.080.003 Development Standards

Table 20.080.003: Development Standards – Downtown Residential Zoning Districts, establishes the development standards for the Downtown residential zoning districts. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

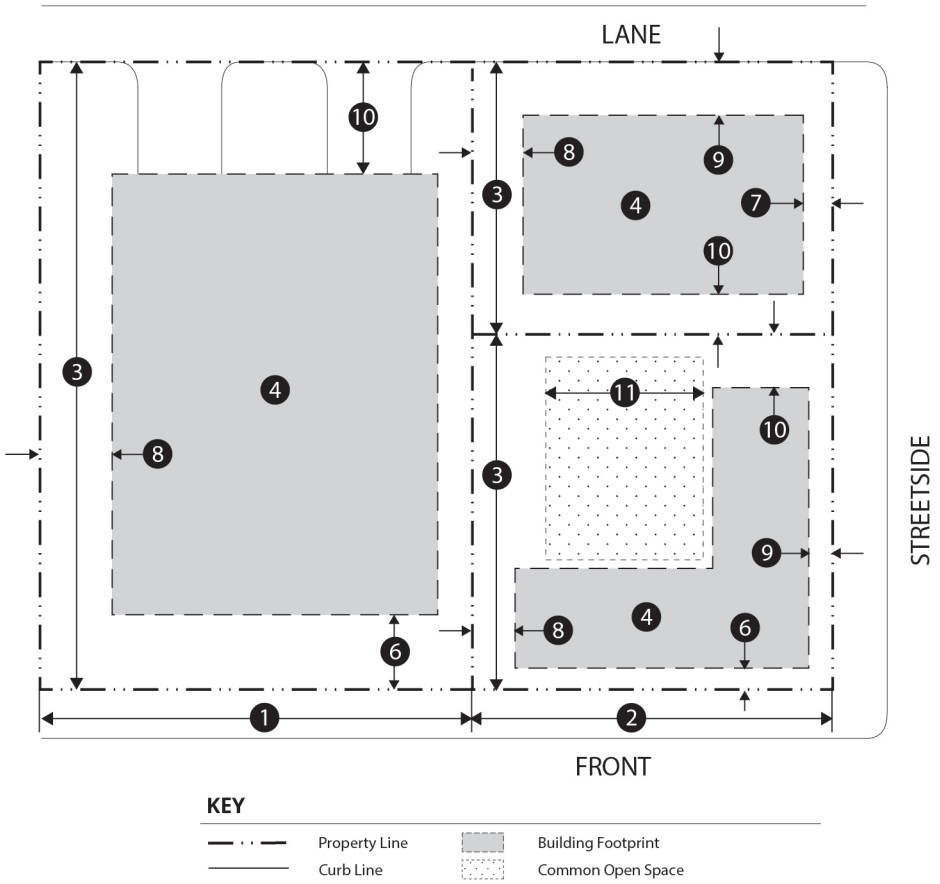


Table 20.080.003: Development Standards – Downtown Residential Zoning Districts

Standard	DRL	DRM	DRH	Key
Minimum Density	15 du/ac or existing density, whichever is greater	25 du/ac or existing density, whichever is greater	40 du/ac or existing density, whichever is greater	
Maximum Density	22 du/ac (A)	37.5 du/ac (A)	50 du/ac (A)	
Lot Size				
Min. Lot Area	2,750 sf (B)	2,500 sf (B)	2,250 sf (B)	
Min. Lot Area, Corner	3,250 sf (B)	3,000 sf (B)	2,750 sf (B)	
Min. Lot Width	40 ft	36 ft	36 ft	1
Min. Lot Width, Corner	50 ft	50 ft	50 ft	2

Table 20.080.003: Development Standards – Downtown Residential Zoning Districts				
Standard	**DRL**	**DRM**	**DRH**	**Key**
Min. Lot Depth	60 ft	60 ft	60 ft	❸
Max. Floor Area Ratio (FAR)	0.70 or 2,000 sf, whichever is greater (B)	1.25	—	
Max. Lot Coverage	80%	90%	90%	❹
Building Height				
Max. Main Building (ft/stories)	28 ft/2 stories (C)	35 ft/3 stories (C)(D)	50 ft/4 stories (C) (D)	
Max. Accessory Building	12 ft if a floor slab is used; 15 ft is floor joist construction is used			
Setbacks				
Front Setback, Street-Facing	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	❻
Front Setback, Lane-Facing	Min. 5 ft; Max. 20 ft	Min. 5 ft; Max. 20 ft	Min. 5 ft; Max. 20 ft	❼
Min. Interior Side Setback	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (G)	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (G)	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (E) (G)	❽
Min. Street Side Setback	10 ft	10 ft	10 ft	❾
Min. Rear Setback	20 ft (B) (H)	20 ft (B) (E) (H)	10 ft for the first two stories; 15 ft thereafter (B) (E) (H)	❿
Accessory Structures	See Section 20.300.002 ("Accessory Buildings and Structures')			
Landscaping and Open Space				
Min. Usable Open Space (may be private, common, or both)	100 sf/unit	100 sf/unit	100 sf/unit	
Min. Dimension for Common Open Space	20 ft	20 ft	20 ft	⓫
Min. Dimension for Private Open Space	8 ft. when located on the ground level; 6 ft. when located above the ground level			
Min. Landscaping	20%	10%	10%	

A. **Density Bonuses.** See Chapter 20.390 ("Bonus Residential Density") for additional density based on the California State Density Bonus program.

B. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310 ("General Site and Building Design").

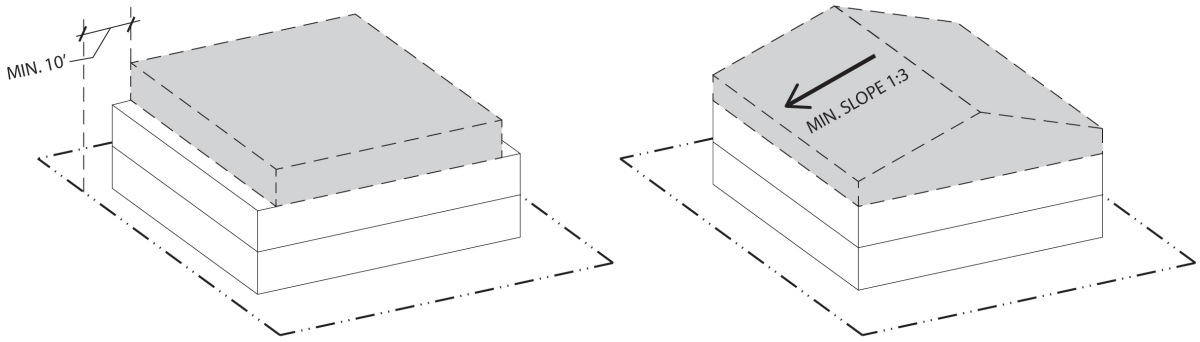
C. **Heights.**

1. ***Increased Height.*** Allowable height may be increased to a maximum of 35 feet with the approval of a Minor Use Permit subject to the following findings:
    a. The height of the proposed structure does not exceed the average height of structures on adjoining lots;
    b. The proposed structure will not substantially interfere with solar access or privacy available to residences to the side, rear, or directly across the street;
    c. The design includes architectural details, articulation, and other features to minimize the visual impact of the additional bulk created by the increased height; and
    d. The height, bulk, and mass of the proposed structure is comparable to that of the surrounding neighborhood.
2. ***Maximum Height.*** See Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

D. **Limitations on Third-Story Structures in the DRM.** Third stories in the DRM district are subject to the following standards:

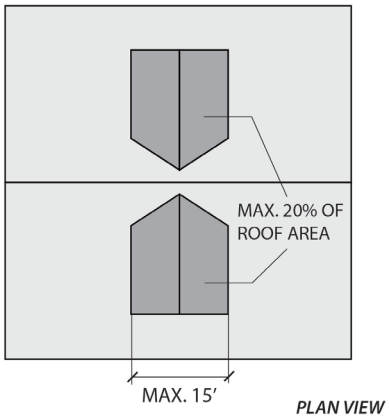
1. Any third story must be either set back a minimum of 10 feet from all interior lot lines or located inside a pitched roof with a slope of at least 1:3.

Figure 20.080.003.D-1: Limitations on Third Stories



2. Dormers are permitted on third stories, provided that they do not exceed 15 feet in width and do not occupy more than 20 percent of the total roof area.

Figure 20.080.003.D-2: Dormers on Third Stories

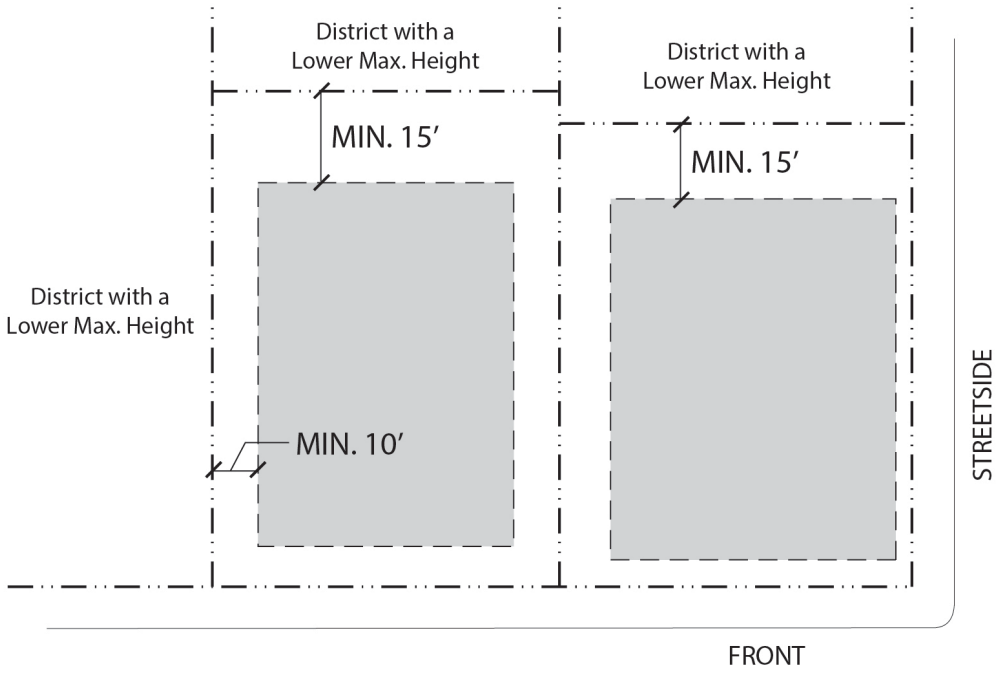


E. **Transitional Standards.**

1. Where a development abuts a district with a lower maximum height, transitional height standards apply. See Subsection 20.310.004.B.4.a.

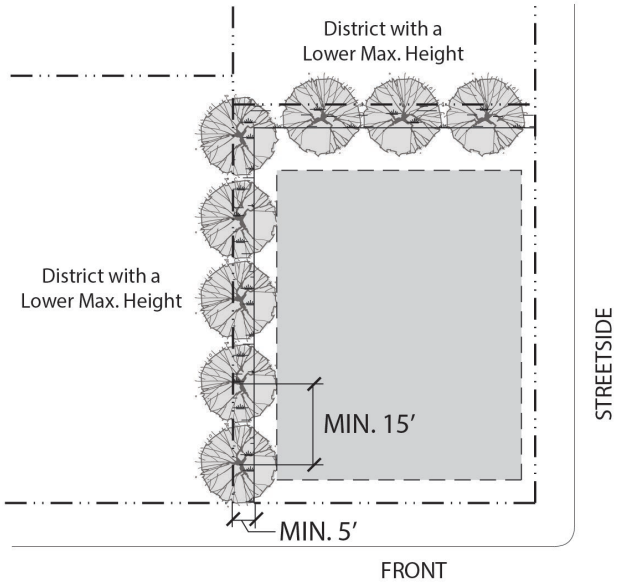
2. The building setback from the abutting district boundary shall be 10 feet for interior side yards and 15 feet for rear yards.

Figure 20.080.003.E-2: Building Setback in the DRH District When Abutting a District with a Lower Maximum Height



3. A landscaped planting area, a minimum of five feet in width, shall be provided in DRH district along the abutting district boundaries. Trees shall be planted in this area at a minimum interval of 15 feet.

Figure 20.080.003.E-3: Landscaped Planting Area in the DRH District When Abutting a District with a Lower Maximum Height



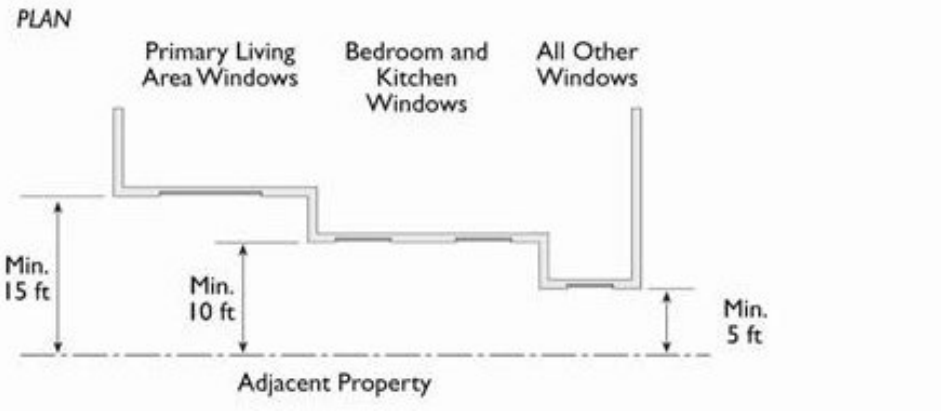
F. **Exceptions for Parking Setback.** Exceptions to the front setback for above-ground parking may be granted with the approval of a Conditional Use Permit when the following findings can be made:

1. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and any parking within 40 feet of the street facing property line is well screened with a wall, hedge, trellis and landscaping.
2. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.

G. **Side and Rear Yard Setbacks for Residential Uses.** In all cases, the minimum side and rear yard setbacks for residential uses are as follows:

1. Ten feet for any wall surfaces containing bedroom windows, including the portion of the wall surface extending three feet on either side of window; and
2. Fifteen feet for any wall surfaces containing living room or other primary room windows, including the portion of the wall surface extending three feet on either side of window.

Figure 20.080.003.G: Reduced Side and Rear Yards for Residential Uses

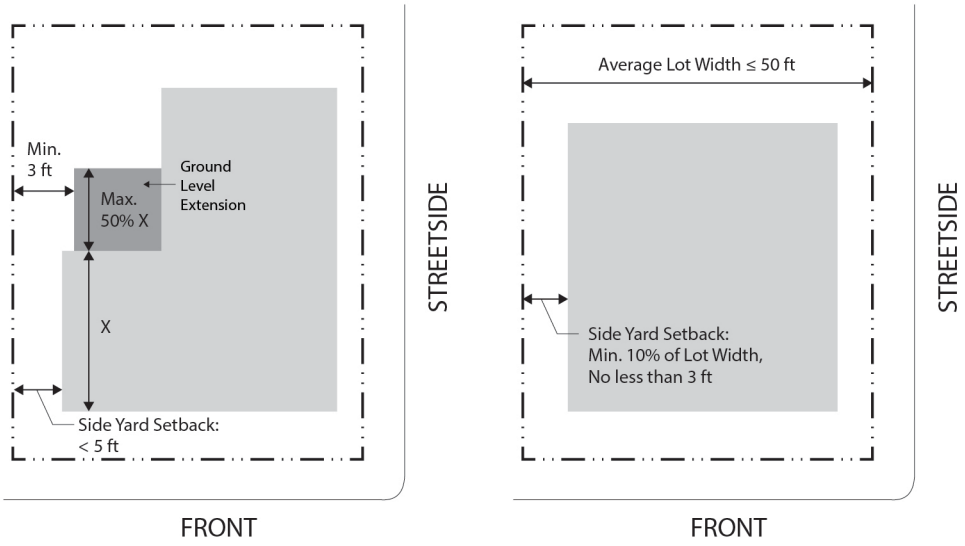


H. **Reduced Side Setbacks.**

1. When the existing side yard setback is less than five feet, setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, side yard setbacks shall be no closer than three feet to the side property line.

2. ***Side Yard Setback for Substandard Lots.*** The side yard on any lot with an average width of 50 feet or less shall be a minimum of 10 percent of the lot width, but in no case less than three feet.

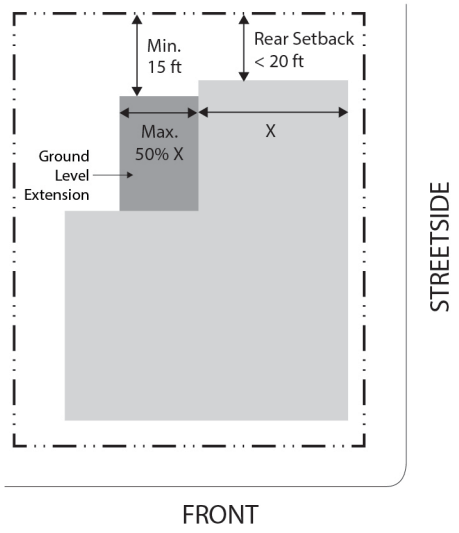
Figure 20.080.003.H-1: Reduced Side Setbacks



I. **Reduced Rear Setbacks.**

1. When the existing rear yard setback is less than 20 feet, setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, rear yard setbacks shall be no closer than 15 feet to the rear property line.

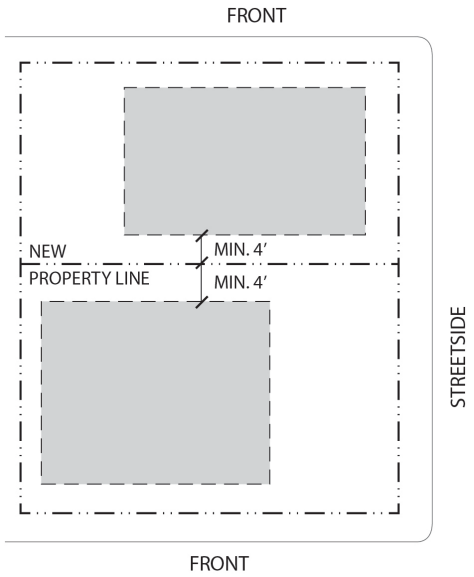
Figure 20.080.003.I-1: Reduced Rear Setbacks



2. On a through lot where the rear yard abuts a lane, required rear yard setback may be reduced to 15 feet for a residential structure oriented toward the lane.

3. Existing structures may have a minimum four-foot rear setback from a new property line after lot subdivision.

Figure 20.080.003.I-2: Reduced Rear Setback from a New Property Line After Lot Subdivision



20.080.004 Supplemental Standards

A. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310 ("Site and Building Design Standards") as appropriate.

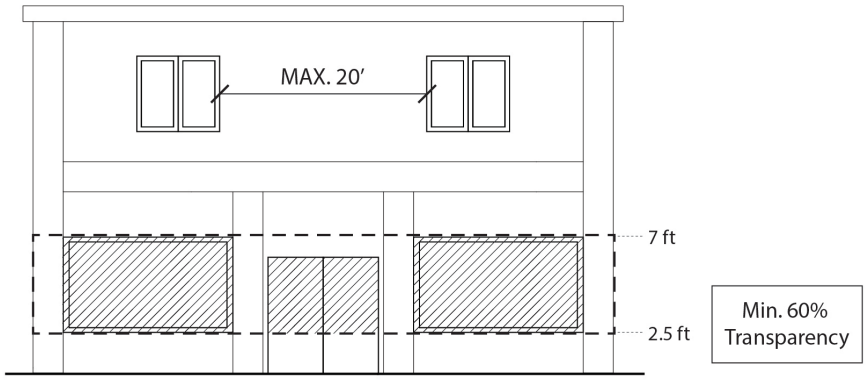
B. **Building Security.** In addition to the requirements of Chapter 15.48 ("Minimum Security Standards") of the South San Francisco Municipal Code, the following security requirements apply.

1. Security doors shall not encroach into the public right-of-way in either an opened or closed position.
2. Lighting shall be provided at all entryways to the building and in any alcoves or other features of the building to improve visual surveillance of the building and its public areas.
3. Security grills are subject to Design Review and shall not diminish from the overall building aesthetic. Grills shall be painted to match the trim colors of the building. Heavy steel and accordion fold grilles are prohibited.
4. Grilles, security doors, and other security devices designed for nighttime security may not be visible to the public during business hours or when they are in an open position.
5. Display window lighting must be provided in storefronts or under the awnings.

C. **Building Transparency and Openings.**

1. Non-residential facades within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk.
2. No wall may run in a continuous plane for more than 20 feet without an opening.

Figure 20.080.003.C: Building Transparency and Openings



3. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

4. Openings fulfilling this requirement shall not provide views into parking or vehicle circulation areas.

5. This requirement may be reduced through a Conditional Use Permit if the Planning Commission finds:

    a. The proposed use has unique operational characteristics with which the provision of the required windows and openings is incompatible, such as in the case of a cinema, theater, or historic building; and

    b. Street-facing building walls will exhibit architectural relief and detail, murals, or will be screened with attractive landscaping, in such a way as to create visual interest at the pedestrian level.

D. **Parking Lot Access.** Parking lot access shall be provided from a side street or alley wherever possible.

E. **Landscaped Setback of Parking.** Parking areas must be separated from on-site buildings by a minimum distance of six feet, which may be occupied by landscaping or required walkways.

F. **Public Open Space.** New buildings on lots greater than 15,000 square feet shall include a plaza, widened sidewalk, or outdoor dining area which provides public seating, and is accessible from the public sidewalk.

1. *Minimum Size.* 600 square feet.

2. *Minimum Dimensions.* 15 feet.

3. *Parking Lot Buffering.* The required public area shall be separated from any parking area with a landscaped buffer are a minimum 10 feet in width and screened with a decorative wall or berm 2.5 to 3.5 feet high.

G. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets.

Chapter 20.090 Downtown / Caltrain Station Area Zoning Districts

20.090.001 Purpose and Applicability

The purpose of the Downtown Station Area Districts is to:

A. Support the revitalization of Downtown South San Francisco and the area around the South San Francisco Caltrain Station to a vibrant and successful community resource and a source of local pride.

B. Promote new residential, mixed-use and employment uses so as to add a "critical mass" of business patrons and residents in close proximity to the Downtown, while maintaining a consistent scale and character.

C. Offer the opportunity for locating high intensity residential and employment uses in immediate proximity to the Caltrain Station.

D. Focus new improvements on Grand Avenue to return this historic corridor to once again being the focus of the community.

E. Encourage retention of existing and local businesses to the Downtown and protect existing historic building fabric.

F. Support pedestrian and bicycle throughout the Downtown, to transit, and to nearby employment and mixed-use areas.

G. Provide a framework for community benefits that address the needs of existing and future Downtown residents.

20.090.002 Use Regulations

Table 20.090.002, Use Regulations – Downtown/ Caltrain Station Area Zoning Districts, lists the uses permitted in the Downtown/ Caltrain Station Area zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use of activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.090.002: Use Regulations – Downtown Station Area Zoning Districts

Use Classification	DRC	LNC	GAC	DTC	ETC	Additional Regulations
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
Residential Uses						
Multiple-Unit Dwelling						
Multiple-Unit	P[1]	P[1]	P[1]	P	P	
Senior Citizen Residential	P	P[1]	—	P	P	
Domestic Violence Shelter	P[2]	P	—	—	—	See Chapter 20.350. Domestic Violence Shelter
Group Residential	M	—	—	—	—	See Chapter 20.350, Group Residential
Live-Work Unit	M	C	C	C	C	See Chapter 20.350, Live-Work Units
Residential Care Facility						

Table 20.090.002: Use Regulations – Downtown Station Area Zoning Districts						
Use Classification	**DRC**	**LNC**	**GAC**	**DTC**	**ETC**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
General	C	—	—	C	C	
Limited	C	—	—	C	C	Subject to State licensing requirements
Senior	M	C[1]	—	M	M	Subject to State licensing requirements
Public and Semi-Public Uses						
College and Trade School, Public or Private	M	M[1]	C	C	P	
Community Assembly						
Community Assembly, Small	P	P[1]	—	—	C	See Chapter 20.350, Community Assembly, Small and Large
Community Assembly, Large	—	C[1]	—	—	C	
Community Garden	P	M	M	M	—	
Cultural Institution	C	C	C	C	P	
Day Care Center	P	—	—	P	P	See Chapter 20.350, Day Care Centers
Government Offices	P	P	P	P	P	
Hospitals and Clinics						
Clinics	—	M	C[3]	M	M	
Park and Recreation Facilities, Public	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	C	C	—	M	M	
Social Service Facilities	—	P[4]	—	P[4]	M	See Chapter 20.350, Social Service Facilities
Commercial Uses						
Animal Care, Sales, and Services						
Pet Store	P	P	P	P	M	See Chapter 20.350, Animal Care, Sales, and Services
Veterinary Services	C	C	C	C	M	See Chapter 20.350, Animal Care, Sales, and Services
Artist's Studio	M	P	P	P	M	
Banks and Financial Institutions						
Banks and Credit Unions	—	P	P	P	P	

Table 20.090.002: Use Regulations – Downtown Station Area Zoning Districts						
Use Classification	**DRC**	**LNC**	**GAC**	**DTC**	**ETC**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
Pawnbrokers	—	—	—	C	—	See Chapter 20.350, Pawnbrokers
Business Services	—	P	P[1]	P	P	
Commercial Entertainment and Recreation						
Indoor Entertainment	—	C	C	C	C	
Indoor Sports and Recreation	C	C	C	C	C	
Eating and Drinking Establishments						
Bar/Night Club/Lounge	—	C	C	C	—	
Coffee Shop/Cafe	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Restaurant, Full Service	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Restaurant, Limited Service	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Food and Beverages Retail Sales						
Convenience Market	P	P	P	P	P	
Grocery Store	C	P	P	P	C	See Chapter 20.350, Convenience Markets
Supermarket	—	C	—	P	C	
Funeral Parlor and Mortuary	C	C	C	C	—	
Lodging						
Bed and Breakfast	M	M	M	M	—	See Chapter 20.350, Bed and Breakfast Lodging
Hotel and Motel	—	—	C	C	P	See Chapter 20.350, Hotels and Motels
Short-Term Vacation Rental	P[5]	P[5]	P[5]	P[5]	—	See Chapter 20.350, Short-Term Vacation Rentals
Maintenance and Repair Services	—	M	M	M	P	
Maker's Space	—	M	M	M	M	
Massage Business	—	M	M	M	M	See Chapter 20.350, Massage Business
Offices						
Business and Professional	M	P[1]	P[1]	P	P	
Medical and Dental	M	P[1]	P[1]	P	P	

Table 20.090.002: Use Regulations – Downtown Station Area Zoning Districts						
Use Classification	**DRC**	**LNC**	**GAC**	**DTC**	**ETC**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						
Walk-In Clientele	M	P	P[1]	P	P	
Parking Services						
Public Parking	P	P	—	P	—	
Personal Services						
General Personal Services	P	P	P	P	P	
Instructional Services	P	P	P	P	P	
Tattoo or Body Modification Parlor	P	P	P	P	P	See Chapter 20.350, Tattoo or Body Modification Parlor
Retail Sales						
General Sales	P	P	P	P	P	
Outdoor Market	—	C	C	C	C	
Second Hand Store	P	P	C	C	—	
Industrial/R&D Uses						
Clean Technology	—	M	M	M	P	
Handicraft/Custom Manufacturing	—	M	M	M	P	
Research and Development	—	—	—	—	P	
Transportation and Utilities Uses						
Utilities, Major	—	—	—	—	—	
Utilities, Minor	P	P	P	P	P	
Communication Facilities						
Antenna and Transmission Towers	See Chapter 20.370, Wireless Communication Facilities					
Accessory Uses – See Section 20.350.004 for Additional Regulations						
Accessory Dwelling Unit	See Section 20.350.002, Accessory Dwelling Units					
Family Day Care Home						
Small	P	P	P	P		See Chapter 20.350, Family Day Care Homes
Large	P	CUP	CUP	CUP		
Home Occupations	P	P	P	P		See Chapter 20.350, Home Occupations
Mobile Vendor Services	P	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses						
Temporary Use	See Chapter 20.340, Temporary Uses					

Notes:

Table 20.090.002: Use Regulations – Downtown Station Area Zoning Districts						
Use Classification	**DRC**	**LNC**	**GAC**	**DTC**	**ETC**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed						

1. Ground floor uses are limited to spaces that support on-site residential units such as lobbies, gymnasiums, community meeting space, and other on-site residential amenities.

2. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.

3. Clinic uses may not occupy the ground floor along Grand Avenue, except on properties located west of Maple Avenue, which are subject to the approval of a Conditional Use Permit.

4. Must be located at least 1,000 feet from any other social service facility.

5. Limited to single-family units.

20.090.003 Development Standards

Table 20.090.003, Development Standards–Downtown Station Area Zoning Districts, establishes the development standards for the Downtown Station Area zoning districts. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

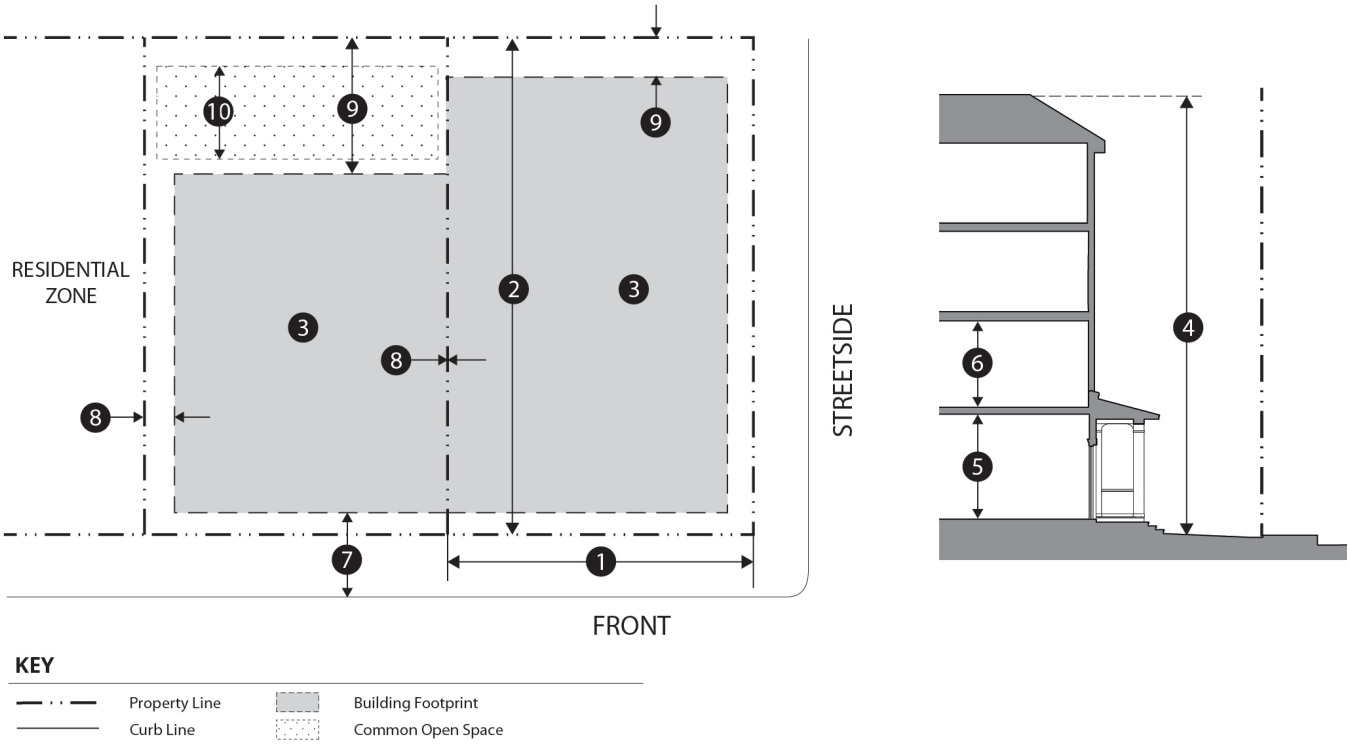


Table 20.090.003: Development Standards – Downtown Station Area Zoning Districts						
Standard	**DRC**	**LNC**	**GAC**	**DTC**	**ETC**	**Key**
Minimum Density	80 du/ac or existing density, whichever is greater	40 du/ac or existing density, whichever is greater	60 du/ac or existing density, whichever is greater	100 du/ac or existing density, whichever is greater	120 du/ac or existing density, whichever is greater (A)	
Maximum Density	125 du/ac (B)	80 du/ac (B)	100 du/ac (B)	180 du/ac (B)	200 du/ac (B)	
Lot Size						
Min. Lot Area	5,000 sf	5,000 sf	5,000 sf	5,000 sf	10,000 sf	
Min. Lot Width	50 ft	50 ft	50 ft	50 ft	50 ft	❶
Min. Lot Depth	80 ft	—	—	—	—	❷
Max. Floor Area Ratio (FAR)	0.5 (A)	3.0 (A)	4.0(A)	8.0(A)	1.0; 8.0 with community benefits (C)	
Max. Lot Coverage	90%	90%	100%	100%	85%	❸
Building Height						
Max. Main Building (ft)	65 ft (D)	50 ft (D)	65 ft (D)	85 ft (D)	N/A (D)	❹
Min. Ground Floor Height for Nonresidential Uses	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	❺
Max. Finished Floor Height (Residential)	5 ft (D)	5 ft (D)	—	5 ft (D)	5 ft (D)	❻
Setbacks						
Street Frontages	At the property line or 10 ft from curb, whichever is greater (E) (G)	At property line or 9 ft from curb, whichever is greater; within the Pedestrian Priority Zone, at property line or 15 ft from curb, whichever is greater (E) (F) (G)	No setbacks allowed (E) (G)	At property line or 10 ft from curb (whichever is greater) (D) (E) (G)	At property line or 10 ft from curb (whichever is greater) (D) (E) (G)	❼

Table 20.090.003: Development Standards – Downtown Station Area Zoning Districts						
Standard	**DRC**	**LNC**	**GAC**	**DTC**	**ETC**	**Key**
Min. Interior Side Setback	0 ft; 10 ft when abutting residential district (E)	0 ft (E)	0 ft (E)	0 ft; 10 ft when abutting residential district (E)	0 ft (E)	❽
Min. Rear Setback	20 ft (E)	0 ft; 10 ft when abutting an R district (E)	0 ft (E)	0 ft; 10 ft when abutting residential district (E)	0 ft (E)	❾
Landscaping and Open Space						
Min. Usable Open Space (may be private, common, or both)	100 sf/unit	100 sf/unit	100 sf/unit	100 sf/unit	100 sf/unit	
Min. Dimension for Common Open Space	20 ft	20 ft	20 ft	20 ft	20 ft	❿
Min. Dimension for Private Open Space	10 ft	10 ft	10 ft	10 ft	10 ft	
Min. Landscaping	—	10%	—	—	—	

A. **Non-Residential FAR.** Minimum residential density must be achieved before non-residential uses are permitted. Residential uses in the ETC District are not required in order to permit non-residential uses, but if residential uses are proposed the minimum residential density must be achieved.

B. **Density Bonuses.** See Chapter 20.390 ("Bonus Residential Density") for additional density based on the California State Density Bonus program.

C. **Additional FAR.** See Chapter 20.395 ("Community Benefits Program") for additional FAR based on the Community Benefits Program.

D. **Heights.**

1. ***Ground Floor Height.*** The minimum ground floor height for buildings with nonresidential uses at the ground level is 15 feet, with a minimum 12-foot clearance from floor to ceiling. For residential buildings, a ground floor garage may be exempt from this requirement, subject to evaluation by the decision-making authority in the review process.

2. ***Finished Floor Height for Residential Uses.*** The maximum finished floor height for ground floor residential uses is five feet above grade.

3. ***Airspace Protection Evaluation.*** See Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

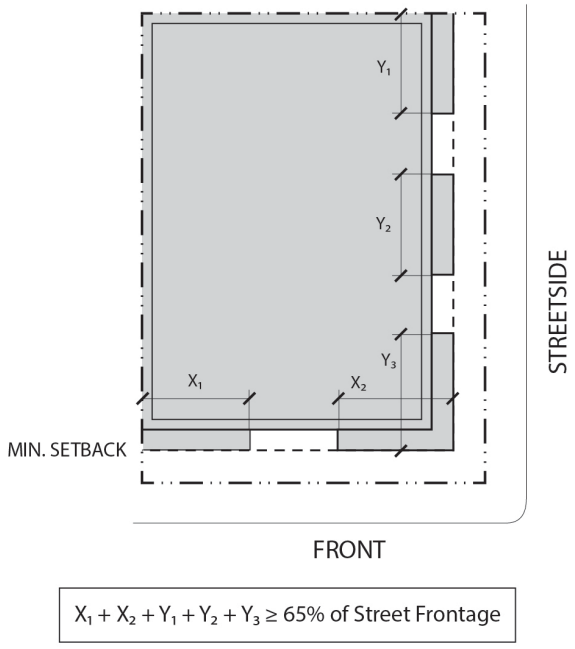
4. ***Maximum Height in ETC District.*** See Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

E. **Setbacks.**

1. ***Transitional Standards.*** Where a development district abuts a district with a lower maximum height, transitional height standards apply. See Subsection 20.310.004.B.4.a.

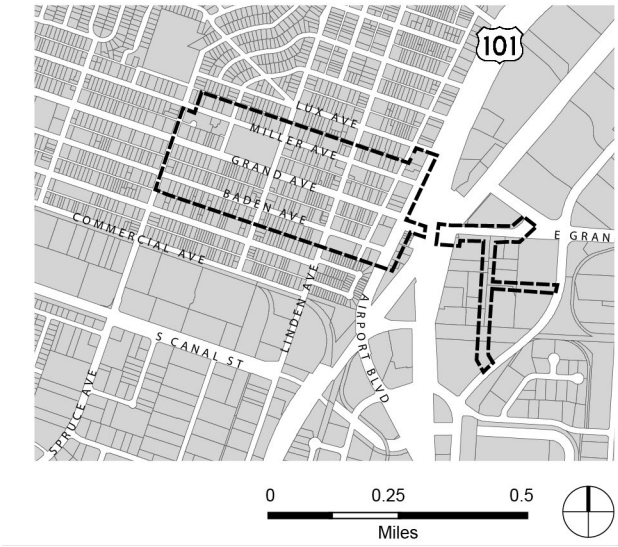
2. ***Street Frontages.*** Buildings shall be constructed at the required setback for at least 65 percent of linear street frontage.

Figure 20.090.003.E: Setbacks along Street Frontages



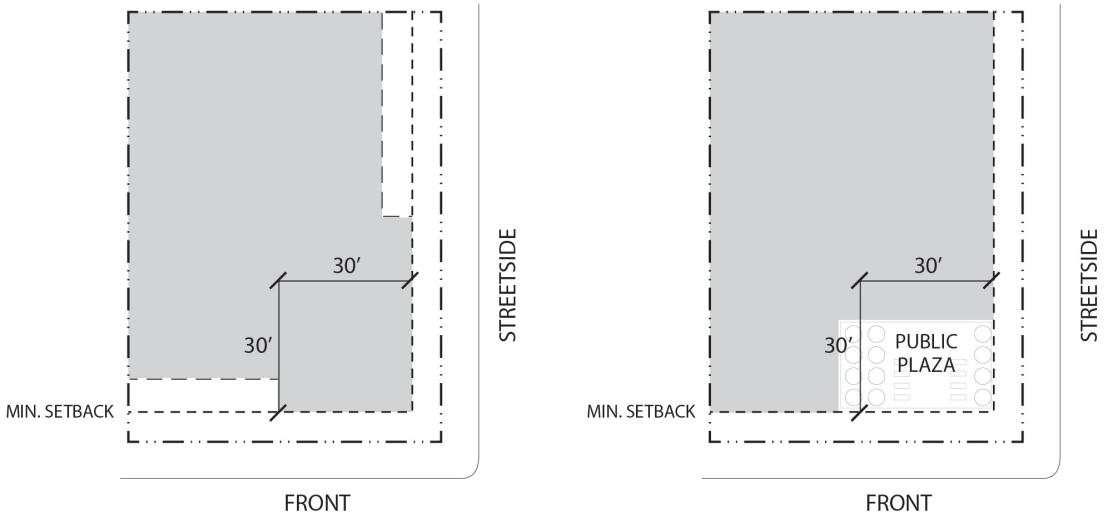
F. **Pedestrian Priority Zone.** The Pedestrian Priority Zone is established in Figure 20.280.005.I: Pedestrian Priority Zone.

Figure 20.090.003.F: Pedestrian Priority Zone



G. **Corner Build Area.** Buildings must be located in accordance with the minimum setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.

Figure 20.090.003.G: Corner Build Area



20.090.004 Supplemental Standards

A. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310 ("Site and Building Design Standards") as appropriate.

B. **Design in the Downtown Station Area Specific Plan.** For purposes of Design Review of development within the Downtown Station Area Specific Plan area, see the Downtown Station Area Specific Plan for additional standards related to building and site design.

C. **Required Active Frontage.**

1. ***Required Active Frontages in the GAC Zoning District.*** A minimum of 75 percent of the frontage of all sites along Grand Avenue shall be devoted to active uses.

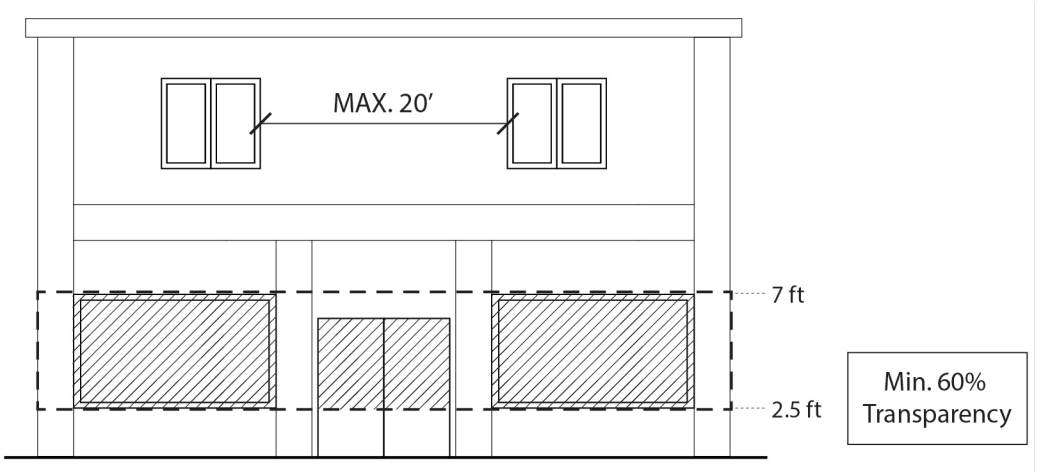
2. ***Linden Avenue in the LNC Zoning District.*** A minimum of 65 percent of the frontage of a site along Linden Avenue in this area shall be devoted to active uses.

3. ***Exceptions.*** The Chief Planner may approve a reduction in these standards (not to exceed 25 percent of the standard) to allow for fire access, driveways, and for efficient site layout and site configuration. Exceptions greater than 25 percent are subject to Planning Commission approval.

D. **Building Transparency and Openings.** Non-residential facades within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 60 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk.

1. No wall may run in a continuous plane for more than 20 feet without an opening.

Figure 20.090.003.D: Building Transparency and Openings



2. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least 18 inches deep.

3. Openings fulfilling this requirement shall not provide views into parking or vehicle circulation areas.

4. This requirement may be reduced through a Conditional Use Permit if the Planning Commission finds:

a. The proposed use has unique operational characteristics with which the provision of the required windows and openings is incompatible, such as in the case of a cinema, theater, or historic building; and

b. Street-facing building walls will exhibit architectural relief and detail or murals, or will be screened with attractive landscaping, in such a way as to create visual interest at the pedestrian level.

E. **Building Security.** In addition to the requirements of Chapter 15.48 ("Minimum Security Standards") of the South San Francisco Municipal Code, the following security requirements apply.

1. Security doors shall not encroach into the public right-of-way in either an opened or closed position.

2. Lighting shall be provided at all entryways to the building and in any alcoves or other features of the building to improve visual surveillance of the building and its public areas.

3. Security grills are subject to Design Review and shall not diminish from the overall building aesthetic. Grills shall be painted to match the trim colors of the building. Heavy steel and accordion fold grilles are prohibited.

4. Grilles, security doors, and other security devices designed for nighttime security may not be visible to the public during business hours or when they are in an open position.

5. Display window lighting must be provided in storefronts or under the awnings.

F. **Limitations on Location of Parking.**

1. ***Curb Cut Limitations.*** No curb cuts shall be allowed along Grand Avenue unless no other access is feasible.

2. ***Surface Parking Lots.***

a. Surface parking areas shall be located away from street edges and behind buildings.

b. Surface parking areas shall be screened with landscaping or other screening to remain obscured from view from the right-of-way.

c. A minimum five-foot landscaped area is required along the perimeter of parking lots.

Chapter 20.100 Non-Residential Districts

20.100.001 Purpose and Applicability

The purpose of the non-residential districts is to:

A. Designate adequate land for business and professional offices, commercial and retail uses, visitor-service establishments, and regional-serving retail services consistent with the General Plan to maintain and strengthen the City's economic resources;

B. Provide a range of employment opportunities to meet the needs of current and future residents and take advantage of the City's location relative to regional roadway and transit systems;

C. Continue to diversify South San Francisco's economic base by providing sites for technology-based businesses, research and development, and professional and medical offices;

D. Provide areas for a wide range of manufacturing, industrial, general service, warehousing, storage and distribution, and service commercial uses and to protect areas where such uses now exist;

E. Encourage projects that incorporate environmentally sensitive features and amenities to benefit the public as well as meet the needs of project occupants;

F. Assure high-quality design and site planning of offices and industrial areas that contribute to the character of the City as a whole; and

G. Provide appropriate buffers between industrial and residential uses to preserve the feasibility of industrial operations as well as residential quality.

20.100.002 Use Regulations

Table 20.100.002, Use Regulations – Non-Residential Zoning Districts lists the uses permitted in the non-residential zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use of activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Residential Uses							

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Caretaker Unit	—	—	—	—	C[1]	C[1]	
Public and Semi-Public Uses							
College and Trade School, Public or Private	M	P	P	P	M	M	
Community Assembly							
Community Assembly, Small	P	P	C	C	—	—	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Community Assembly, Small and Large
Community Assembly, Large	C	—	C	C	—	—	
Community Garden	P	P	—	—	—	—	
Cultural Institution	C	P	P	P	C	C	
Day Care Center	P	—	P	P	M	M	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Day Care Centers
Government Offices	M	P	P	P	P	P	
Hospitals and Clinics							
Hospitals	C		M[2]	M[2]	—	—	See Chapter 20.300, Airport Land Use Plan Consistency
Clinics	C		M[2]	M[2]	—	—	
Park and Recreation Facilities, Public	P	P	P	P	M	M	
Public Safety Facilities	P	P	P	P	P	P	
Schools, Public or Private	C		M	M	—	—	See Chapter 20.300, Airport Land Use Plan Consistency
Social Service Facilities	P		—	—	P	P	See Chapter 20.350, Social Service Facilities
Commercial Uses							

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Adult Oriented Business	—	—	—		C[3]	C[3]	See Chapter 20.350, Adult Oriented Business
Animal Care, Sales, and Services							
Kennel	—	M	—	—	M	M	
Pet Day Care	—	M	—	—	P	P	
Pet Store	P	—	—	—	—	—	See Chapter 20.350, Animal Care, Sales, and Services
Veterinary Services	P	M	M	M	P	P	See Chapter 20.350, Animal Care, Sales, and Services
Artist's Studios	P	—	P	P	P	P	
Automobile/Vehicle Sales and Services							
Automobile/Vehicle Rental	C	—	C	C	M	M	See Chapter 20.350, Automobile Rental Facilities in Hotels
Automobile/Vehicle Sales and Leasing	M	—	C	C	C	C	See Chapter 20.350, Automobile/Vehicle Sales and Leasing
Automobile/Vehicle Service and Repair, Major	C	—	—	—	P[4]	P[4]	See Chapter 20.350, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/ Vehicle Service and Repair, Minor	M	—	—	—	P[4]	P[4]	
Automobile/ Vehicle Washing	M	—	—	—	P[4]	P[4]	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
Rental Car Storage	—	—	—	—	C[3]	C[3]	
Service Station	C	—	C	C	C	C	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
Towing and Impound	—	—	—	—	C	C	
Banks and Financial Institutions							
Banks and Credit Unions	P	—	P	P	P	P	

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Alternative Loan Business	C	—	—	—	—	—	See Chapter 20.350, Alternative Loan Business and Other Financial Services
Pawnbroker	C	—	—	—	C	C	
Building Materials Sales and Services	C	—	—	—	P	P	
Business Services	P	P	P	P	P	P	
Commercial Cannabis Business							
Cannabis Delivery-Only Operations	—	—	C	—	C	C	See Chapter 20.410, Regulations on Cannabis Activities
Cannabis Distribution	—	—	—	—	C	C	See Chapter 20.410, Regulations on Cannabis Activities
Cannabis Indoor Cultivation	—	—	C	C	C	C	See Chapter 20.410, Regulations on Cannabis Activities
Cannabis Manufacturing	—	—	—	—	C	C	See Chapter 20.410, Regulations on Cannabis Activities
Cannabis Testing	—	—	C	C	C	C	See Chapter 20.410, Regulations on Cannabis Activities
Commercial Entertainment and Recreation							
Indoor Entertainment	C	C	C	C	C[5]	C[5]	See Chapter 20.300, Airport Land Use Plan Consistency
Indoor Sports and Recreation	C	C	C	C	C[5]	C[5]	
Outdoor Entertainment	C	C	C	C	C	C	
Outdoor Sports and Recreation	C	C	P	C	C	C	
Crop Production, Limited	—	—	—	—	C	C	
Eating and Drinking Establishments							
Bar/Night Club/ Lounge	C	—	—	—	—	—	
Coffee Shop/Cafe	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Hookah bar/Smoking Lounge	—	—	—	—	C	C	

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Restaurant, Full Service	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Restaurant, Limited Service	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Food and Beverages Retail Sales							
Convenience Market	P		P	P	P	P	
Grocery Store	P		—	C[1]	C[1]	C[1]	See Chapter 20.350, Convenience Markets
Supermarket	P		—	—	—	—	
Funeral Parlor and Mortuary	C	—	—	—	—	—	
Lodging							
Bed and Breakfast	M	—	—	—	—	—	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Bed and Breakfast Lodging
Hotel and Motel	M	C	P	P	—	—	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Hotels and Motels
Maintenance and Repair Services	P		P	P	P	P	
Maker's Space	P[6]	P[6]	—	—	P	P	
Massage Business	M		—	—	M	M	See Chapter 20.350, Massage Business
Nursery and Garden Centers	M		C	C	P	P	
Offices							
Business and Professional	P	P	P	P	P	P	
Medical and Dental	P	P	P	P	P	P	
Walk-In Clientele	P	P	P	P	—	—	
Parking Services							
Commercial Parking	—	—	—	—	C	C	
Public Parking	P	P	P	P	P	P	
Personal Services							

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
General Personal Services	P	P	P	P	P	P	
Instructional Services	P	P	P	P	—	—	
Tattoo or Body Modification Parlor	P		P	P	P	P	See Chapter 20.350, Tattoo or Body Modification Parlor
Retail Sales							
General Sales	P	P	P	P	P	P	
Large Format Retail	C	—	—	—	C	C	See Chapter 20.350, Large Format Retail
Off-Price Merchandise	C	—	—	—	—	—	
Outdoor Market	C	—	—	—	C	C	
Second Hand Store	C	—	—	—	—	—	
Shopping Center							
Community Shopping Center	M	—	—	—	—	—	
Neighborhood Shopping Center	P	—	—	—	—	—	
Regional Shopping Center	M	—	—	—	—	—	
Industrial/R&D Uses							
Clean Technology	—	P	P	P	P	P	
Contractor Shop	M	—	—	—	P	P	
Construction and Material Yard	—	—	—	—	P	P	
Food Preparation	—		P[7]	P[7]	P[7]	P[7]	
Handicraft/Custom Manufacturing	—	P	P	P	P	P	
Industry, General	—	—	—	—	P	P	
Industry, Limited	—		P[8]	P[8]	P	P	
Recycling Facilities							
Collection Facility	M		M	M	M	M	See Chapter 20.350, Recycling Facilities
Intermediate Processing	—	—	—	—	M	M	
Research and Development, General	—	P	P	P	C[9]	C[9]	See Chapter 20.300, Airport Land Use Plan Consistency
Used Farm and Construction Equipment Sales	—	—	—	—	P	P	

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Warehousing, Storage, and Distribution							
Chemical, Mineral, and Explosives Storage	—	—	—	—	C	C	See Chapter 20.300, Airport Land Use Plan Consistency
Freight/Truck Terminals and Warehouses	—	—	—	—	C	C	See Chapter 20.350, Freight/Truck Terminals and Warehouses and Parcel Hubs
Indoor Warehousing and Storage	—		P	P	P	P	
Outdoor Storage	—	—	—	—	P	P	See Chapter 20.350, Outdoor Storage
Parcel Hub	—	—	—	—	C	C	See Chapter 20.350, Freight/Truck Terminals and Warehouses and Parcel Hubs
Personal Storage	—	—	—	—	C	C	See Chapter 20.350, Personal Storage
Wholesaling and Distribution	—	—	—	—	P	P	
Transportation and Utilities Uses							
Airports and Heliports	—	—	—	—	C	C	
Communication Facilities							
Antenna and Transmission Towers	See Chapter 20.370, Wireless Communication Facilities						
Facilities within Buildings	—	—	—	—	—	—	
Fleet-Based Services	—		P	P	C	C	
Transportation Passenger Terminals	—		C	C	C	C	
Utilities, Major	C	C	C	C	C	C	See Chapter 20.300, Airport Land Use Plan Consistency
Utilities, Minor	P	P	P	P	P	P	
Waste Transfer Facility	—	—	—	—	C	C	
Accessory Uses - *See Section 20.350.004 for Additional Regulations*							

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	**CC**	**BPO**	**BTP-M & GMP**	**BTP-H & OPSP**	**MIM**	**MIH**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Accessory Dwelling Unit	P[10]	—	—	—	—	—	See Chapter 20.350, Accessory Dwelling Units
Family Day Care Home							
Small	P[10]	P	—	—	—	—	See Chapter 20.350, Family Day Care Homes
Large	P[10]	—	—	—	—	—	
Home Occupations	P[10]	P[10]	—	—	—	—	See Chapter 20.350, Home Occupations
Mobile Vendor Services	P	P	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses							
Temporary Use	See Chapter 20.340, Temporary Uses						

Notes:

1. Prohibited east of Highway 101.
2. Only in conjunction with research facility.
3. Limited to locations east of South Airport Boulevard and the Bayshore Freeway.
4. Must be located a minimum of 500 feet from any residential district.
5. Must be associated with a hotel or retail use when located within 1,000 feet of SFO.
6. Must be located a minimum of 100 feet from any residential district.
7. MUP required for on-site seating or tasting.
8. Maximum 0.5 FAR unless ancillary to an Office or Research and Development
9. Maximum 0.5 FAR.
10. Allowed as an accessory to an existing non-conforming residential use.

20.100.003 Development Standards

Table 20.100.003, Development Standards – Non-Residential Zoning Districts establishes the development standards for all non-residential zoning districts except the GMP zoning district. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table. All development standards for the GMP zoning district are found in the Genentech Master Plan.

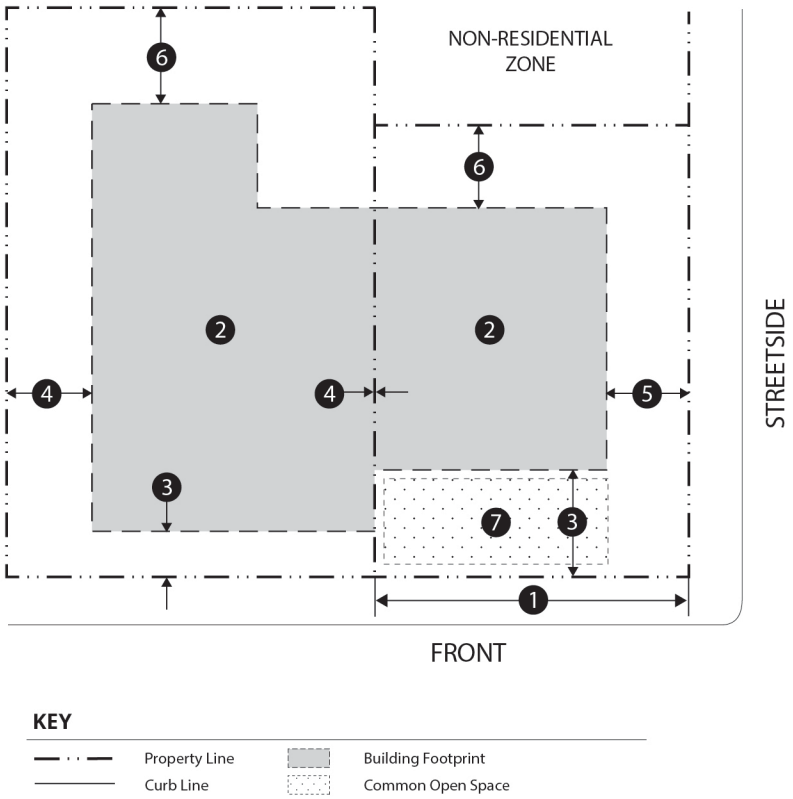


Table 20.100.003(A): Development Standards – Non-Residential Zoning Districts

Standards	CC	BPO	BTP-M	BTP-H & OPSP	MIM	MIH	Key
Lot Size							
Min. Lot Area	5,000 sf (A)	15,000 sf (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	
Min. Lot Width	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	1
Max. Floor Area Ratio (FAR)	0.5	1.0; 2.5 w/ community benefits (B)	0.5; 1.0 for Clean Technology, Office and Research & Development w/ community benefits (B)	0.5; 2.0 for Clean Technology, Office and Research & Development w/ community benefits (B)	0.4; 1.0 for all permitted uses except Office and Research & Development w/ community benefits (B)	0.4; 2.0 for all permitted uses except Office and Research & Development w/ community benefits (B)	

Table 20.100.003(A): Development Standards – Non-Residential Zoning Districts							
Standards	**CC**	**BPO**	**BTP-M**	**BTP-H & OPSP**	**MIM**	**MIH**	**Key**
Max. Lot Coverage	50%	70%	60%	60%	—	—	❷
Building Height							
Max. Main Building (ft/stories)	50 ft (C)	N/A (C)	N/A (C)	N/A (C)	65 ft (C)	65 ft (C)	
Max. Accessory Building	20 ft	—	20 ft	20 ft	20 ft	20 ft	
Setbacks							
Min. Front Setback	10 ft (D)	10 ft (D)	20 ft (D)	20 ft(D)	20 ft (D)	20 ft (D)	❸
Min. Interior Side Setback	0 ft, 10 ft when abutting an R district (D)	10 ft	0 ft; 10 ft along R district boundary	0 ft; 10 ft along R district boundary	0 ft; 10 ft when abutting a non-industrial district boundary	0 ft; 10 ft when abutting a non-industrial district boundary	❹
Min. Street Side Setback	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	❺
Min. Rear Setback	0 ft, 10 ft when abutting an R district (D)	10 ft	0 ft; 10 ft along R district boundary (D)	0 ft; 10 ft along R district boundary (D)	0 ft; 10 ft when abutting a non-industrial district boundary (D)	0 ft; 10 ft when abutting a non-industrial district boundary (D)	❻
Min. from Shoreline	40 ft from high water mark (E)		40 ft from high water mark (E)	40 ft from high water mark (E)	40 ft from high water mark (E)	40 ft from high water mark (E)	
Landscaping and Open Space							
Min. Landscaping	10%	15%	15%	15%; 25% within BWCSP area	—	—	

A. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310 (“General Site and Building Design”).

B. **Additional FAR.** See Chapter 20.395 ("Community Benefits Program") for additional FAR based on the Community Benefits Program.

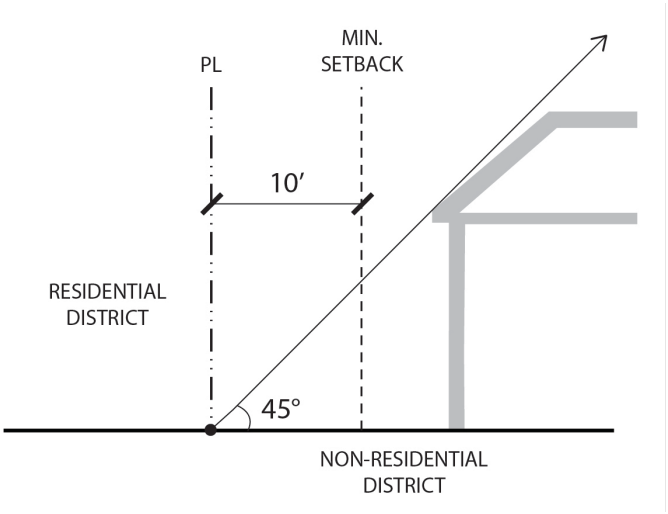
C. **Heights.**

1. ***Airspace Protection Evaluation.*** See Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

2. ***Maximum Height.*** Building heights east of Highway 101 and within the Business Professional Office and Business & Technology Park zoning districts see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for height allowances and for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

D. **Upper-Story Step-back Adjacent to a Residential District.** To protect privacy and minimize sunlight blockage, structures shall not intercept a 45-degree daylight plane inclined inward from existing grade at the residential district boundary line.

Figure 20.100.003.D: Upper-Story Step-back Adjacent to a Residential District



E. **Impervious Area.** No net new impervious area is permitted within 250 feet of the San Francisco Bay shoreline.

20.100.004 Supplemental Standards

A. **Applicability.** The supplemental standards in this section apply to all non-residential zoning districts except the GMP zoning district. All development and design standards for the GMP zoning district are found in the Genentech Master Plan.

B. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310.002 ("General Site and Building Design") as appropriate.

C. **Required Public Improvements.** Any new buildings or structural alterations or additions to buildings involving more than 25 percent of the gross floor area shall provide public improvements between the building and the curb in accordance with the standards of the Public Works Department.

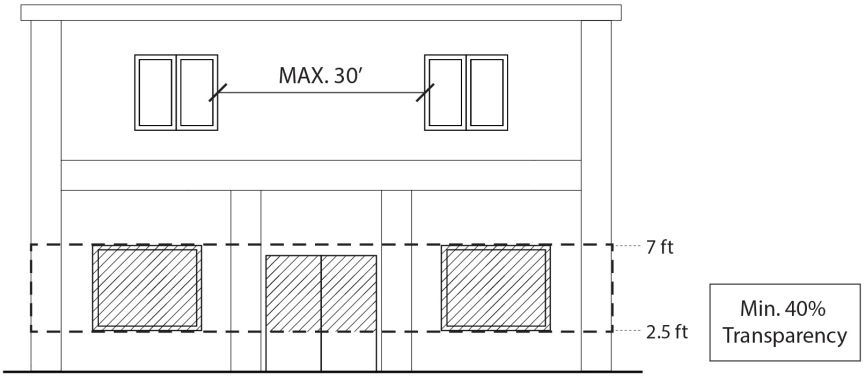
D. **Primary Building Entrance Orientation.** The primary entrance(s) of a building shall face or be oriented to within 45 degrees of a line drawn parallel to the street frontage. This entrance(s) must allow pedestrians to both enter and exit the building and must remain unlocked during business hours. Where a site is located on two public streets, a primary entrance shall be oriented toward the street with the highest classification in the General Plan. If a site fronts two public streets of equal classification, the applicant may choose which frontage on which to meet the requirement. For purposes of this section, Highway 101 shall not be considered a public street.

1. ***Exception through Design Review.*** The entrance orientation requirement may be modified or waived through the design review process where the location or shape of the site warrant a variation and it is found that street-facing building walls will exhibit architectural relief and detail in such a way as to create visual interest at the pedestrian level and there are specific features of the site and design of the building such that strict application of the orientation requirement is not necessary to create or enhance pedestrian activity.

E. **Building Transparency and Openings in the CC and BPO Districts.** Facades within 20 feet of a front or street side property line shall include windows, doors, or other openings for at least 40 percent of the building wall area located between 2.5 and seven feet above the level of the sidewalk.

1. No wall may run in a continuous plane for more than 30 feet without an opening.

Figure 20.100.003.E: Building Transparency and Openings in the CC and BPO Districts



2. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.

3. Openings fulfilling this requirement shall not provide views into parking or vehicle circulation areas.

4. This requirement may be reduced through a Conditional Use Permit if the Planning Commission finds:

    a. The proposed use has unique operational characteristics with which the provision of the required windows and openings is incompatible, such as in the case of a cinema, theater, or historic building; and

    b. Street-facing building walls will exhibit architectural relief and detail, murals, or will be screened with attractive landscaping, in such a way as to create visual interest at the pedestrian level.

F. **Architectural Articulation.** Buildings shall include architectural design features that prevent a bulky or monolithic appearance. This shall be achieved through:

1. ***Variety in Wall Plane.*** Exterior building walls must vary in depth through offsets, recesses, projections, or a repeated pattern of offsets, recesses, or projections of smaller depth.

2. ***Variety in Height or Roof Forms.*** Building height must vary such that:

    a. A minimum 30 percent of all street-facing façades display a change in height of at least three feet; or

    b. Roof forms are varied a minimum 60 percent of all street-facing facades through changes in pitch, plane, and orientation.

3. ***Façade Design Incorporates Architectural Detail.*** All building facades must incorporate window trim, window recesses, cornices, belt courses, changes in material, or other design elements. This may include a varied palette of materials, textures, and colors that emphasize details and changes in plane.

4. ***Building Design Near Highway 101.*** All sites that are fully or partially located within 200 feet of Highway 101 shall exhibit "four-sided architecture" where each façade is designed with forms, details, materials and colors equivalent to that of the primary façade.

G. **Employee Eating Areas.** Development greater than 10,000 square feet in size and additions that expand existing floor area by 25 percent or more and result in more than 10,000 square feet of floor area requires a minimum of 150 square feet of outdoor eating facilities for the use of employees. Outdoor eating areas shall include seating and covering to provide protection from sun and weather conditions. Employee eating areas may be contiguous with required on-site public open space or provided in a separate area.

H. **Landscape Requirements Abutting a Residential Zoning District.** Interior property lines abutting a residential district must be landscaped in accordance with Section 20.300.007.E.2 ("Areas to be Landscaped").

I. **Landscaped Setback of Parking Areas.** Parking areas shall be set back from adjacent buildings and streets as follows:

1. ***From Streets.*** Where parking is located between a building and street, a landscaped setback at least 10 feet wide must be provided between the parking area and adjacent right-of-way.

2. ***From On-Site Buildings.*** Parking areas must be separated from the front and side exterior walls of on-site buildings by walkways at least five feet in width.

J. **Public Open Space**. For all new development on lots larger than 15,000 square feet, a minimum of five percent of the lot shall be set aside for open space. The open space shall be:

1. Publicly visible and accessible;

2. Located on the primary street frontage of the lot; and

3. A minimum 20 feet in any direction.

K. **Business, Technology and Office Park Design.** Business, technology, and office development with 80,000 square feet or more of floor area shall provide the following:

1. Retail and service commercial uses that serve on-site employees. Such commercial uses may occupy up to 10 percent of the total floor area within any project area, must be clustered into one or two groupings, and located within one-quarter mile of a primary entrance.

2. Open space areas equal to 10 percent of the site area that provide gathering space or opportunities for active or passive recreation. Open space areas shall include benches or other seating. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, drinking fountains, water features, or public art.

3. Pedestrian walkways that connect all parts of the park and connect to any existing or planned pedestrian facilities in adjacent neighborhoods.

4. Stormwater detention facilities incorporated into the site landscaping as a visual amenity.

5. A lighting, landscaping, and signage design concept for common areas.

L. **Commercial Center Design**. Commercial centers containing 80,000 square feet or more of floor area or four or more establishments with a total floor area exceeding 50,000 square feet in the Retail Sales, Food and Beverage Sales, and/or Building Materials Sales and Service use classifications are subject to the following standards and criteria for approval.

1. ***Entry Plazas/Passenger Loading Areas.*** A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas, shall include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping including trees or raised planters. Entry plazas which include features described under paragraph 3 below may also be counted toward the public plaza requirements.

2. ***Pedestrian Walkways.*** A system of hard-surfaced pedestrian walkways at least five feet wide shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, to any on-site open space areas and to transit stops. Sidewalk "bulb-outs" or bus "pullouts" may be required at potential bus stops serving large-scale commercial development to provide adequate waiting areas for transit users and safety for passing motorists.

3. ***On-Site Public Plazas.*** Outdoor plazas for the use of customers and visitors shall be provided at a rate of five square feet per 1,000 square feet of floor area, up to 15,000 square feet.

    a. *Location.* Such public space shall be visible from a public street, or from on-site areas normally frequented by customers, and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement. Areas designated for customers to wait for cabs may be combined with required public space areas if they meet all other requirements of this subsection.

    b. *Amenities.* On-site public space shall include benches or other seating, and the ground surface shall be landscaped or surfaced with high-quality paving materials. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including but not limited to trees and other landscaping, shade structures, drinking fountains, water features, public art, or performance areas.

4. ***Design Criteria.*** In order to receive permit approval for a commercial center, the review authority shall find that all of the following criteria have been met.

    a. *Integrated Theme.* Buildings and structures shall exhibit an integrated architectural theme that includes similar or complementary materials, colors, and design details.

    b. *Site Entrance*. Community-scale commercial developments (ten acres or larger) shall be developed with at least one major driveway entrance feature that provides an organizing element to the site design. Major driveway entrances include such features as a landscaped entry corridor or a divided median drive separated by a landscaped center dividing island.

c. *Building Entrances.* Building entrances to anchor tenants and other large stores shall be prominent and inviting. The architectural details of building entrances shall be integrated with the overall building design in terms of materials, scale, proportion, and design elements.

d. *Four-Sided Architecture*. Buildings shall include a complementary level of design detail on all façades.

e. *Vehicular Circulation.* Safe, convenient vehicular circulation shall be provided within the development through an appropriate system of internal vehicular circulation routes based on a hierarchy of drive aisles and cross routes. Vehicular and pedestrian conflicts shall be minimized. Where pedestrian circulation routes cross vehicular traffic aisles and driveways within a development, there shall be clearly delineated crosswalks that include clear sight lines, adequate warning signage for both vehicles and pedestrians, adequate lighting, and protective barrier posts or similar features for separation at walkway entrances.

f. *Cart Corrals.* Adequate, convenient cart corrals shall be provided near building entrances and throughout the parking areas.

g. *Pedestrian Safety and Amenities.* Safe and convenient pedestrian access shall be provided through a continuous system of walkways that connects on-site buildings to one another, to automobile and bicycle parking areas, to any on-site open space areas or pedestrian amenities, and to the adjacent public right-of-way. Pedestrian facilities shall create an attractive, quality environment with integrated landscaping, shading, lighting, surface treatment, and other amenities.

h. *Transit Facilities.* Transit facilities, where included, shall be developed with effective shading from the summer sun, comfortable seating, attractive landscaping, decorative paving, public art features and efficient pedestrian routes to adjacent development.

i. *Lighting.* A combination of attractively designed and located lighting fixtures, including low pole lights, ground-mounted fixtures, light bollards, and architectural lighting shall be used to provide interesting compositions for outdoor lighting, as well as a safe, secure environment.

j. *Shade Areas.* Pedestrian areas, such as walkways, building entrances, and gathering areas, shall be adequately shaded from the summer sun through such techniques as the careful placement of trees and landscaping, trellis structures, projecting canopies, covered walkways, arcades, porticos, building orientation, and similar techniques.

M. **Truck Docks, Loading, and Service Areas.**

1. ***In the CC and BPO Districts.*** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets. The outermost point of the truck docks, loading, and service areas are not permitted within 50 feet of the boundary of a Residential district. The location requirements may be modified or waived through a Conditional Use Permit if the Planning Commission makes the following findings:

   a. The location or shape of the site warrant a variation;

   b. The location and design of the truck dock, loading area, or service area will not impede pedestrian circulation; and

   c. The operation of the truck

2. ***In the BTP-M, BTP-H, MIM, and MIH Districts.*** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and must be screened so that such areas are not to be visible from public streets, including highways. The outermost point of the truck docks, loading, and service areas are not permitted within 10 feet of the boundary of a residential district.

Chapter 20.110 Civic Districts

20.110.001 Purpose and Applicability

The purpose of the civic districts is to:

A. Provide locations for a variety of recreational activities to meet the community's diverse needs;

B. Design and develop active and passive recreation areas to complement and minimize traffic, noise, and other impacts on surrounding development; and

C. Maintain and improve access to the San Francisco Bay shoreline.

20.110.002 Use Regulations

Table 20.110.002, Use Regulations – Civic Districts lists the uses permitted in the civic zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use of activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.110.002: Use Regulations – Civic Districts					
Use Classification	**PQP**	**S**	**PR**	**OS**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed					
Residential Uses					
Residential Care Facility					
General	C	—	—	—	
Limited	C	—	—	—	Subject to State licensing requirements
Public and Semi-Public Uses					
College and Trade School, Public or Private	C	C	—	—	
Community Assembly					
Community Assembly, Small	M	M	M	C	See Chapter 20.350, Community Assembly, Small and Large
Community Assembly, Large	C	C	M	—	
Community Garden	P	P	P	P	
Cultural Institution	C	M	P	C	
Day Care Center	M	M	P	M	See Chapter 20.300, Airport Land Use Plan Consistency and Chapter 20.350, Day Care Centers
Government Offices	P	M	—	—	
Hospitals and Clinics					
Hospitals	C	—	—	—	See Chapter 20.300, Airport Land Use Plan Consistency
Park and Recreation Facilities, Public	P	C	—	—	
Public Safety Facilities	P	C	P	—	
Schools, Public or Private	C	C	—	—	See Chapter 20.300, Airport Land Use Plan Consistency
Social Service Facilities	M	C	—	—	See Chapter 20.350, Social Service Facilities
Commercial Uses					
Commercial Entertainment and Recreation					
Indoor Entertainment	—	—	P	—	
Indoor Sports and Recreation	—	—	P	—	
Outdoor Entertainment	C	—	P	C	See Chapter 20.300, Airport Land Use Plan Consistency
Outdoor Sports and Recreation	C	—	P	C	
Crop Production, Limited	—	—	M	C	
Parking Services					

Table 20.110.002: Use Regulations – Civic Districts					
Use Classification	**PQP**	**S**	**PR**	**OS**	**Additional Regulations**
"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed					
Public Parking	P	—	—	—	
Transportation and Utilities Uses					
Fleet-Based Services	C	—	—	—	
Transportation Passenger Terminals	C	—	C	—	
Utilities, Major	C	C	P	C	See Chapter 20.300, Airport Land Use Plan Consistency
Utilities, Minor	MUP	MUP	P	MUP	
Accessory Uses - *See Section 20.350.004 for Additional Regulations*					
Mobile Vendor Services	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses					
Temporary Use	See Chapter 20.340, Temporary Uses				

20.110.003 Development Standards

Table 20.110.003, Development Standards – Civic Districts establishes the development standards for the civic districts. The numbers in the figure below are keyed to corresponding regulations in the that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

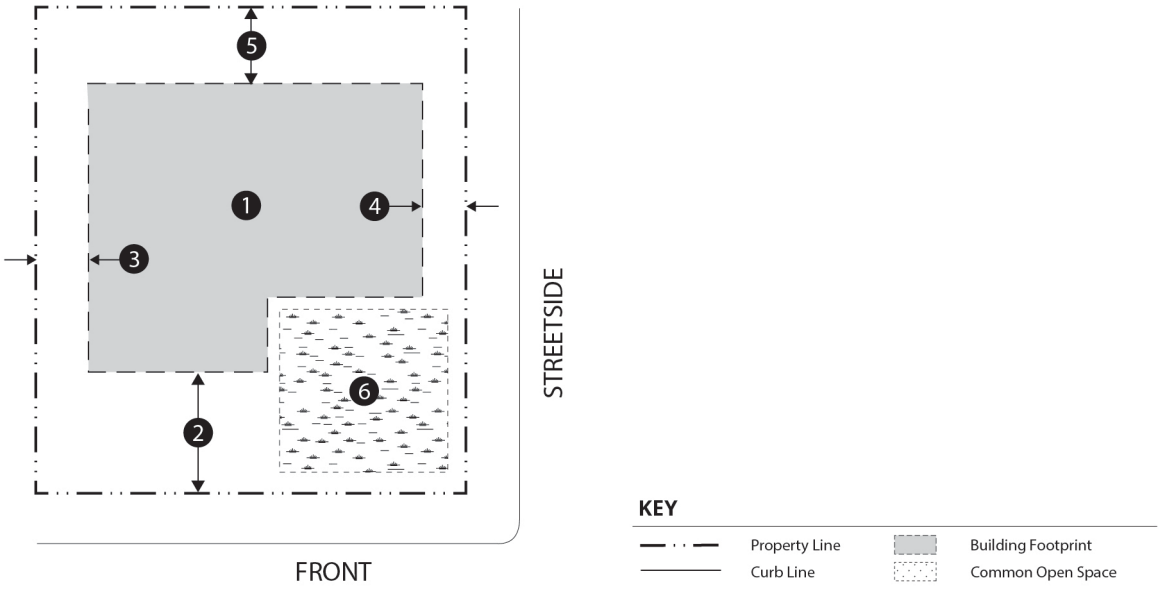


Table 20.110.003: Development Standards– Civic Districts					
Standard	**PQP**	**S**	**PR**	**OS**	**Key**
Lot Size					
Min. Lot Area	None (A)	None (A)	43,560 sf	43,560 sf	
Max. Lot Coverage	—	—	255	25%	❶
Building Height					
Max. Main Building (ft/stories)	30 ft; 80 ft between El Camino Real and Mission	30 ft	30 ft	30 ft	
Setbacks					
Min. Front	10 ft (A)	10 ft (A)	20 ft (A)	20 ft (A)	❷
Min. Interior Side	5 ft; 10 ft when abutting an R district	5 ft; 10 ft when abutting an R district	10 ft	10 ft	❸
Min. Street Side	10 ft	10 ft	10 ft	10 ft	❹
Min. Rear	5 ft; 10 ft when abutting an R district (A)	5 ft; 10 ft when abutting an R district (A)	0 ft; 10 ft when abutting an R district (A)	0 ft; 10 ft when abutting an R district (A)	❺
Min. from Shoreline	40 ft from high water mark (B)	—	—	—	
Landscaping and Open Space					
Min. Landscaping	10%	10%	—	—	❻

A. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310 ("General Site and Building Design").

B. **Impervious Area.** No net new impervious area is permitted within 250 feet of the San Francisco Bay shoreline.

20.110.004 Supplemental Standards

A. **Open Space Areas Abutting the San Bruno Mountain State and County Park.**

1. **Terrabay Buffer Zone.** Allowed uses in the 2.69 acre parcel located adjacent to and south of the preservation parcel are limited to the following:

   a. Landscaping, limited to native San Bruno Mountain plant species.

   b. Pedestrian seating areas.

   c. Surface parking, roads, emergency access road, turn around and maintenance.

d. A single small structure which provides interpretive information about the site (i.e., a kiosk).

e. Retaining walls.

2. **Terrabay Preservation Parcel.** Open space uses in conformance with the general plan and the Mutual Release and Settlement Agreement executed in March 2000 between Terrabay Partners. L.L.C., Myers/Sunchase I, L.L.C., The Center for Biological Diversity, San Bruno Mountain Watch and the City of South San Francisco, including wetlands preservation and mitigation, habitat preservation and preservation of archaeological resource site CA-SMa-40.

3. **Terrabay Recreation Parcel.**

a. Open space as defined in subsection A.2 above.

b. Community oriented recreation facility.

c. Child care facility.

B. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior sides of buildings and screened so as not to be visible from public streets or residential properties.

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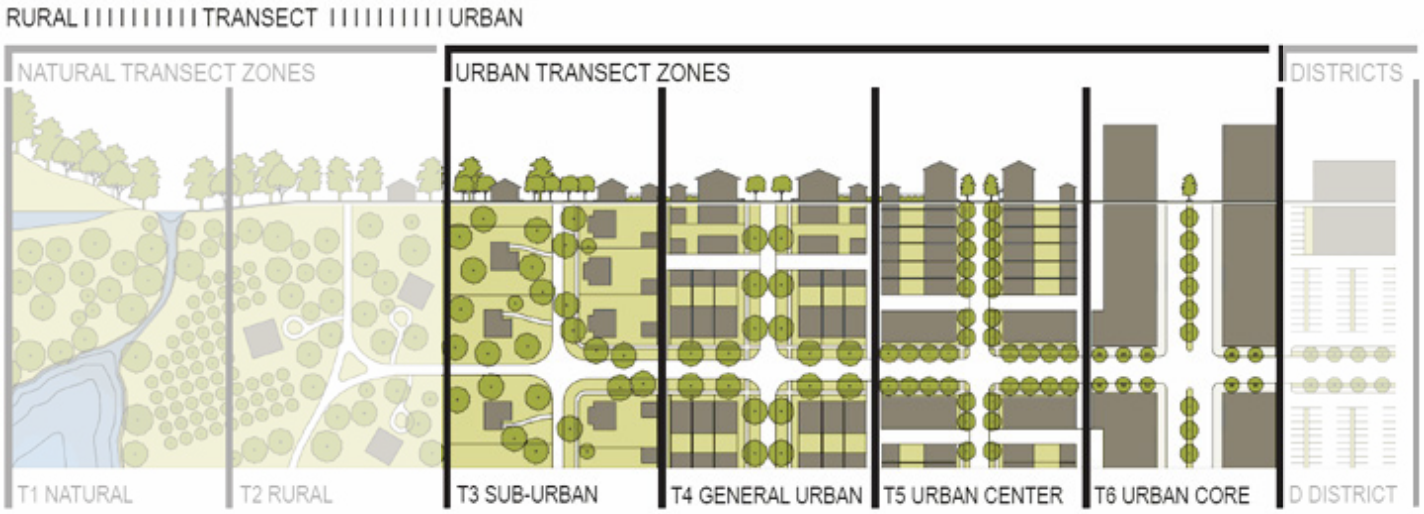
Chapter 20.135: Form-Based Zoning Districts

Section 20.135.010: Introduction to the Form-Based Code



The six South San Francisco transect zoning districts can all be located from T3 to T6 in the "rural-to-urban transect."

20.135.010.A: Overview of Form-Based Codes

A Form-Based Code is an alternative to the conventional approach of regulating the built environment. Unlike conventional codes which are primarily based on allowed uses, Form-Based Codes (FBCs) look to the intended form and character of a neighborhood as the primary organizing framework. This approach is described by the Form-Based Codes Institute as a way to "foster predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code."

Specifically, FBCs focus on the relationship between building facades and the public realm (the sidewalk, street, and public open spaces); the form and mass of buildings in relation to one another; and the scale and types of buildings. While FBCs prescribe desired physical forms, they also regulate use by allowing a mix of appropriate land uses chosen to ensure compatibility and to support the intended character of an area. Ultimately, through the combination of forms, public spaces, and uses, FBCs transform commercial corridors and centers into vibrant and walkable neighborhoods, where, over time, the range of everyday needs of residents and employees can be found within a walking distance.

20.135.010.B: Organization of the South San Francisco Form-Based Code

The primary organizing principle used to establish form-based zoning districts is the "rural-to-urban transect," a gradient of intensity with the lower numbers designating more rural/natural zones and higher numbers designating more urban zones. Variations of transect zones may also be developed as appropriate to tailor zones to specific environments.

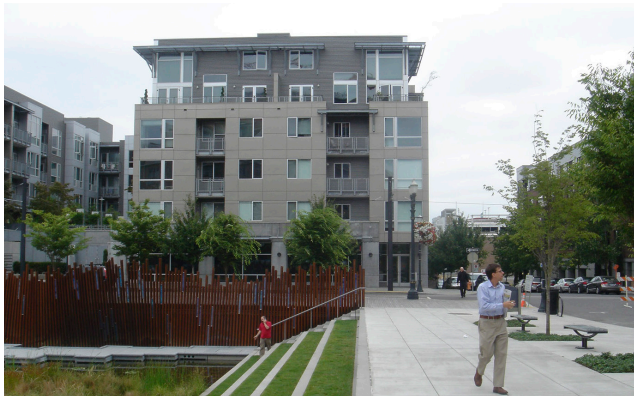
Chapter 20.135, Form-Based Code, starts by establishing six transect zones, and follows with related regulations for buildings, frontages, public open spaces, and uses. Taken together, these sets of regulations support the community's shared vision for select areas of the City.

The components of the South San Francisco Form-Based Code are as follows:

1. **Section 20.135.020: Transect Zoning Districts.** This section presents the six transect zoning districts developed to promote pedestrian activity, facilitate the transition of auto-oriented development patterns to more walkable and urban places, and encourage a compatible mix of uses. Organized from lowest (T3N) to highest (T6UC) intensity and named to describe the general form and function, the transect

zoning districts are place-based standards for key nodes corridors. The regulations include standards for residential density, floor area ratio, building and parking placement, and building height. Also included are the specific building types that are allowed in each district.

2. **Section 20.135.030: Building Types.** This section describes the range of building types allowed throughout the transect zoning districts. The types are distinguished by building site size, building scale as determined by overall building dimensions, and key elements such as orientation, access and circulation. Also included are the specific frontage types that are allowed for each building type.
3. **Section 20.135.040: Frontage Types.** A frontage is the interface between the building and the right-of-way, or pedestrian realm. This section describes the range of frontage types allowed throughout the transect zoning districts. The types are distinguished by basic form and dimension to ensure that each frontage fosters an engaging pedestrian environment.
4. **Section 20.135.050: Public Open Space Types.** Based on size, publicly accessible open spaces may be required of some developments. This section ensures that the required public open spaces within the transect zoning districts are context-sensitive and integrated into the development in a way that promotes walkability and an engaging urban form.
5. **Section 20.135.060: Uses.** This section lists the uses allowed, permitted with a Minor Use Permit, and permitted with a Conditional Use Permit in each transect zoning district. Also included are references to the sections in Chapter 20.350 ("Standards and Requirements for Specific Uses and Activities") that provide standards specific to uses.



Together, the sets of form-based regulations in Chapter 20.135 support a walkable urban form with range of engaging streetscapes and public spaces for residents, employees, and visitors.

Section 20.135.020: Transect Zoning Districts

Subsections:

20.135.020.A: Purpose and Intent

20.135.020.B: Applicability

20.135.020.C: General Standards

20.135.020.D: T3 Neighborhood District (T3N)

20.135.020.E: T3 Corridor District (T3C)

20.135.020.F: T4 Corridor District (T4C)

20.135.020.G: T4 Maker District (T4M)

20.135.020.H: T5 Corridor District (T5C)

20.135.020.I: T6 Urban Core District (T6UC)

20.135.020.A: Purpose and Intent

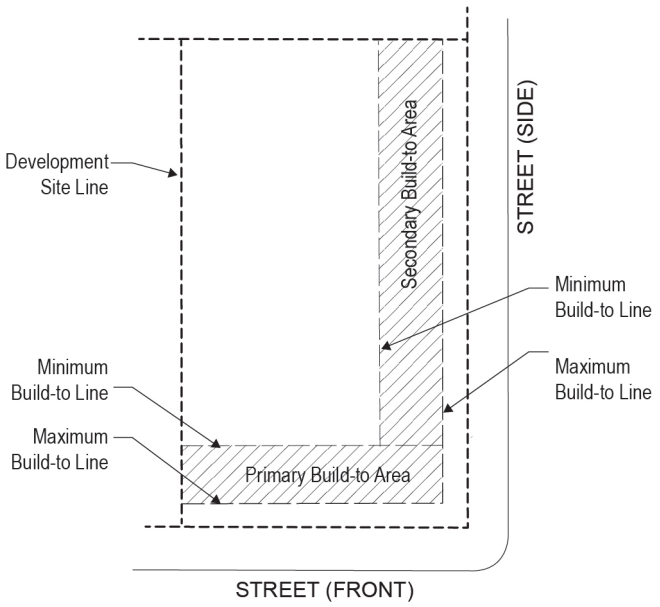
The purpose of the Form-Based Code standards is to implement the General Plan, specifically the General Plan's vision for higher intensity, walkable, mixed-use districts, corridors, and neighborhoods. The specific purpose and intent of each transect zoning district is established in the standards for each zone, i.e. subsections 20.135.010.D through 20.135.010.I in this section.

20.135.020.B: Applicability

1. This subsection applies to all proposed development within the transect zoning districts as identified on the Zoning Map.
2. Where this section is silent or does not provide an explicit provision, the chapters of this Zoning Ordinance shall apply.
3. Projects required to adhere to the standards within this Section 20.135.020 ("Transect Zoning Districts") shall be reviewed and approved consistent with Division VI ("Administration and Procedures").

20.135.020.C: General Standards

1. Buildings in the transect zoning districts, as established in sections 20.135.020.D through I, must be placed within a primary and secondary "build-to area," illustrated below. Building placement standards maintain continuous street frontages within the transect zoning districts.



2. Residential density (du/ac) shall in no case be less than the existing residential density on a development site.
3. Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").
4. The standards of Division V ("Regulations Applying to Some or All Districts") apply to all development within the transect zoning districts.

20.135.020.D: T3 Neighborhood Zoning District (T3N)

1. Description

The T3N zoning district is a low-intensity neighborhood mixed-use district. Residential in character, it supports neighborhood-serving commercial uses in a walkable context. The district is generally located in areas central to residential neighborhood areas, including busy neighborhood intersections and local roadways. Buildings reflect the scale of surrounding low-density neighborhoods and frontages are consistent with those of the surrounding neighborhood.

2. Density and Floor Area Ratio

Residential Density (du/ac)	20 min, 60 max.
FAR	1.5 min.; 2.25 max.

3. Building Placement

Build-to Area		
Front	10 ft max.; 25 ft min.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area.	B
Street side	10 ft min.; 25 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 40% of the width of the build-to area.	D
Primary Building Setbacks		
Interior side	5 ft min.	E
Rear	10 ft min.; 15 ft min. abutting an R district	F
Lot Coverage	60% max.	

4. Building Height

35 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	20 ft min.	G
Street Side	5 ft min.	H
Interior Side	5 ft min.	I
Rear	5 ft min.	J
Curb Cut Access	12 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Duplex	See Sec. 20.135.030.D
Triplex/Fourplex	See Sec. 20.135.030.E
Flex Low-Rise	See Sec. 20.135.030.I

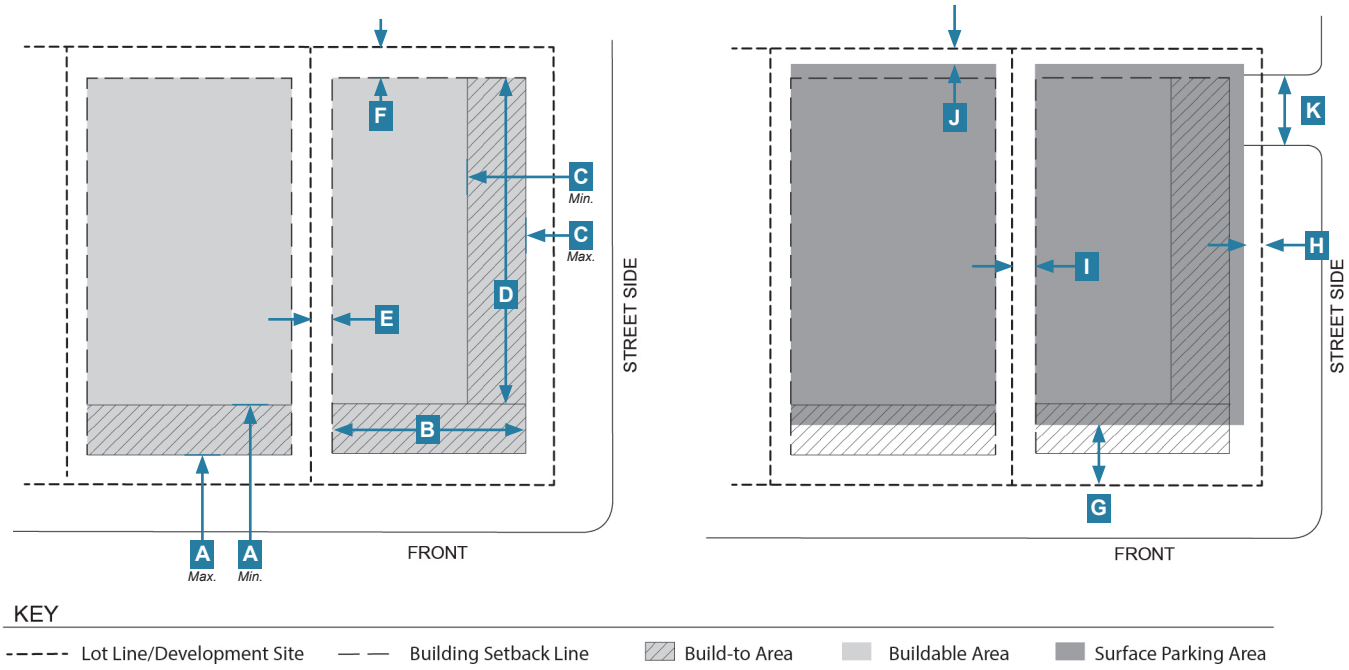
7. Additional Standards

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").



20.135.020.E: T3 Corridor Zoning District (T3C)

1. Description

The T3C zoning district is a low- and medium-intensity mixed-use district that supports community-serving uses adjacent to established residential neighborhoods. Located on corridors and nodes near existing residential areas, the district supports active, walkable streets and a range of neighborhood and community services. Buildings face the street and provide a transition in scale to surrounding lower-density areas. Diverse frontages engage private development with the public realm.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	20 min, 60 max.
FAR	1.5 min.; 2.25 max.

3. Building Placement

Build-to Area		
Front	10 ft min along Spruce Avenue, 0 ft min. along all other frontages; 15 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area.	B
Street side	0 ft min.; 15 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 40% of the width of the build-to area.	D
Primary Building Setbacks		
Interior side	0 ft min.	E
Rear	0 ft min.	F
Lot Coverage	65% max.	

4. Building Height

50 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min. or 50% of lot depth, whichever is less	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Triplex/Fourplex	See Sec. 20.135.030.E
Rowhouse	See Sec. 20.135.030.F
Flex Low-Rise	See Sec. 20.135.030.I

7. Additional Standards

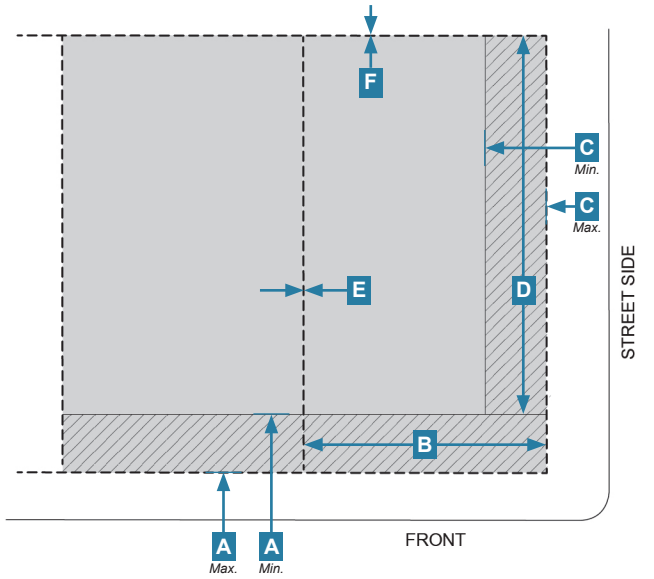
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.060 ("Public Open Space Types").

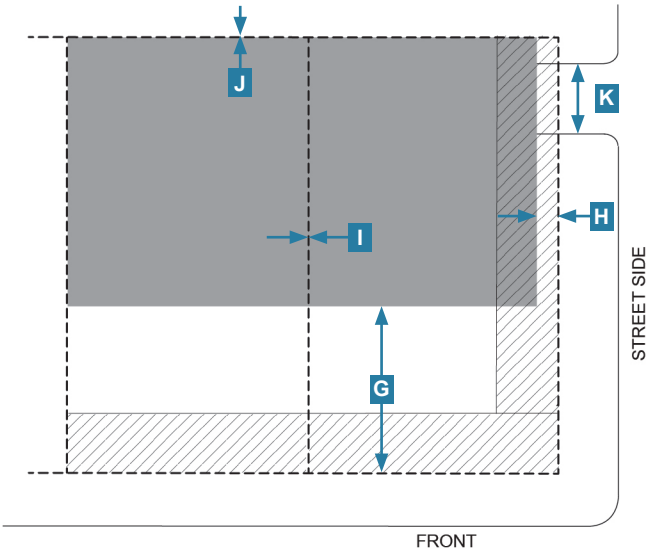
For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").





KEY

Lot Line/Development Site — Building Setback Line — Build-to Area — Buildable Area — Surface Parking Area

20.135.020.F: T4 Corridor Zoning District (T4C)

1. Intent

The T4C zoning district establishes a mixed-use urban corridor along key rights-of-way west of highway 101 and outside of the Downtown. The district supports medium- to high-intensity mixed-use development along active, busy streets, with buildings that transition in scale to surrounding residential neighborhoods. Diverse frontages provide a relationship between private development and the public realm and a consistent frontage along the key rights-of-way.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	80 min,, 120 max.
FAR	0.5 min.; 3.5 max. 0.5 max. for non-residential uses

3. Building Placement

Build-to Area		
Front	0 ft min., 10 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 70% of the width of the build-to area.	B
Street side	0 ft min., 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 30% of the width of the build-to area.	D
Primary Building Setbacks		
Interior side	0 ft min.	E
Rear	0 ft min.	F
Lot Coverage	70% max.	

4. Building Height

65 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min.	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Triplex/Fourplex	See Sec. 20.135.030.E
Rowhouse	See Sec. 20.135.030.F
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J

7. Additional Standards

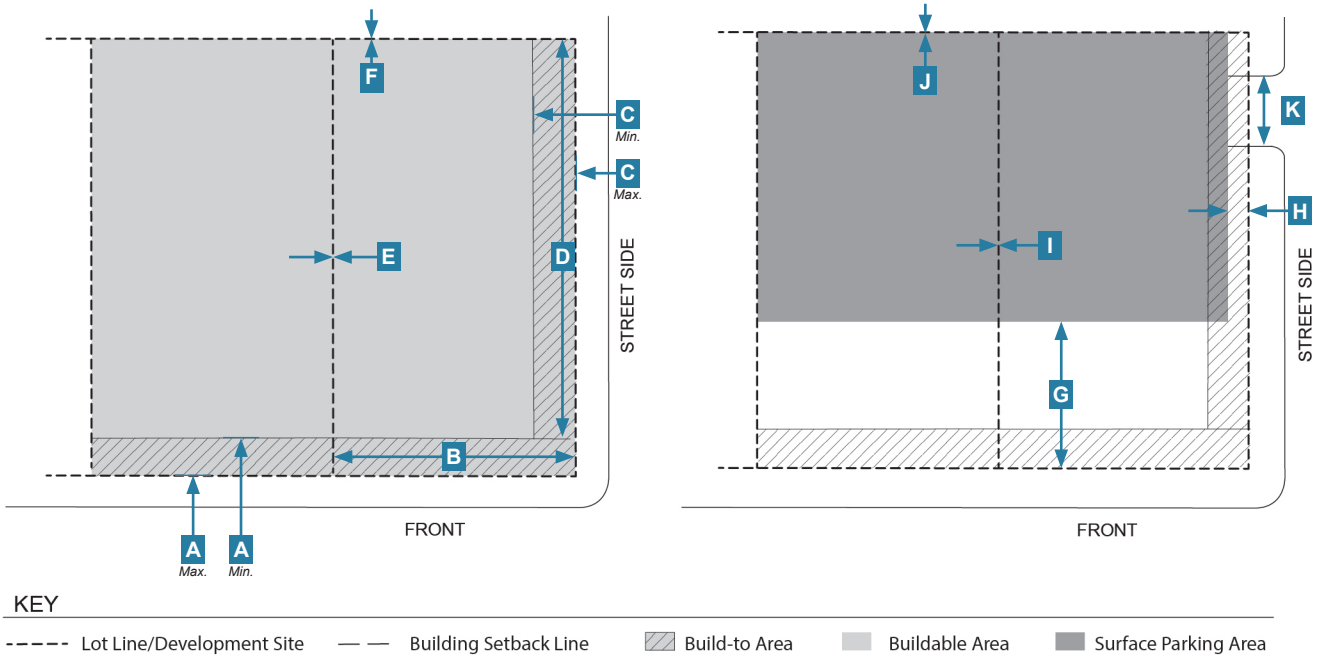
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").



20.135.020.G: T4 Maker Zoning District (T4M)

1. Intent

The T4M zoning district bridges the City's high-density residential areas near Downtown with its older industrial areas. The district supports medium- to high-intensity mixed-use development that reflects the area's historic mixed-industrial character. New development provides space for a mix of residential, maker spaces, and light industrial uses with flexible parking and access and a consistent relationship between private development and the public realm.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	80 min., 120 max.
FAR	0.4 min.; 3.0 max.

3. Building Placement

Build-to Area		
Front	0 ft min.; 40 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 70% of the width of the build-to area.	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 30% of the width of the build-to area.	D
Primary Building Setbacks		
Interior side	0 ft min.	E
Rear	0 ft min.	F
Lot Coverage	75% max.	

4. Building Height

65 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	5 ft min	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage	K

6. Allowed Building Types

Live/work	See Sec. 20.135.030.G
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J

7. Additional Standards

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

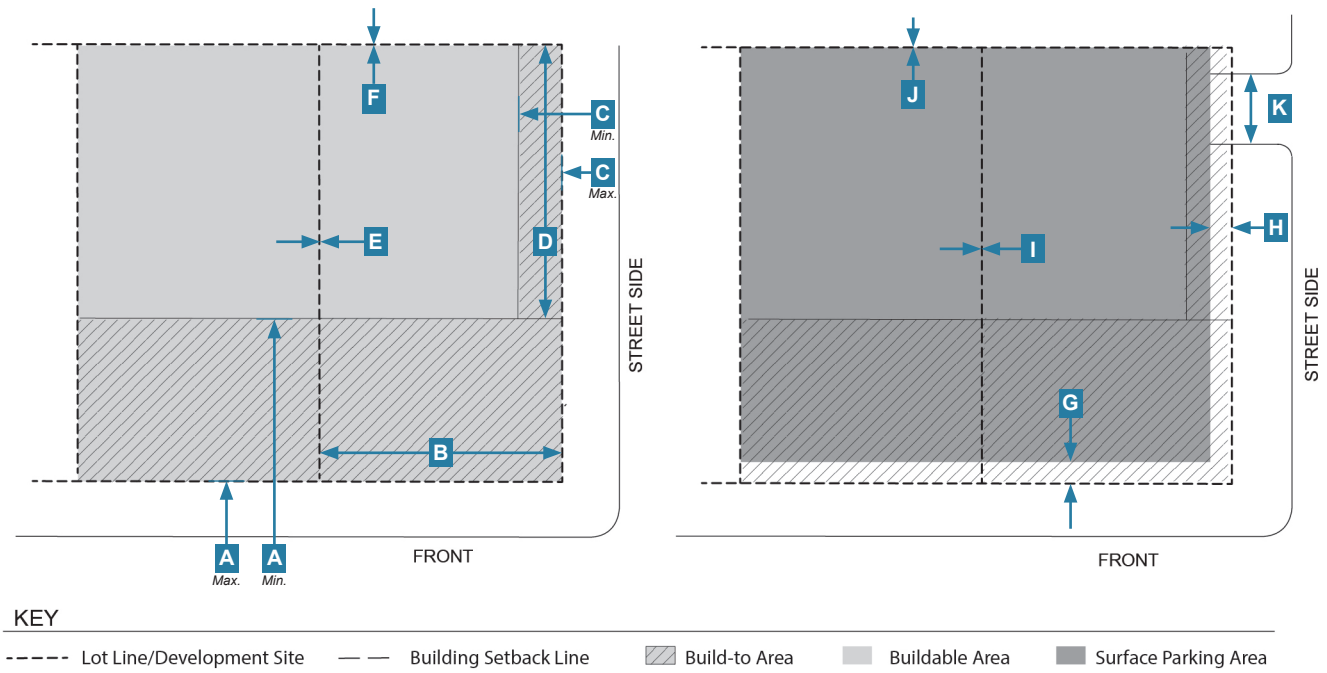
For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multi-unit buildings or structural alterations or additions to commercial or multi-unit buildings involving more than 25% of the gross floor area shall provide public improvements between the building and the curb in accordance with the standards of the Public Works Department.



20.135.020.H T5 Corridor Zoning District (T5C)

1. Intent

The T5C zoning district supports a comfortable and walkable high-intensity urban core. Located west of Highway 101 as well as at major nodes along El Camino Real, the district supports walkable sites and high-intensity forms. As large sites transition into walkable blocks, the district supports vertical mixed-use development with buildings facing the City's corridors as well as internal street networks and publicly-accessible open spaces. Diverse frontages provide space for active ground-floor uses and shape the relationship between private development and the expanded public realm.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	140 max.
FAR	0.5 min.; 5.0 max. Non-residential: 2.0 max. if residential on-site, 0.5 if no residential on-site

3. Building Placement

Build-to Area		
Front	0 ft min.; 10 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 75% of the width of the build-to area.	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 50% of the width of the build-to area.	D
Primary Building Setbacks		
Interior side	0 ft min.	E
Rear	0 ft min.; 10 ft min. adjacent to any non-transect zoning district	F
Lot Coverage	80% max.	

4. Building Height

85 ft max. unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min.	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 for street frontages up to 300 feet, max. 2 for street frontages exceeding 300 feet	K

6. Allowed Building Types

Live/work	See Sec. 20.135.030.G
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J
Flex High-Rise	See Sec. 20.135.030.K

7. Additional Standards

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

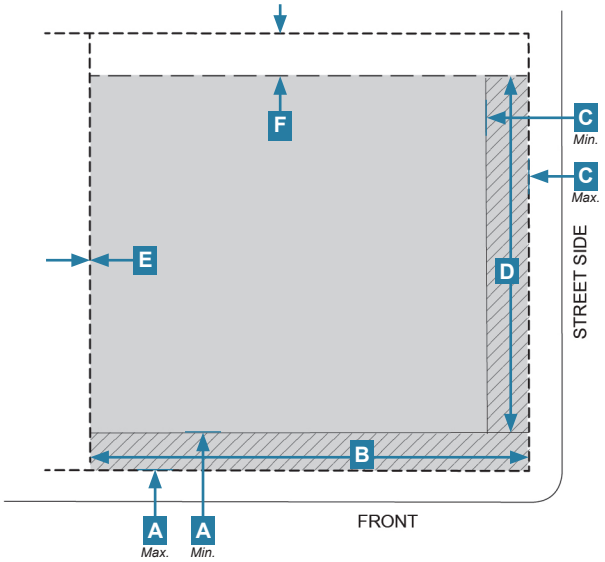
For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

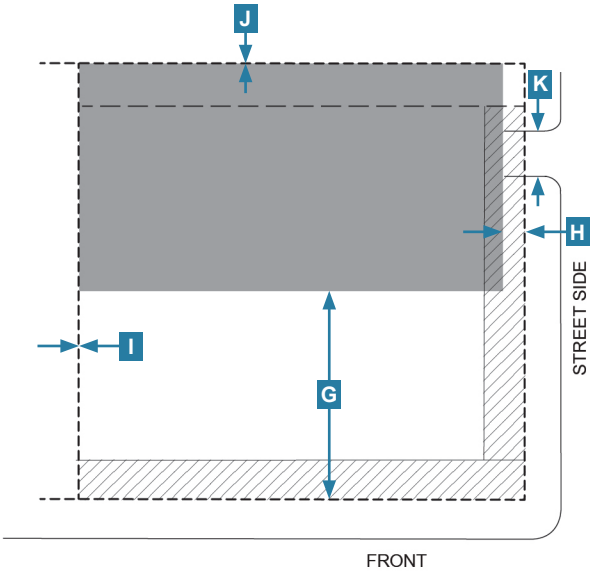
For airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, see Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multi-unit buildings or structural alterations or additions to commercial or multi-unit buildings involving more than 25% of the gross floor area shall provide public improvements between the building and the curb in accordance with the standards of the Public Works Department.





KEY

Lot Line/Development Site — Building Setback Line — Build-to Area — Buildable Area — Surface Parking Area

20.135.020.I: T6 Urban Core Zoning District (T6UC)

1. Intent

The T6UC zoning district is the City's highest-intensity district. The district supports a transit-oriented vertical mix of uses along transit corridors, publicly-accessible open spaces, and new rights-of-way. Small block sizes, elevated open spaces, connections to the Downtown, amenities for pedestrians and cyclists, and active ground-floor uses and frontages establish a high-intensity core for the City.

2. Density and Floor Area Ratio

Residential Density (du/ac.)	200 max.
FAR	2.0 min.; 8.0 max.

3. Building Placement

Build-to Area		
Front	0 ft min.; 10 ft max.	A
Building Placement in Front Build-to Area	Primary building must extend across a min. 85% of the width of the build-to area.	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area.	D
Primary Building Setbacks		
Interior side	0 ft min.	E
Rear	0 ft min.; 10 ft min. adjacent to any non-transect zoning district	F
Lot Coverage	90% max.	

4. Building Height

See Chapter 20.300.002 ("Airport Land Use Compatibility Plan Consistency") for height allowances and airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

5. Parking Setback

Front	40 ft min.	G
Street Side	40 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Width	20 ft max. width; max. 1 for street frontages up to 300 feet, max. 2 for street frontages exceeding 300 feet	K

6. Allowed Building Types

Multiplex	See Sec. 20.135.030.H
Flex Mid-Rise	See Sec. 20.135.030.J
Flex High-Rise	See Sec. 20.135.030.K

7. Additional Standards

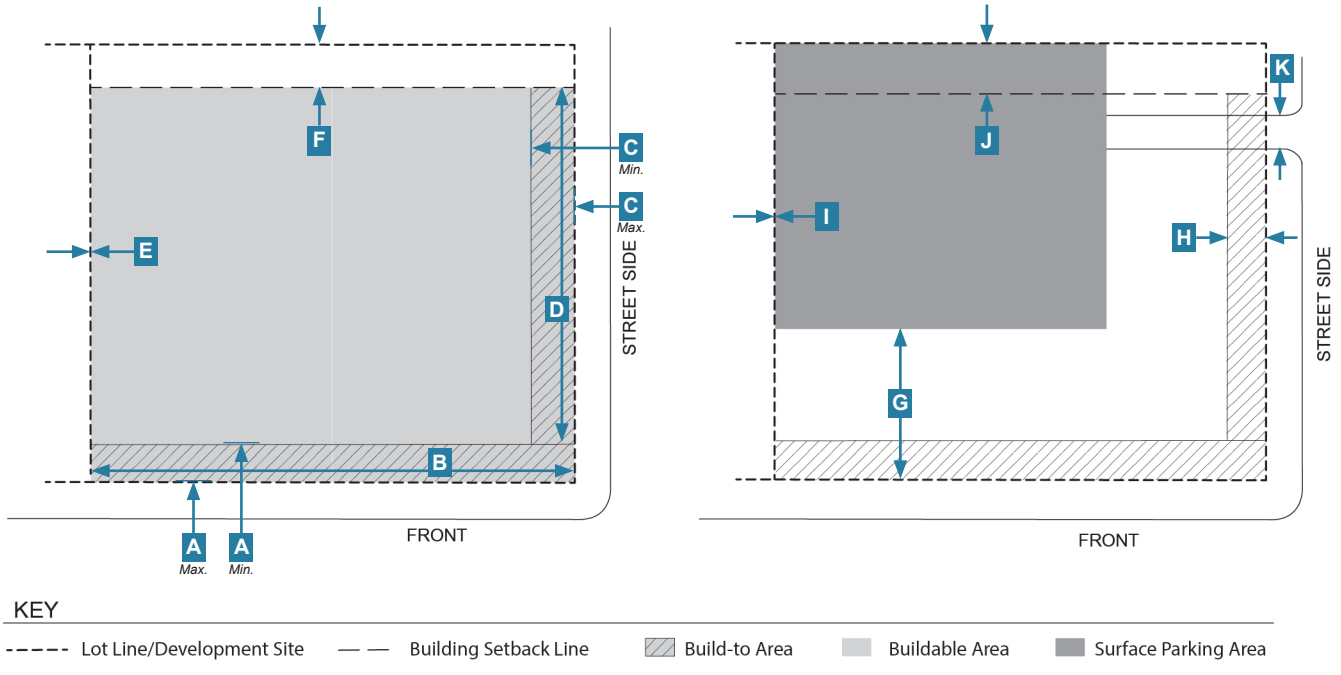
Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multi-unit buildings or structural alterations or additions to commercial or multi-unit buildings involving more than 25% of the gross floor area shall provide public improvements between the building and the curb in accordance with the standards of the Public Works Department.



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Section 20.135.030: Building Types

Subsections:

20.135.030.A: Purpose and Intent

20.135.030.B: Applicability

20.135.030.C: General Standards

20.135.030.D: Duplex

20.135.030.E: Triplex/Fourplex

20.135.030.F: Rowhouse

20.135.030.G: Live/work

20.135.030.H: Multiplex

20.135.030.I: Flex Low-Rise

20.135.030.J: Flex Mid-Rise

20.135.030.K: Flex High-Rise

20.135.030.A: Purpose and Intent

This section establishes development standards for all building types allowable within the form-based, or transect, zoning districts. These standards are intended to support the City's vision for walkable mixed-use areas near transit and along key corridors. The standards support a range of building forms that offer predictability as well as a degree of flexibility. The building types are intended to support a variety of uses, as allowed by the zone. For example, the "multiplex" building type may include residential units, retail/commercial uses, professional offices, creative industrial/maker spaces, or others uses as allowed by the zoning district in which is it located.

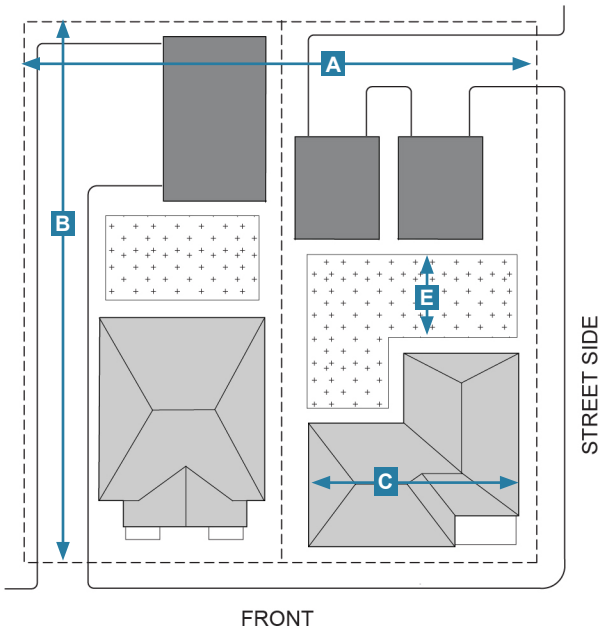
20.135.030.B: Applicability

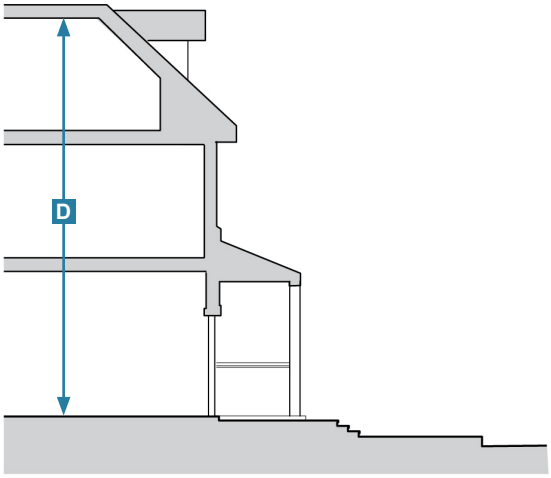
1. The requirements of this section apply to all buildings within the transect zoning districts, and must be considered in combination with the standards for the applicable zone in Section 20.135.020 ("Transect Zoning Districts").
2. The development of civic, public facilities (including public education), transportation, communications, and/or infrastructure facilities is exempt from this chapter.

20.135.030.C: General Standards

1. Development site, lots, and lot lines shall be considered synonymous with properties and property lines as defined and used in this Code.
2. If an applicant proposes multiple principal buildings on a single lot, the proposal must divide the lot into development sites to demonstrate compliance with this chapter, regardless of whether or how the lot is intended to be subdivided.
3. Standards relating to the design of required private and common open space, see Chapter 20.310 ("Site and Building Design Standards").

20.135.030.D: Duplex





Building form is illustrative only.

1. Description

A duplex is a detached building consisting of two side-by-side or stacked units. For side-by-side units, both may be accessible via a single entrance or separate entrances that face the street. This type takes the form of a detached house and is scaled to fit within low and medium intensity walkable neighborhoods.

2. Zones Allowed

T3N	~~T3C~~	~~T4C~~	~~T4M~~	~~T5C~~	~~T6UC~~

3. Development Site Size

Width	50 ft min.	A
Depth	120 ft max.	B

4. Building Size

Width	42 ft max.	C

5. Building Height

Stories	2.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D

6 Pedestrian Access

Primary pedestrian access must be provided along the right-of-way.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Porch	See Sec. 20.135.040.H
Stoop	See Sec. 20.135.040.I

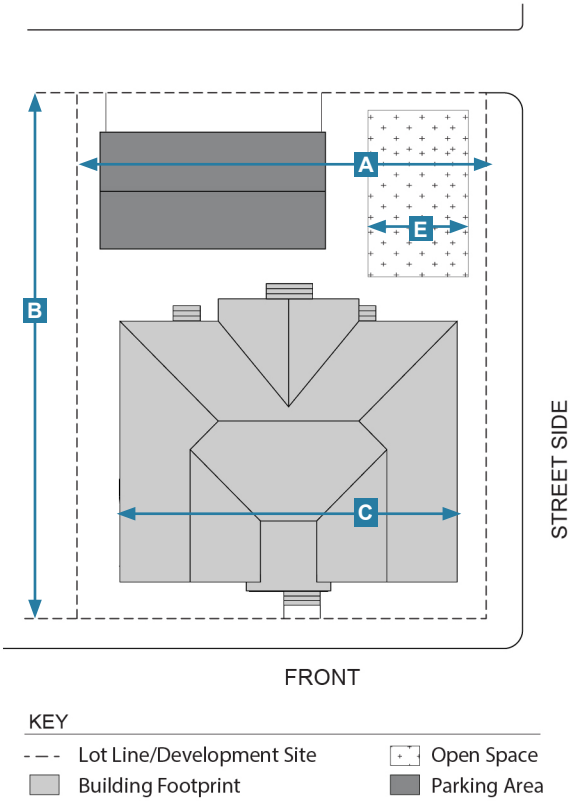
8. Parking Configuration and Access

Required parking spaces may be exposed surface parking, carports,or detached or attached garages. Parking shall be accessed from a rear lane or alley where possible.

9. Private Open Space

Min. dimension	15 ft	E

20.135.030.E: Triplex/Fourplex



Building form is illustrative only.

1. Description

Triplexes and fourplexes are detached structures that consist of three or four side-by-side or stacked dwelling units within a single structure. This type has the appearance of a large single-family home and is scaled to fit within low and medium intensity walkable neighborhoods.

2. Zones Allowed

T3N	T3C	T4C	~~T4M~~	~~T5C~~	~~T6UC~~

3. Development Site Size

Width	70 ft min.	A
Depth	120 ft max.	B

4. Building Size

Width	56 ft max.	C

5. Building Height

Stories	3.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D

6. Pedestrian Access

Primary pedestrian access must be provided from the right-of-way.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Porch	See Sec. 20.135.040.H
Stoop	See Sec. 20.135.040.I

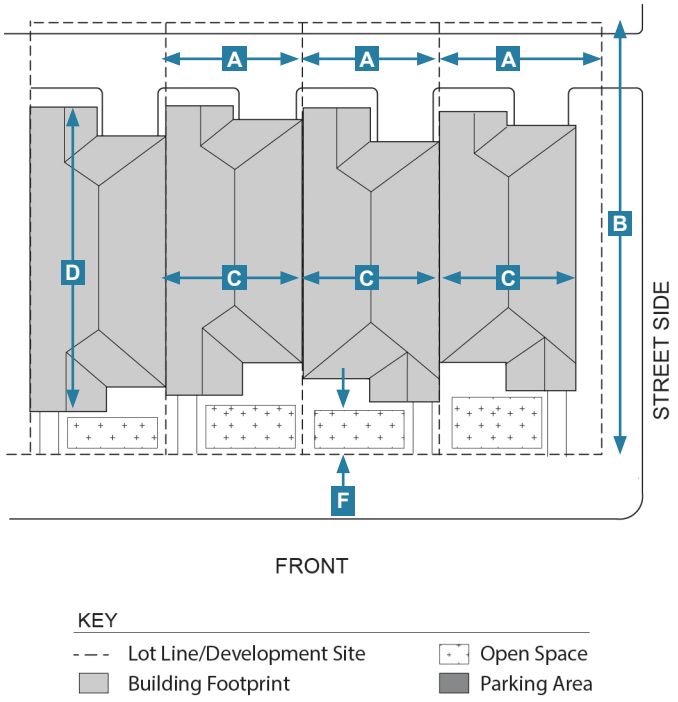
8. Parking Configuration and Access

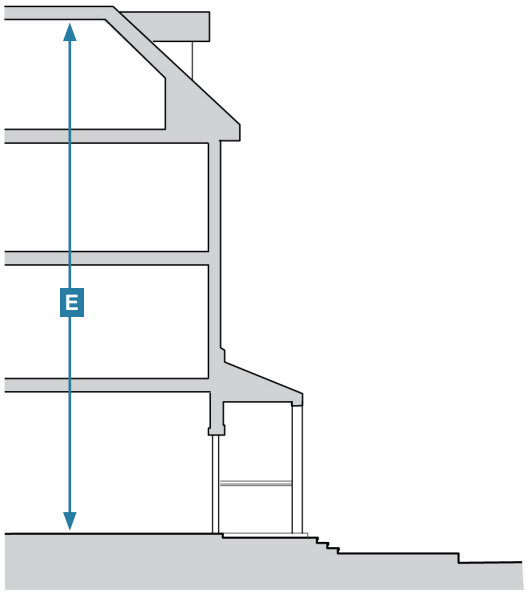
Required parking spaces may be exposed surface parking, carports,or detached or attached garages. Parking shall be accessed from a rear lane or alley where possible.

9. Private Open Space

Min. dimension	15 ft	E

20.135.030.F: Rowhouse





Building form is illustrative only.

1. Description

The rowhouse building type is composed of one or more series of 2 to 10 attached rowhouse buildings. Each rowhouse building has ground-level private open space and an individual entry along the right-of-way or along a shared pedestrian pathway. Typically providing 15 to 30 dwelling units per acre and located on or near a corridor, this building type is configured to promote walkability.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
~~T3N~~	T3C	T4C	~~T4M~~	~~T5C~~	~~T6UC~~

3. Development Site Size

Width	18 ft min.; 35 ft max. per unit	A
Depth	80 ft min., 100 ft max	B

4. Building Size and Massing

Width	18 ft min.; 35 ft max.	C
Depth	60 ft max.	D
Building Separation	10 ft max.	

5. Building Height

Stories	3.5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D

6. Pedestrian Access

Primary pedestrian access must be provided from the right-of-way or along a shared pedestrian-only pathway. Must be located on the opposite side of building from driveways/garages.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Porch	See Sec. 20.135.040.H
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J

8. Parking Configuration and Access

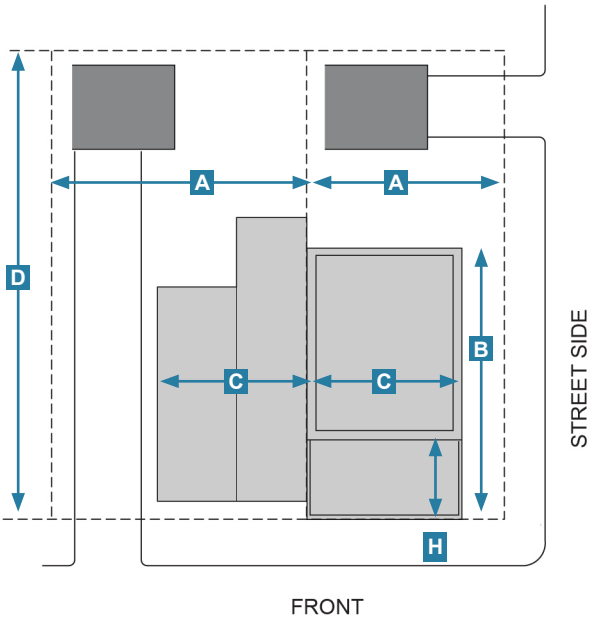
Required parking spaces shall be provided in individually secured, attached garages. Parking shall be accessed from a shared rear drive aisle, lane or alley.

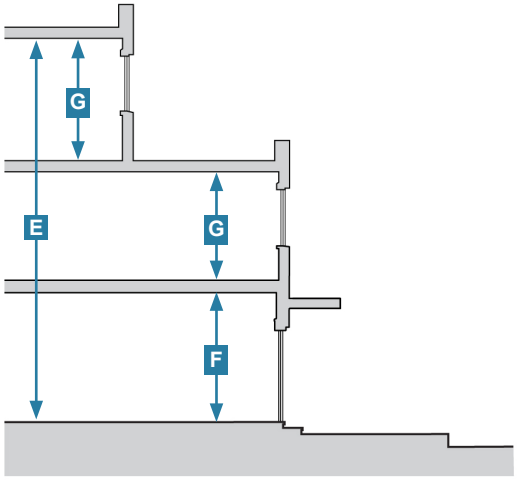
9. Open Space

Private Open Space		
Area	80 sq ft per unit	
Minimum dimension	8 ft when located on ground level; 6 ft when located above ground level	F
Common Open Space		
Area	80 sq.ft per unit	
Minimum dimension	12 ft	
Public Open Space		

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

20.135.030.G: Live/work





Building form is illustrative only.

1. Description

The live/work building type is an attached or detached structure that consists of one dwelling unit above and/or behind a flexible ground floor space that can be used for service, artisan, or other commercial or light industrial uses as allowed by the zone. Both the ground-floor flex space and the unit above are owned by one entity. Live/work is appropriate for incubating neighborhood-serving commercial uses and allowing flexibility for corridor and neighborhood areas to respond to market demands and opportunities.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC
~~T3N~~	~~T3C~~	~~T4C~~	T4M	T5C	~~T6UC~~

3. Development Site Size

Width	18 ft min.	A
Depth	80 ft min.; 100 ft max.	B

4. Building Size and Massing

Width	18 ft min.; 35 ft max.	C
Depth	60 ft max.	D

5. Building Height

Stories	3 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Ground Floor	12 ft min. floor-to-ceiling	F
Upper Floors	9 ft min. floor-to-ceiling	G

6. Pedestrian Access

Primary pedestrian access must be provided from the public right-of-way.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Shopfront	See Sec. 20.135.040.G
Terrace	See Sec. 20.135.040.J

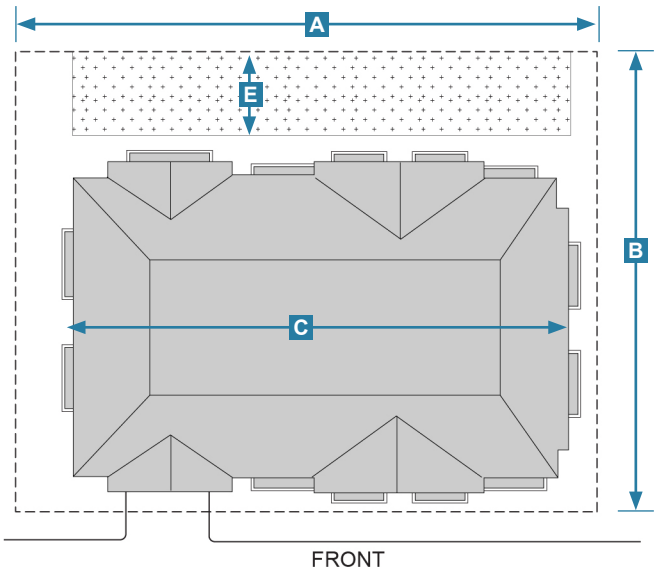
8. Parking Configuration and Access

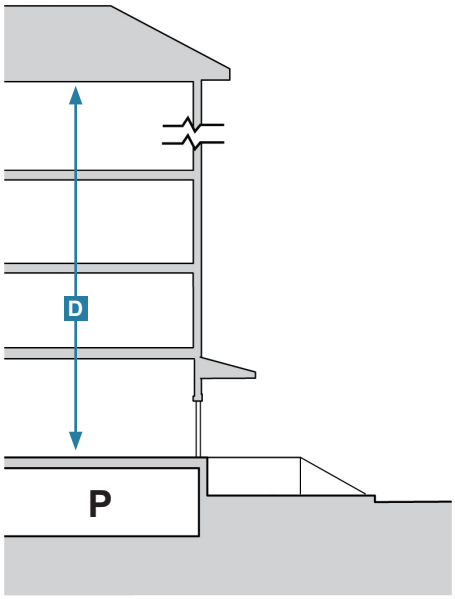
Required parking spaces may be exposed surface parking, carports,or detached or attached garages. Parking shall be accessed from a rear lane or alley where possible.

9. Open Space

Area	100 sq ft per unit. May be common or private; may be attached to individual units, located on a balcony, deck, or rooftop.	
Minimum dimension	8 ft when located on ground level; 6 ft when located above ground level	H

20.135.030.H: Multiplex





Building form is illustrative only.

KEY

- - - Lot Line/Development Site
Building Footprint
Open Space
Parking Area

1. Description

A multiplex is a building that consists of 5 to 24 stacked units with one shared entry. Multiplexes are typically scaled to fit sparingly within medium-density neighborhoods and along corridors. Buildings may be configured around a courtyard, light well, or double-loaded corridor.

2. Zones Allowed

~~T3N~~	~~T3C~~	T4C	~~T4M~~	T5C	T6UC

3. Development Site Size

Width	60 ft min.	A
Depth	150 max.	B

4. Building Size and Massing

Maximum dimension	60 ft.	C

5. Building Height

Stories	5 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	D

6. Pedestrian Access

Primary pedestrian access must be provided along the building frontage.

7. Allowed Frontage Types

Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J

8. Parking Configuration and Accesss

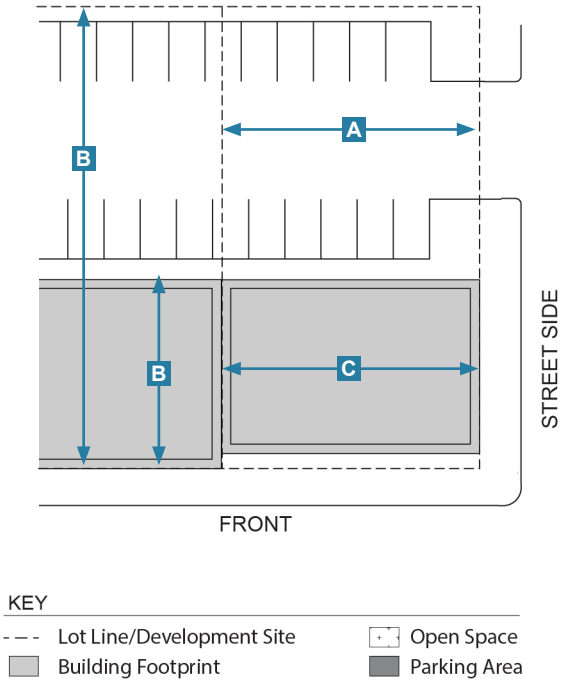
Required parking spaces shall be provided in attached individually secured garages or in a a shared garage that is either underground or in a podium structure. Parking shall be accessed from a rear lane or alley where possible.

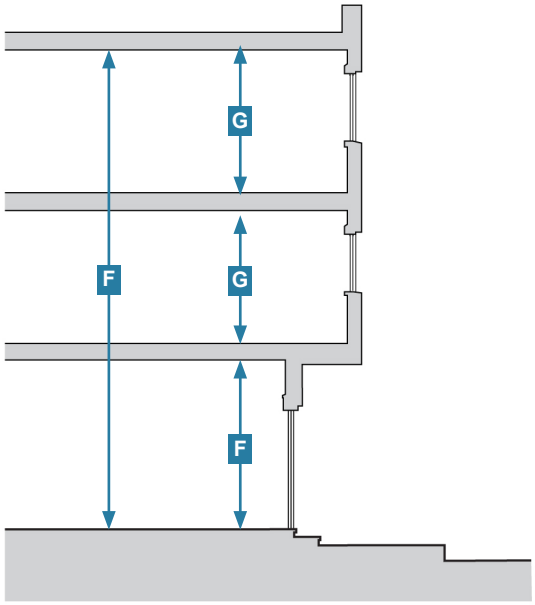
9. Open Space

Private Open Space		
Area	50 sq ft per unit	
Minimum dimension	6 ft	
Common Open Space		
Area	80 sq ft per unit	
Minimum dimension	10 ft	E
Public Open Space		

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

20.135.030.I: Flex Low-Rise





Building form is illustrative only.

1. Description

The flex low-rise building type is designed for occupancy by retail, restaurant, service, and/or office uses on the ground floor, with upper floors that support retail, service, office, and/or residential uses. Ground floor spaces are accessed directly from the street, and upper floor units may be accessed directly from the street through shared or individual entries or through a street-level lobby.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	~~T6UC~~

3. Development Site Size

Width	25 ft min.	A
Depth	80 ft min.	B

4. Building Size and Massing

Width	20 ft min.; 150 ft max.	C
Depth	60 ft max.	D

5. Building Height

Stories	3 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Ground Floor	12 ft min. floor-to-ceiling	F
Upper Floors	9 ft min. floor-to-ceiling	G

6. Pedestrian Access

Ground floor spaces	Primary pedestrian access must be provided along the building frontage.
Upper floor units	Primary pedestrian access may be provided along the building frontage or street side frontage.

7. Allowed Frontage Types

Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Terrace	See Sec. 20.135.040.J

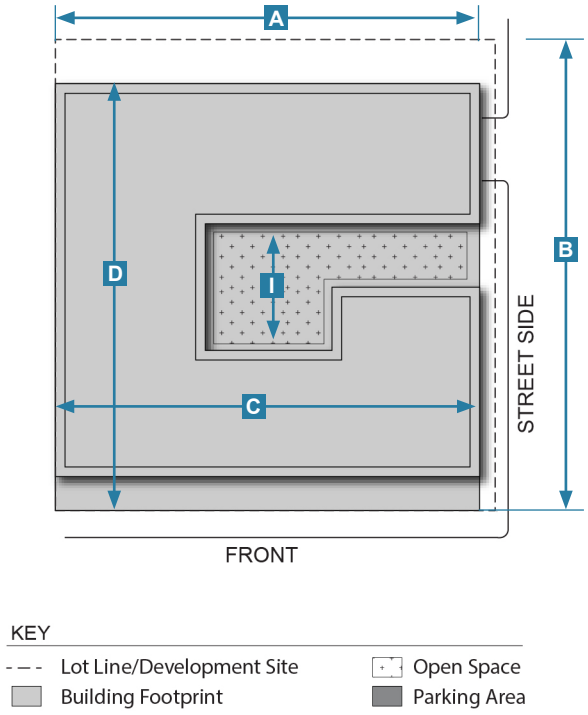
8. Parking Configuration and Access

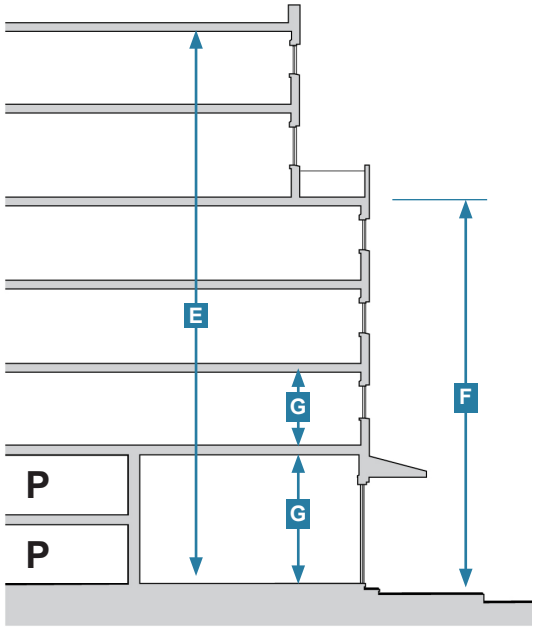
Required parking is typically provided in a shared surface parking area. Parking may also be provided in a shared garage that is either underground or in a podium structure.

9. Private Open Space

Area	50 sq ft per residential unit.
Minimum dimension	6 ft

20.135.030.J: Flex Mid-Rise





Building form is illustrative only.

1. Description

A flex mid-rise building is designed for retail, restaurant, service, and/or office uses on the ground floor, with upper floors that support retail, office, service, and/or residential uses. The development typically faces one or two rights-of-way.

2. Zones Allowed

~~T3N~~	~~T3C~~	T4C	T4M	T5C	T6UC

3. Development Site Size

Width	50 ft min.	A
Depth	100 ft min.	B

4. Building Size and Massing

Building base width	350 ft max.; see Section 20.310.004.B for building modulation requirements	C
Building base depth	350 ft max.; see Section 20.310.004.B for building modulation requirements	D

5. Building Height

Stories	8 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Street wall height	2 stories min.	F
Ground floor	14 ft min. floor-to-ceiling	G
Upper floors, excluding aboveground parking levels	9 ft min. floor-to-ceiling	H

6. Pedestrian Access

Ground floor spaces	Primary building frontage.
Upper floor units	Primary building frontage or street side frontage. May be through a shared entry or a street-level lobby.

7. Allowed Frontage Types

Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Terrace	See Sec. 20.135.040.J

8. Parking Configuration and Access

Required parking shall be provided in a shared garage that is either underground or in a podium structure. A shared aboveground garage may be "wrapped" with habitable spaces.

9. Open Space

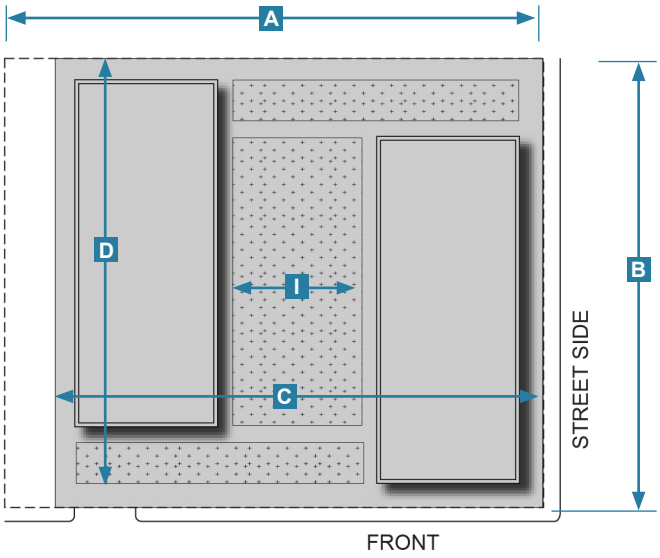
Combined Private/Common Open Space

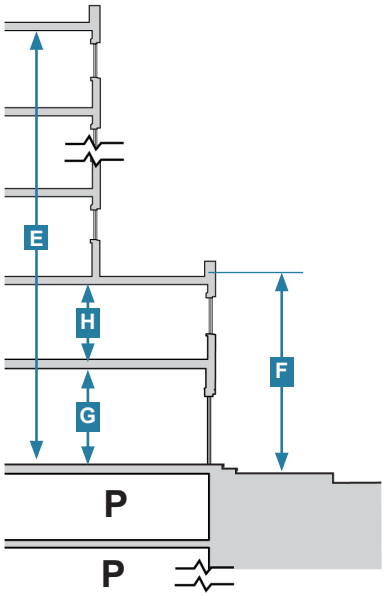
Area	120 sq ft per unit	
Minimum dimension	6 ft for private open space, 15 ft for public open space	I

Public Open Space

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

20.135.030.K: Flex High-Rise





Building form is illustrative only.

1. Description

A flex high-rise building is a large-scale development designed to accommodate a range of uses and configurations with multiple primary building frontages. Retail, restaurant, service, office, and residential uses may be accommodated on all floors. Parking may be underground, at ground level (placed behind other street-facing uses), or elevated.

2. Zones Allowed

~~T3N~~	~~T3C~~	~~T4C~~	~~T4M~~	T5C	T6UC

3. Development Site Size

Width	120 ft min.; 500 ft max.	A
Depth	150 ft min.; 500 ft max.	B

4. Building Size and Massing

Building base width	500 ft max.; see Section 20.310.004.B for building modulation requirements	C
Building base depth	500 ft max.; see Section 20.310.004.B for building modulation requirements	D

5. Building Height

Stories	12 stories max. Allowed building height may be further restricted by zone; see Section 20.135.020 ("Transect Zoning Districts").	E
Street wall height	2 stories min.	F
Ground floor	14 ft min. floor-to-ceiling	G
Upper floors, excluding aboveground parking levels	9 ft min. floor-to-ceiling	H

6. Pedestrian Access

Ground floor spaces	Primary building frontage or publicly accessible open space.
Upper floor units	Primary building frontage or street side frontage. May be through a shared entry, a street-level lobby, or ground-level open space.

7. Allowed Frontage Types

Arcade	See Sec. 20.135.040.D
Dooryard	See Sec. 20.135.040.E
Forecourt	See Sec. 20.135.040.F
Shopfront	See Sec. 20.135.040.G
Stoop	See Sec. 20.135.040.I
Terrace	See Sec. 20.135.040.J

8. Parking Configuration and Access

Required parking shall be provided in a shared garage that is either underground or in a podium structure. A shared aboveground garage must be “wrapped” with habitable spaces.

9. Open Space

Combined Private/Common Open Space

Area	120 sq ft per unit	
Minimum dimension	6 ft for private open space, 15 ft for public open space	I

Public Open Space

Publicly-accessible open spaces may be required based on development size. See Section 20.135.050 ("Public Open Space Types").

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Section 20.135.040: Frontage Types

Subsections:

20.135.040.A: Purpose and Intent

20.135.040.B: Applicability

20.135.040.C: General Standards

20.135.040.D: Arcade

20.135.040.E: Dooryard

20.135.040.F: Forecourt

20.135.040.G: Shopfront

20.135.040.H: Porch

20.135.040.I: Stoop

20.135.040.J: Terrace

20.135.040.A: Purpose and Intent

The purpose of this section is to establish standards for all building frontages types allowable within the form-based, or transect, zoning districts. Frontages are the components of the building that provide the transition and interface between the public realm (i.e. street and sidewalk) and the private realm (i.e. yard or building). Frontages are to be located within the build-to areas indicated in Section 20.135.020 ("Transect Zoning Districts"). The standards set forth in this section supplement the standards for each zoning district in which the frontage types are allowed.

20.135.040.B: Applicability

1. The requirements of this section apply to all new development within the transect zoning districts.
2. Each building must have at least one frontage type for each street frontage. A building may have multiple frontage types. For example, a dooryard frontage may have a stoop or engaged porch frontage type as well.
3. Frontages for public facilities, including schools, transportation, communications, and/or infrastructure facilities is exempt from this Chapter.
4. Frontage types that are not listed in the standards for the applicable transect zoning district are not allowed in that zone.

20.135.040.C: General Standards

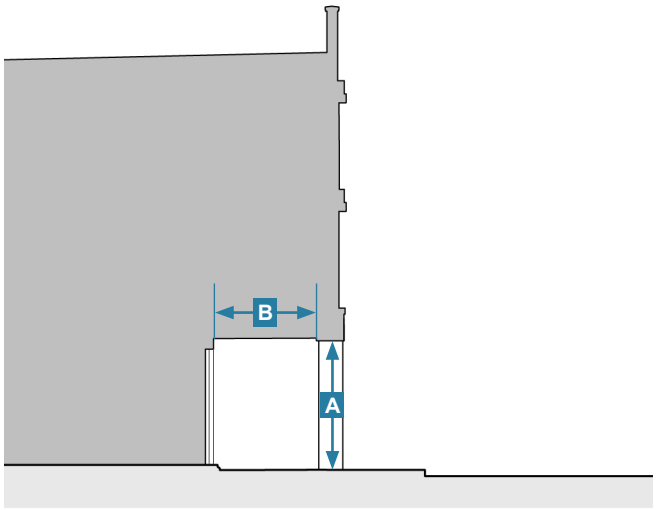
1. Section 20.135.030 ("Building Types") indicates frontage types allowed for each building type, and this section (subsections D through K) indicate frontages allowed in each transect zoning district. Only frontages allowed by both Section 20.135.020 ("Transect Zoning Districts") and 20.135.030 ("Building Types") are allowed.
2. Projects subject to the requirements of this article must provide at least one building entrance and facade type on each primary and secondary building facade selected from the types allowed in the zone.
3. Architectural projections are permitted in accordance with Section 20.300.011 ("Projections into Required Setbacks") except when in conflict with this section, in which case this section supersedes.
4. The area between the building and property line shall be paved so that it functions as a wider public sidewalk. Entry courtyards, plazas, entries, or outdoor eating and display areas are located between the build-to line and building, provided that the buildings are built to the edge of the courtyard, plaza, or dining area. This requirement may be modified or waived by the Planning Commission if:
    a. Substantial landscaping must be located between the build-to line and ground floor residential units to soften visual impact of buildings;
    b. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.
5. Required access to electrical, fire, refuse pick-up, and other utility spaces shall be allowed along public frontages.
6. ADA-compliant ramps are allowed subject to approval by the Principal Planner.

20.135.040.D: Arcade

1. Description
An arcade frontage provides a continuous covered walkway in place of or next to a sidewalk. The main façade of the building is placed at or near the right-of-way with the walkway at the ground level and habitable space above, often encroaching over the public right-of-way. The arcade facilitates pedestrian circulation along building frontages and is intended for buildings with active ground floor uses.

2. Standards		
Height, clear	12 ft. min.; 16 ft. max.	A
Depth, facade to interior of column face	10 ft. min.	B
Setback from curb (encroachment permit may be required)	2 ft. min; 6 ft. max.	C
Column height	4 times column width min.; 6 times column width max.	
Finish floor level above arcade floor	Max. 6 in.	
May be used in conjunction with another allowed frontage type (e.g., shopfront).		
Must have consistent depth along the frontage.		

Example of arcade frontage.



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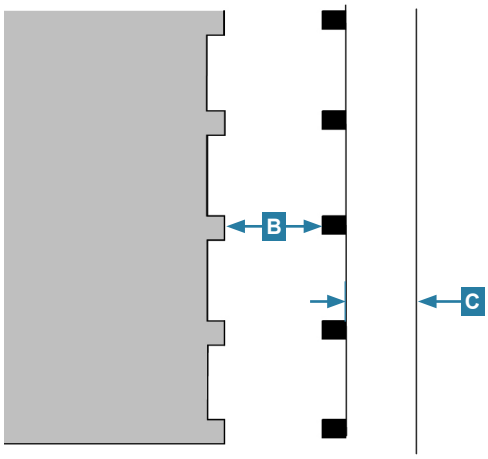


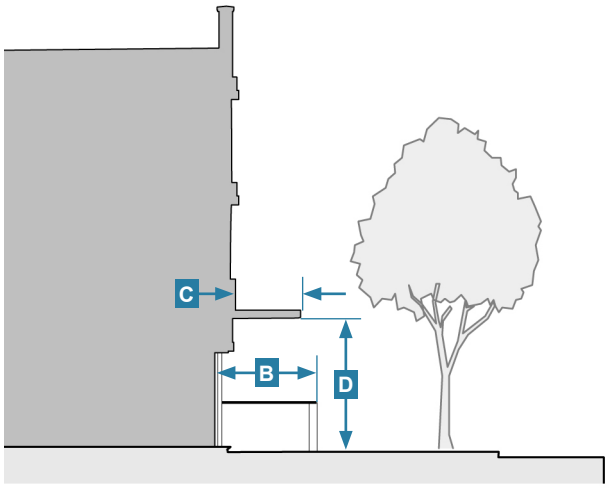
Plan

20.135.040.E: Dooryard

1. Description
A dooryard provides a limited amount of private open space at the primary building entry. The dooryard area is defined by a low wall, planter, or fence that provides a buffer between the right-of-way and the building while preserving a sense of openness to the building entrance. The dooryard may be raised, sunken, or at grade.

2. Standards		
Dooryard grading	3% max.	
Dooryard width	6 ft. min.	A
Dooryard depth	4 ft. min.; 10 ft. max.	B
Finish floor level above/ below sidewalk	3 ft. max.	
Projection depth	6 ft. max.	C
Height, clear	8 ft. min.	D
Wall/planter/fence height	3 ft. max.	

Example of dooryard frontage.



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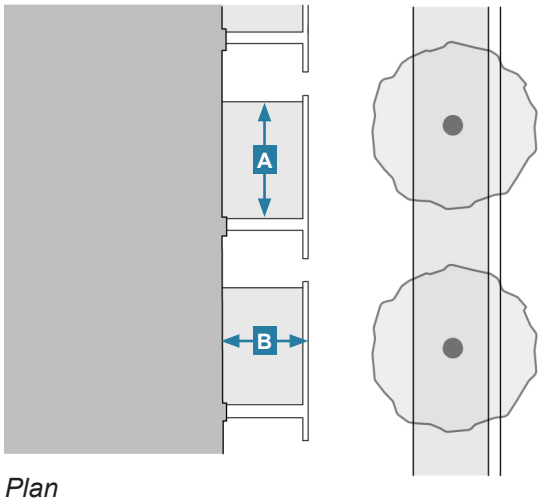


Plan

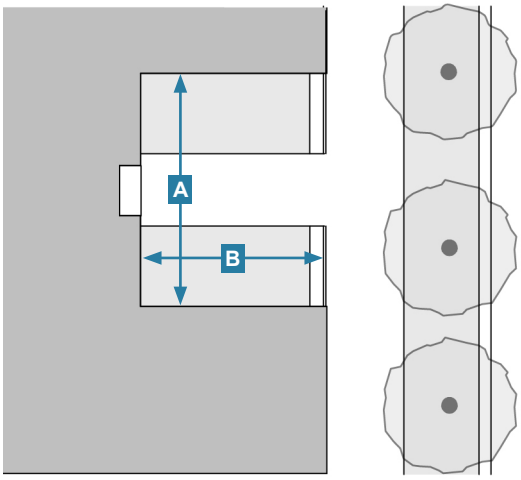
20.135.040.F: Forecourt

1. Description
The main façade of the building is placed at or near the right-of-way and a portion (usually the central portion) is set back, creating a courtyard-like space. The space is typically used as an entry court, shared garden area, or additional shopping or restaurant seating area.

2. Standards		
Width	12 ft. min.	A
Depth	12 ft. min.	B
Ratio, Width-to-Height	2:1 max.	
Finish floor level above/ below sidewalk	3 ft. max.	
May be used in conjunction with another permitted frontage type (e.g., shopfront).		

Example of forecourt frontage.

Section



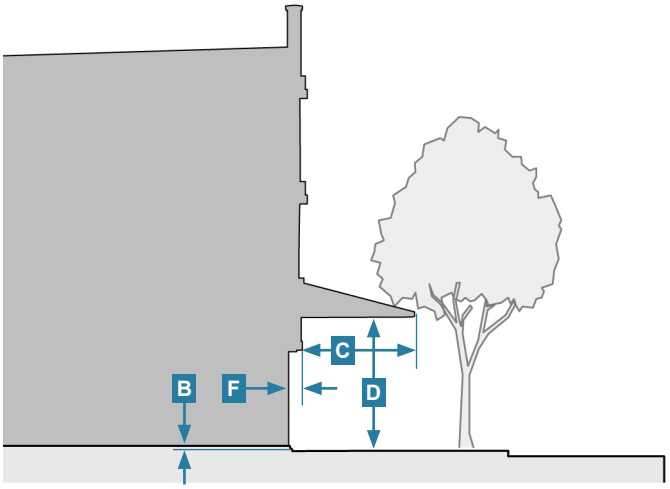
Plan

20.135.040.G: Shopfront

1. Description
The main façade of the building is placed at or near the right-of-way with an at-grade entrance along the sidewalk. The shopfront is generally intended for retail, service, or maker space uses. Shopfront frontages may also incorporate projections or recesses.

2. Standards		
Width of shopfront bay	10 ft. min.; 25 ft. max.	A
Finish floor level above sidewalk	18 in. max.	B
Projection Width	6 ft. min.	
Projection depth	4 ft. min.	C
Height, clear	8 ft. min.	D
Projection setback from curb	2 ft. min.	E
Recess depth	12 in. max	F
Recess bay width, where recess is provided	6 ft. min,; 25 ft. max.	
May be used in conjunction with another allowed frontage type (e.g., terrace).		
All primary entry doors must face the street.		
Entry doors are encouraged to be covered or recessed to provide shelter from the elements.		

Examples of shopfront frontage.



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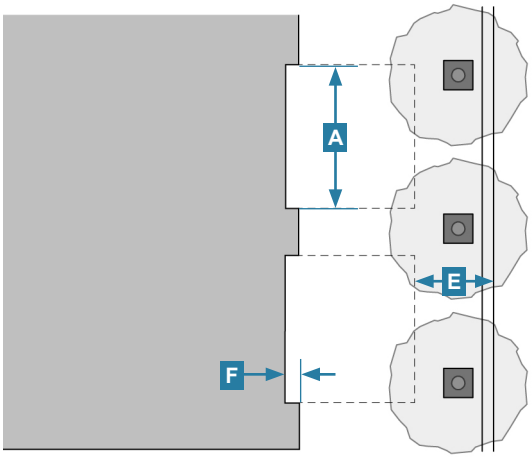
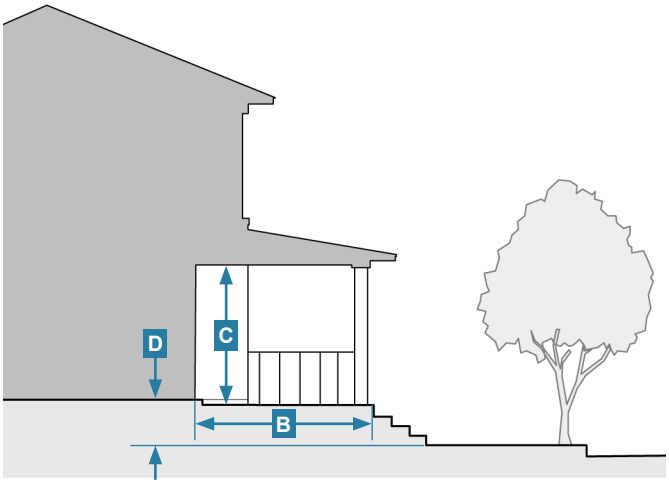


Plan

20.135.040.H: Porch

1. Description
A porch provides an outdoor living area. It can be either engaged with or projecting from the building facade. The front setback area in front of the porch is typically defined by a fence or hedge to maintain the edge of the property.

2. Standards		
Width, clear	12 ft. min.	A
Depth, clear, not including stairs	8 ft. min.	B
Height, clear	8 ft. min.; 12 ft. max.	C
Finish level above sidewalk	18 in. min.	D
Clear distance to development site line	2 ft. min.	
May be used in conjunction with another allowed frontage type (e.g. terrace).		
Engaged porches must be open on two sides and have a roof.		



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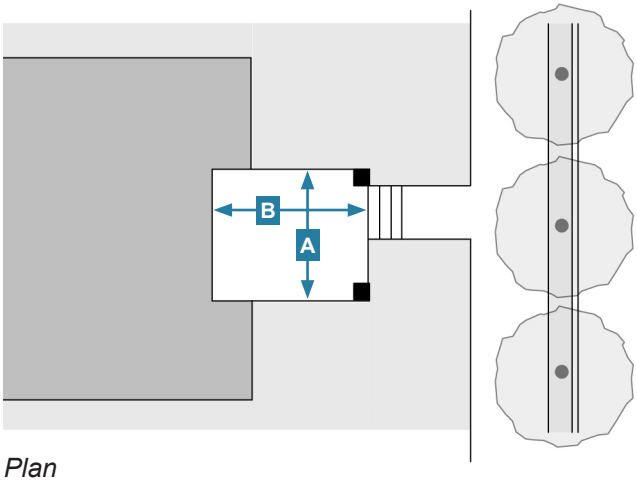


Plan

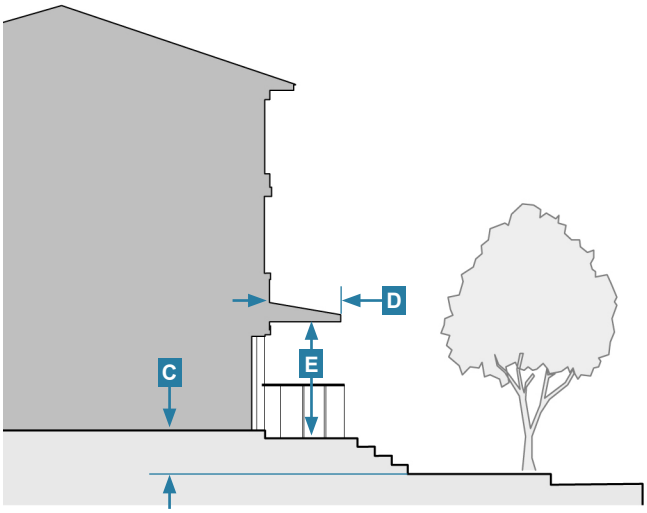
Examples of porch frontage.

20.135.040.I: Stoop

1. Description
The main façade of the building is near the frontage line and the elevated stoop engages the sidewalk. The stoop must be elevated above the sidewalk to ensure privacy within the building. The entrance is usually an exterior stair and landing.

2. Standards		
Width	4 ft. min.; 8 ft. max.	A
Depth	4 ft. min.; 8 ft. max.	B
Depth, entry recession	6 in. min., 6 ft. max.	
Finish floor level above sidewalk	18 in min.	C
Projection depth	5 ft. max.	D
Height, clear	8 ft. min.	E
Stairs may be perpendicular or parallel to the building facade.		
The entry doors are encouraged to be covered or recessed to provide shelter from the elements.		
Gates are not allowed.		
All doors must face the street.		

Example of stoop frontage.



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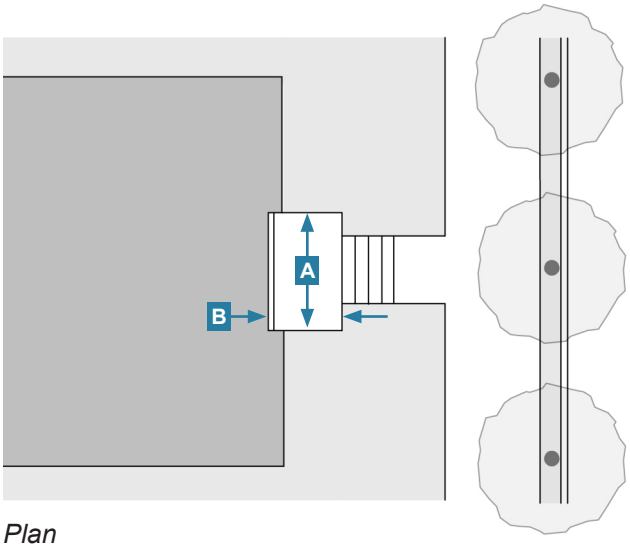


Plan

20.135.040.J: Terrace

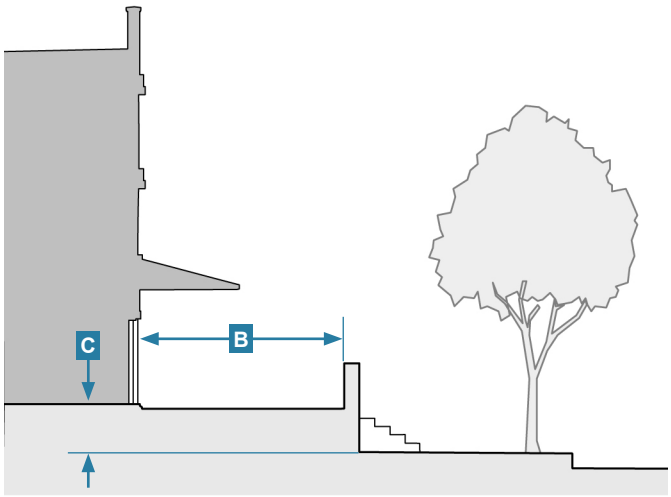
1. Description

The main façade of the building has an elevated terrace that projects outward and engages the sidewalk with frequent stairs or ramps. The terrace allows at-grade access to all ground floor uses due to natural grade constraints or by artificially elevating the terrace floor. Building activities are slightly separated from the adjacent sidewalk by the terrace finish level, and the depth of the terrace provides space for outdoor seating, private yards, or any other appropriate uses.

2. Standards

Width	120 ft. max.	A
Depth	8 ft. min.	B
Finish floor level above sidewalk	18 in. min.; 5 ft. max.	C
Distance between stairs	25 ft. max.	D
May be used in conjunction with another permitted frontage type (e.g., Shopfront).		
Reasonable accommodation must be provided as appropriate.		

Example of terrace frontage.



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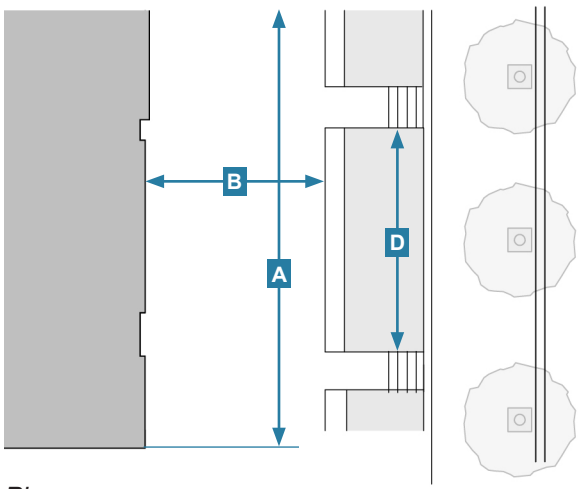


Plan

Section 20.135.050: Public Open Space Types

Subsections:

20.135.050.A: Purpose and Intent

20.135.050.B: Applicability

20.135.050.C: General Standards

20.135.050.C: Town Square

20.135.050.D: Plaza

20.135.050.E: Paseo

20.135.050.F: Pocket Park

20.135.050.G: Greenway

20.135.050.A: Purpose and Intent

The purpose of this chapter is to establish standards for public open spaces within the transect zones. The standards in this chapter ensure that public open spaces reinforce walkable environments, provide ample respite in urban areas, and enhance connectivity. Public open spaces described here are distinct from open areas required by building type as specified in Section 20.135.030 ("Building Types"). The standards established in this section should be considered alongside building form, building types, and frontage types to shape a quality urban environment.

20.135.050.B: Applicability

1. **Required Public Open Spaces.** The is section applies to all new development projects as follows:
    a. Projects less than three acres in site size must provide open spaces as follows:
        (i) All residential projects including 20 or more units must provide a minimum of one open space type.
        (ii) All non-residential or mixed-use projects including two or more structures, or including more than 10,000 gross square feet of building space, must provide a minimum of one open space type.
    b. All projects three acres or more in total site area must provide at least two open space types.
2. **Public Open Space Types.** All public open spaces located in a transect zone is subject to the requirements of this section. Public open space types not addressed in this section are not allowed. The standards for each public open space type are included in this section.
3. **Required Creek Access.** Creek access required in accordance with Section 20.310.002.G.3 ("Creek Access") satisfies the requirements for the greenway described in Section 20.135.050.H.

20.135.050.C: General Standards

All spaces satisfying the requirement for public open space must comply with the following:

1. Space types:
    a. *Natural Spaces.* Public open spaces with natural character must be designed in a natural manner with no formal arrangement of elements.
    b. *Formal Spaces.* Public open spaces with a formal character must be designed with geometric forms, and trees and other elements arranged in regular spacing or patterns.
    c. *Informal Spaces.* Open spaces with an informal character must be designed to have a mix of formal and natural characteristics
2. Unless the land includes sensitive natural resources, a public open space area must be accessible and usable between the hours of 8:00 a.m. and 8:00 p.m.
3. Surfaces must be suitable for intended outdoor activities.
4. Seating areas and plazas must be located in areas with solar exposure and wind protection.
5. Projects subject to the provisions of this section must also comply with Section 20.310.002 ("General Site and Building Design").

20.135.050.D: Town Square

1. Description

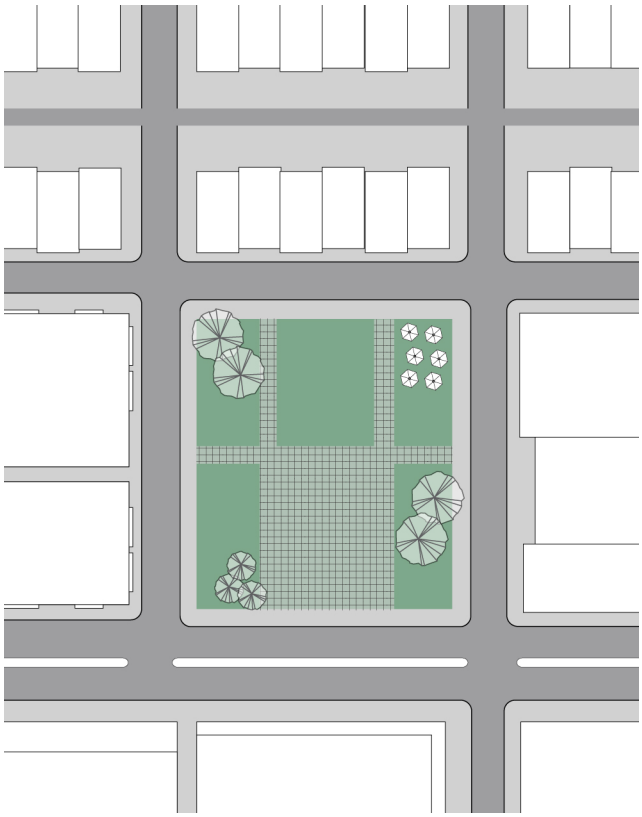
A town square is a formal open space area with landscaping, hardscaping, and other amenities. A town square is located at the intersection of major streets or pedestrian paths. Spatially defined by building frontages, the space is a highly visible and serves as a gathering space, supporting civic and commercial activities such as farmers' markets, concerts, and art fairs.

2. Zones Allowed

~~T3N~~	~~T3C~~	~~T4C~~	~~T4M~~	T5C	T6UC

3. Standards

Area	0.5 acre min., 2 acre max.
Minimum dimension	100 ft in any one direction
Access	Must be directly accessible from rights-of-way or alleys on all sides. Crosswalks required at major intersections.
Landscape and Design	Formal space. Must include shade trees, other landscaping measures such as planted areas, turf area, and ground cover; a central hardscape area for events; and connected hardscape paths for convenient movement through the space. Landscaping and site design must create visually and functionally separate spaces, or "rooms," within the square.
Required Amenities	Must include amenities such as benches, play structures, chairs, tables, and drinking fountains. May include structures such as gazebos, monuments, bandstands, and kiosks.

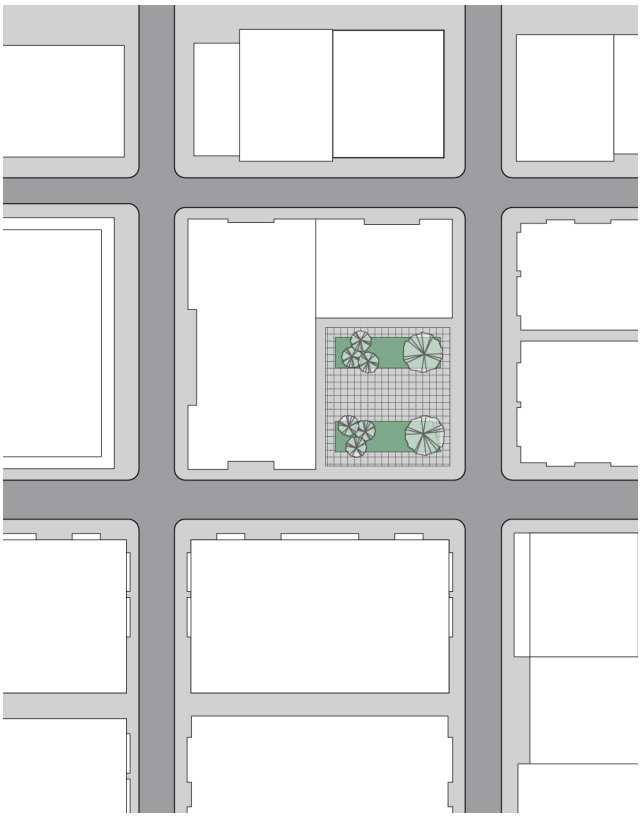


Examples of town squares.

20.135.050.E: Plaza

1. Description

A plaza is a formal space available for civic purposes and commercial activities that supplements streetlife, adds vibrancy to mixed-use areas, and functions as a meeting and gathering space. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscaped materials. Plazas are spatially defined by a combination of frontages and rights-of-way.



2. Zones Allowed

~~T3N~~	T3C	T4C	T4M	T5C	T6UC

3. Standards

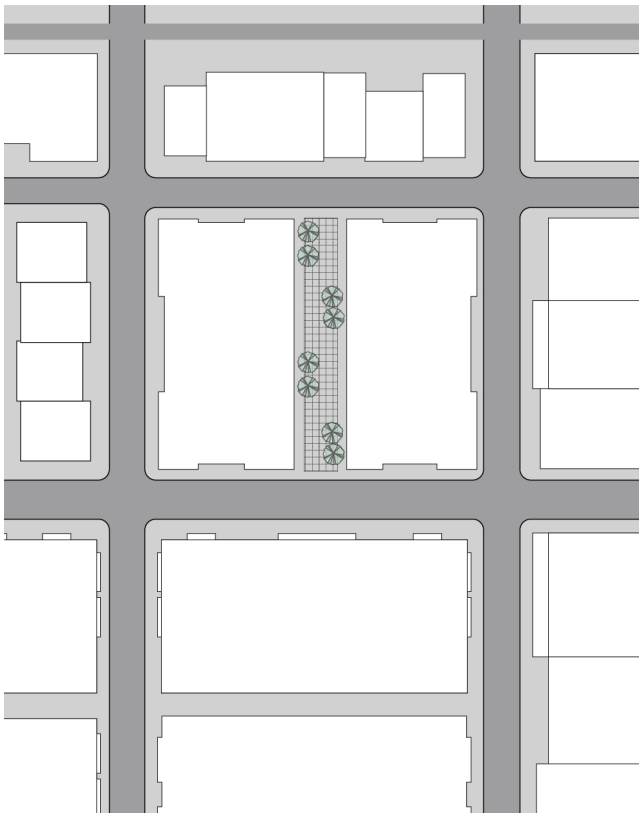
Area	0.25 acre min., 1 acre max.
Minimum dimension	60 ft in any one direction
Access	Must be directly accessible from rights-of-way or alleys on at least one side. Crosswalks required at major intersections.
Frontages	Must have building frontages directly facing at least two sides.
Landscape and Design	Formal space. Plaza surfaces are primarily hardscaped. Must also include shade trees or other landscaping measures such as planted areas or ground cover. Landscaping and site design must create visually distinct spaces within the plaza.
Required Amenities	Must include amenities such as benches, play structures, chairs, tables, and drinking fountains. May include structures such as gazebos, monuments, and kiosks.

Example of plazas.

20.135.050.F: Paseo

1. Description

A paseo is an informal pedestrian way that provides mid-block connections. A paseo should by employed in blocks with large perimeters to enhance pedestrian connectivity within urban areas and serving as connectors between gathering places, streets, and/or parking areas. Active frontages, patios, outdoor dining areas, and residential frontages may face onto paseos as appropriate. Paseos are typically hardscaped and may be linear or L-shaped.



2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC

3. Standards

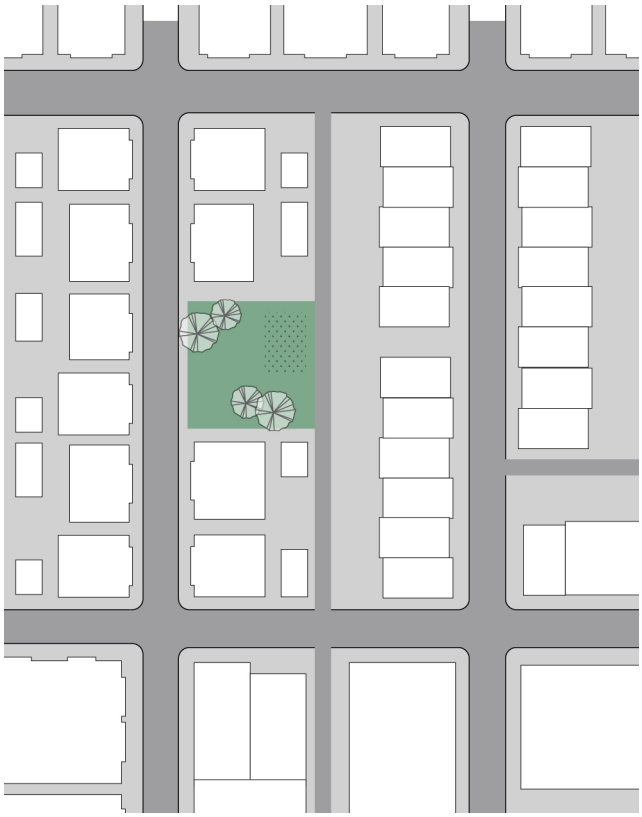
Width	Min 15 ft or half the height of tallest abutting structure, whichever is greater. Max. 50 ft.
Context	Must connect to streets with sidewalks and/or alleys at both ends.
Access	Where paseos are aligned across adjacent blocks, mid-block crosswalks are required. Abutting development may but is not required to front onto the paseo.
Landscape and Design	Informal space. Must include regularly-spaced trees and a continuous paved pathway.
Amenities	May include amenities such as benches, chairs, tables, public art, and drinking fountains.

Examples of paseos.

20.135.050.G: Pocket Park

1. Description

A pocket park is an informal small space tucked into a mid-block space interspersed within neighborhoods or urban areas. Pocket parks are generally intended for quiet, passive recreation and may include small gardens, open shelters, or other passive recreational amenities. Pocket parks are typically accessible from, and visually distinct from, the public right-of-way.



2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC

3. Standards

Area	No min., 0.25 acre max.
Context	Must be defined on one side by a street with sidewalks, a greenway, or a paseo.
Access	Must be directly accessible from all abutting rights-of-way, alleys, or other publicly accessible open spaces.
Landscape and Design	Informal space. Must include landscaping measures such as planted areas, turf area, and ground cover.
Amenities	May include amenities such as benches, chairs, tables, public art, and drinking fountains.

Examples of pocket parks.

20.135.050.H: Greenway

1. Description

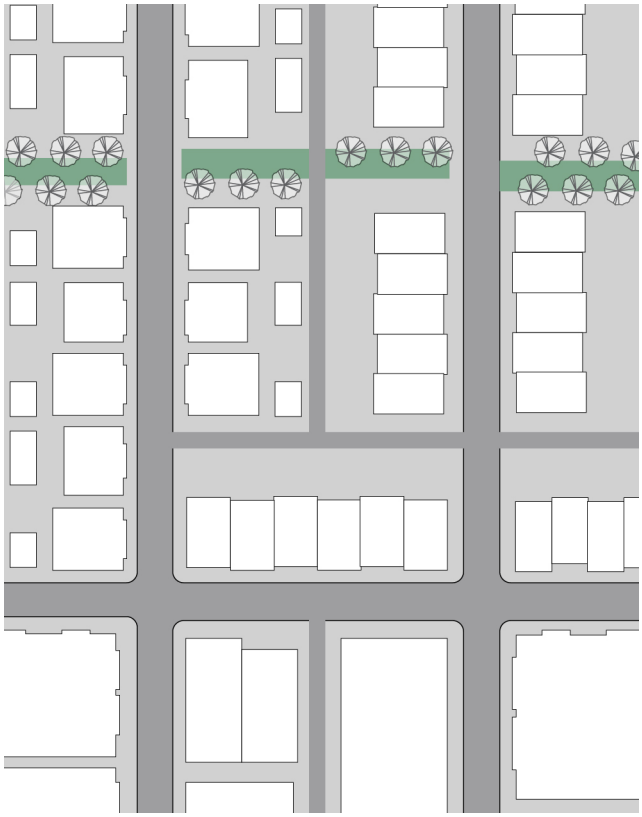
A greenway is a natural pedestrian and bicycle trail way that provides connectivity between creek and shoreline areas, trails, and other public open spaces. Greenways may be paved or unpaved and are intended to thread through neighborhoods and urban areas to enhance pedestrian and bicycle mobility throughout the city. Abutting frontages may face onto greenways as appropriate.

2. Zones Allowed

T3N	T3C	T4C	T4M	T5C	T6UC

3. Standards

Width	15 ft. min., 60 ft. max.
Context	Must terminate at public open spaces or waterways.
Access	Where greenways are aligned across adjacent blocks, mid-block crosswalks are required. Abutting development may but is not required to front onto the greenway.
Landscape and Design	Natural space. Must include regularly-spaced trees and a continuous pathway. The pathway may be paved or unpaved
Amenities	May include amenities such as benches, exercise stations, public art, and drinking fountains.
Alternative	Creek access required in accordance with Section 20.310.002.G.3 ("Creek Access") satisfies the requirements for a greenway.



California Cultural Districts

StreetsBlogSF

Examples of greenways.

20.135.060 Uses

Subsections:

20.135.060.A Purpose and Applicability

20.135.060.B Allowed Uses

20.135.060.A Purpose and Applicability

1. The purpose of this Section is to establish allowed uses and level of review in the form-based, or transect, zoning districts.
2. The standards in Chapter 20.350 ("Standards and Requirements for Specific Uses and Activities") apply to uses allowed in this chapter.
3. Uses are defined in Chapter 20.620 ("Use Classifications").

20.135.060.B Allowed Uses

1. **Allowed Uses.** Table 17.135.060: Uses in the Transect Zoning Districts identifies the allowed land uses and corresponding permit and entitlement requirements in the transect zoning districts.
2. **Permit Requirements.** A use is either allowed by-right, allowed through issuance of a use permit, allowed through issuance of a Minor Use Permit, or not allowed. In addition to the requirements for planning permits or entitlements listed herein, other permits and entitlements may be required prior to establishment of the use (e.g., building permit or permits required by other agencies). The requirements for planning permits or entitlements identified in Table 17.135.060 include:
    a. Permitted (P). A land use shown with a “P” indicates that the land use is permitted by right in the designated zone, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well state and federal law.
    b. Minor Use Permit (MUP). A land use shown with an “M” indicates that the land use is permitted in the designated zone upon issuance of a Minor Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this title (e.g., development standards) as well as state and federal law.
    c. Conditionally Permitted (C). A land use shown with a “C” indicates that the land use is permitted in the designated zone upon issuance of a Conditional Use Permit from the designated approving authority, subject to compliance with all applicable provisions of this Title (e.g., development standards) as well as state and federal law.
    d. Not Allowed (—). A land use shown with a “—” is not allowed in the applicable zone. Additionally, uses not shown in the table are not permitted, except as otherwise provided in this Title.
3. A project that includes two or more categories of land use in the same building or on the same site is subject to the highest permit level required for any individual use or single component of the project.

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

Use Classification	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
"P" = Permitted; "MUP" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Residential Uses							In T5C, see Chapter 20.300, Airport Land Use Consistency
Dwelling, Single-Unit							
Attached	M	M	P[1]	—	—	—	
Dwelling, Multiple-Unit							
Duplex	P[1]	P[1]	P[1]	—	—	—	
Multifamily-Unit	P	P	P[2]	P[3]	P[2, 3]	P[3]	
Senior Citizen Residential	P	P	P[2]	P[3]	P[2, 3]	P[3]	
Domestic Violence Shelter	P[4]	P[4]	P[2, 4]	M	M[2]	M	See Chapter 20.350, Domestic Violence Shelter
Group Residential	P	—	—	C	C[2]	C	See Chapter 20.350, Group Residential
Live-Work	M	P	P	P	P[2]	P	See Chapter 20.350, Live-Work Units
Residential Care Facilities							
Residential Care Facility, General	—	C	C	C	C[2]	C	
Residential Care Facility, Limited	—	C	P	C	C[2]	C	
Residential Care Facility, Senior	M	P	P	P	P[2]	P	
Single Room Occupancy	—	—	P	—	—	—	
Public and Semi-Public Uses							
College and Trade School, Public or Private	M	P	P	P	M	M	
Community Assembly							
Community Assembly, Small	M	P	P	P	M	M	See Chapter 20.350, Community Assembly, Small and Large. In T5C, see Chapter 20.300, Airport Land Use Consistency
Community Assembly, Large	—	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	
Cultural Institution	C	C	P	C	C	C	
Day Care Center	P	P	P	M	M	M	See Chapter 20.350, Day Care Centers. In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Elderly and Long-Term Care	C	C[2]	C[2]	C	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Government Offices	P	P	P	P	P	P	
Hospitals and Clinics							
Hospital	—	C	—	C	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Clinic	M[5]	M[5]	M[5]	M	M	M	
Park and Recreation Facilities, Public	P	P	P	P	P	P	
Public Safety Facilities	C	C	C	P	P	P	
Schools, Public or Private	C	C	M	M	M	M	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Social Service Facilities	M	M	M	P	P	P	See Chapter 20.350, Social Service Facilities
Commercial Uses							
Animal Care, Sales, and Services							
Kennel	—	—	—	M	M	M	See Chapter 20.350, Animal Care, Sales, and Services
Pet Day Care	M	M	—	P	M	M	
Pet Store	P	P	P	P	P	P	
Veterinary Clinic	M	M	P	M	M	M	
Artist's Studio	P	P	P	P	P	P	
Automobile/Vehicle Sales and Services							

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

Use Classification	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
"P" = Permitted; "MUP" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Automobile/Vehicle Sales and Leasing	—	—	—	C	—	—	See Chapter 20.350, Automobile/Vehicle Sales and Leasing
Automobile/ Vehicle Service and Repair, Major	—	C	C	P[6]	C	C	See Chapter 20.350, Automobile/Vehicle Service and Repair, Major and Minor
Automobile/ Vehicle Service and Repair, Minor	C	M	M	P[6]	M	M	
Automobile/ Vehicle Washing	—	M	M	M[6]	M	M	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
Service Station	C	C	—	C	—	—	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
Towing and Impound	—	—	—	C	—	—	
Banks and Financial Institutions							
Other Financial Services							
Bank and Credit Unions	P	P	P[7]	P	P	P	
Pawnbroker	—	—	—	C	C	C	See Chapter 20.350, Other Financial Services
Alternative Loan Business	—	C	C	C	C	C	See Chapter 20.350, Other Financial Services
Building Materials Sales and Services	—	—	—	C	—	—	
Business Services	P	P	P[8]	P	P	P	
Commercial Cannabis Uses							
Cannabis Delivery-Only Operations	—	—	—	C	—	—	See Chapter 20.410, Regulation of Cannabis Activities
Cannabis Distribution	—	—	—	C	—	—	
Cannabis Indoor Cultivation	—	—	—	C	—	—	
Cannabis Manufacturing	—	—	—	C	—	—	
Cannabis Testing	—	—	—	C	—	—	
Commercial Entertainment and Recreation							
Indoor Entertainment	C	C	C	C[9]	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Indoor Sports and Recreation	C	C	C	C[9]	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Eating and Drinking Establishments							
Bar/ Night Club/ Lounge	C	C	C	C	C	C	
Coffee Shop/ Cafe	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Restaurant, Full Service	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Restaurant, Limited Service	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Food and Beverage Retail Sales							
Convenience Market	P	P	P	P	P	P	See Chapter 20.350, Convenience Market
Grocery Store	P	P	M	P	P	P	
Supermarket	—	C	C	C	P	P	
Funeral Parlor and Mortuary	C	C	C	C	C	C	
Lodging							
Bed and Breakfast	M	M	M	M	M	M	See Chapter 20.350, Bed and Breakfast Lodging. In T5C, see Chapter 20.300, Airport Land Use Consistency
Hotel and Motel	C	C	M	—	C	M	See Chapter 20.350, Hotels and Motels. In T5C, see Chapter 20.300, Airport Land Use Consistency
Short-Term Vacation Rental	P	P	P	C	C	P	See Chapter 20.350, Short-Term Vacation Rentals
Maintenance and Repair Services	M	P	P	P	P	P	

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

Use Classification	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
"P" = Permitted; "MUP" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Maker's Space	M	M	M	P	P	M	
Massage Business	M	M	M	M	M	M	See Chapter 20.350, Massage Businesses
Nursery and Garden Center	M	M	M	M	M	M	
Offices							
Business and Professional	P	P	P[8]	P	P	P	
Medical and Dental	P	P	P	P	P	P	
Walk-In Clientele	P	P	P	P	P	P	
Parking Services							
Public Parking	P	P	P	P	P	P	
Personal Services							
General Personal Services	P	P	P	P	P	P	See Chapter 20.350, Personal Services
Instructional Services	P	P	P	P	P	P	
Tattoo or Body Modification Parlor	P	P	P	P	P	P	See Chapter 20.350, Tattoo or Body Modification Parlor
Retail Sales							
General Sales	P	P	P	P	P	P	
Firearm Sales	—	—	—	C	—	—	
Off-Price Merchandise	C	C	C	C	C	C	
Second Hand Store	C	C	C	C	C	C	
Outdoor Market	C	C	C	C	C	C	See Chapter 20.350, Outdoor Market
Shopping Center							
Community Shopping Center	—	—	P	—	C	C	
Neighborhood Shopping Center	C	C	C	C	C	C	
Regional Shopping Center				C	C	C	
Industrial/R&D Uses							
Clean Technology	M	M	—	P	—	M	
Construction and Material Yard	—	—	—	M	—	—	
Contractor Shop				M			
Food Preparation	—	—	—	P	—	—	
Handicraft / Custom Manufacturing	M	M	M	P	M	P	
Industry, General	—	—	—	P	—	—	
Industry, Limited	—	—	—	P	—	—	
Recycling Facility							
Collection Facility	M	M	M	M	M	M	See Chapter 20.350, Recycling Facilities
Intermediate Processing Facility	—	—	—	M	—	—	
Warehousing, Storage, and Distribution							
Chemical, Mineral, and Explosives Storage	—	—	—	C	—	—	
Frieght/ Truck Terminals and Warehouses	—	—	—	C	—	—	
Indoor Warehousing and Storage	—	—	—	P	—	—	
Outdoor Storage	—	—	—	P	—	—	See Chapter 20.350, Outdoor Storage
Personal Storage	—	—	—	C	—	—	See Chapter 20.350, Personal Storage
Transportation, Communication and Utilities							
Communications Facilities							

Table 20.135.060.B.1 Uses in the Transect Zoning Districts

Use Classification	Zoning District						Additional Regulations
	T3N	T3C	T4C	T4M	T5C	T6UC	
"P" = Permitted; "MUP" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed							
Antenna and Transmission Towers	See Chapter 20.370, Antenna and Wireless Communications Facilities						
Facilities within Buildings	M	M	M	P	P	P	
Light Fleet-Based Services	—	—	—	C	—	—	
Transportation Passenger Terminals	—	—	—	C	C	C	
Utilities, Major	—	—	C	C	C	C	In T6UC, see Chapter 20.300, Airport Land Use Consistency
Utilties, Minor	C	C	P	P	P	P	
Accessory Uses (See Section 20.350.004 for Additional Regulations)							
Accessory Dwelling Unit	P	P	P	P	P	P	See Chapter 20.350, Accessory Dwelling Units
Family Day Care							
Small	P	P	P	P	P	P	See Chapter 20.350, Family Day Care Homes
Large	P	P	P	P	P	P	See Chapter 20.350, Family Day Care Homes
Home Occupations	P	P	P	P	P	P	See Chapter 20.350, Home Occupations
Mobile Vendor Services	—	P	P	—	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses							
Temporary Use	See Chapter 20.340, Temporary Uses						

Notes:

1. Limited to sites with a maximum gross site area of 4,000 square feet.
2. Residential use types not permitted on the ground floor along El Camino Real, except on the east side of El Camino Real between First Street and West Orange Drive subject to approval of the permit indicated.
3. Permitted on upper floors only; MUP required if located on the ground floor. MUP may only be approved if the Review Authority first finds that, based on information in the record, it is infeasible to locate an active pedestrian-oriented use on the ground floor.
4. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.based on information in the record, it is infeasible to locate an active pedestrian-oriented use on the ground floor.
5. Clinic uses may not occupy the ground floor, except along Grand Avenue, west of Maple Avenue, which are subject to the approval of a CUP.
6. Must be located a minimum of 500 feet from any residential zoning district.
7. Permitted on upper floors only.
8. Customer service offices are permitted on the ground level, and other offices are permitted on the second floor or when conducted as an accessory use with a permitted use on the site, occupying no more than 25 percent of the floor area. Additional office space may be allowed with a CUP, upon finding that such use will not conflict with adjacent street level retail uses.
9. Must be associated with a hotel or retail use when located within 1,000 feet of San Francisco International Airport.

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Chapter 20.140 Planned Development (PD) District

No changes are recommended to this chapter.

Chapter 20.150 Reserved

Loft (L) Overlay district to be deleted.

Chapter 20.160 Reserved

Hillside (HS) Overlay district to be deleted.

Chapter 20.170 Special Environmental Studies (ES) Overlay District

No changes are recommended to this chapter.

Chapter 20.180 Flood Plain/Sea Level Rise (SLR) Overlay

20.180.001 Purpose

The Flood Plain/Sea Level Rise (SLR) Overlay District is intended to protect areas projected to be impacted by sea level rise, mitigate the impacts of sea level rise, and protect the health, safety, and welfare of residents of the City by establishing regulations for addressing flooding and other hazards associated with sea level rise. The specific purposes of the Flood Plain/Sea Level Rise Overlay District are to:

A. Limit the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and to reduce the necessity of public expenditure to protect future development from such hazards.

B. Adapt to a changing climate by requiring resilient design and upgrades in areas impacted by sea level rise.

C. Require adaptation strategies and best practices for long-term resilience.

D. Establish standards consistent with the objectives of the San Mateo County Flood and Sea Level Rise Resiliency District (Resiliency District), which include substantial sea level rise and flood protection, and environmental and recreational enhancements.

E. Introduce flood-proof construction techniques and shoreline protection measures.

F. Steward the San Francisco Bay, Colma Creek, San Bruno Creek, and the natural habitat they provide.

G. Enhance South San Francisco waterways as ecological corridors, restoring creek ecologies and creating transitional habitat zones to build resilience and ecosystem services.

20.180.002 Applicability

The provisions of this chapter shall apply to all areas of the City within the Flood Plain/Sea Level Rise Overlay district. This area includes:

A. The area within the Federal Emergency Management Agency (FEMA) flood zone map;

B. The area identified in the State of California Sea-Level Rise Guidance as the 100-year flood plus the 2100 mid-level scenario of 36 inches sea level rise; and

C. The San Francisco Bay Shoreline area, defined by California Code of Regulations Section 10121 as the jurisdiction of the Bay Conservation and Development Commission (BCDC) within a 100-foot "Shoreline Band."

In addition, the City Engineer or Chief Planner may require that standards of the Overlay apply to properties outside the Overlay District based on maps and other studies, which document the existence of potential flooding or sea level rise hazards that warrant evaluation.

20.180.003 Application Required

A. **Site Clearance Required.** Prior to issuance of a Building Permit, all new construction, repairs, or alterations must receive a Site Clearance pursuant to Chapter 20.470 ("Site Clearance"), to ensure that the proposed project is consistent with the applicable requirements of this section, except that the Chief Planner may grant an exception for normal maintenance or for required emergency projects to ensure the health and safety of the community.

B. **Site Clearance Review Application Submittal.** Application for Site Clearance must be accompanied by the following for review by the Chief Planner:

1. For any rehabilitation, installation of new electrical or mechanical systems, or any structural repair with an estimated cost that is less than 50 percent of the market value of the structure, a current elevation certificate sealed by a licensed design professional is required.

2. For any addition, any conversion of any non-habitable space to habitable space, or the construction or installation of a new accessory structure that requires a building permit:
    a. A current elevation prepared by a licensed design professional; and
    b. A physical survey, performed after the effective date of the FIRM that:
        i. Accurately depicts current improvements on the property; and
        ii. Documents the type of flood (coastal, creek, and groundwater), and depth of flooding based on available resources (e.g. FEMA FIRM, Our Coast Our Future Hazard Map).
3. For new construction and any improvement to a principal structure where the cost of work is greater than 50 percent of the appraised value of the building:
    a. A proposed site plan sealed by a design professional that provides:
        i. Two topographic surveys of the property, such as a LiDAR or field survey, prepared by a licensed professional land surveyor: one within 12 months of the application date and prior to construction, and one within 12 months of project completion. Such survey shall be at the landowner or applicant's expense and shall be conducted in consultation with City staff to be approved as compliant with City survey standards.
        ii. The type of flood (costal, creek, and groundwater), and depth of flooding based on available resources (e.g. FEMA FIRM, Our Coast Our Future Hazard Map).
        iii. Proposed grades, grading and stormwater management;
        iv. All proposed structures and improvements.
        v. Proposed finished floor elevations of all structures.
        vi. The elevation of the bottom of the lowest horizontal structural member of the lowest floor of all structures.
        vii. Landscape plan.
    b. Elevations of the proposed development showing compliance with these floodplain regulations; and
    c. For non-residential structures proposed to be flood-proofed, documentation of proposed flood-proofing showing compliance with the regulations of this chapter.
4. As a condition of project approval, the applicant shall execute an agreement with the City identifying the landowner's ongoing maintenance obligations for the shoreline infrastructure approved as part of a development.

5. Any additional information deemed by the Chief Planner to be necessary to perform the required review.

C. **Determination of Compliance.** Prior to issuance of a Building Permit, a registered professional engineer retained by the applicant shall certify that the design, specifications, and plans for the construction of Shoreline infrastructure are in accordance with the requirements of this Chapter, FEMA guidance, and the Code of Federal Regulations (CFR) related to the mapping of areas protected by levee systems in place as of the application date. An applicant's proposal that meets the requirements of this chapter and the CFR, but is not consistent with the planned infrastructure project of the City and District, shall be permitted if the proposal is demonstrated to be a less or equally environmentally impactful practical alternative (including environmentally-beneficial features such as listed species habitat, marsh, open space, etc.).

20.180.004 Uses

The following uses are prohibited within the Flood Plain/Sea Level Rise Overlay District:

A. Emergency command centers/communications facilities.

B. Emergency shelters.

C. Fire stations.

D. Hospitals.

E. Health care facilities.

F. Schools.

G. Telecommunication facilities.

20.180.005 Development Standards

Standards for the Flood Plain/Sea Level Rise Overlay District are intended to prevent flood damage to buildings by elevating occupiable space, flood proofing areas beneath flood elevations, and promoting health and safety by preventing sensitive uses below the sea level rise elevation.

A. **Construction Requirements**. New construction or replacement of existing construction must be in conformance with Chapter 15.56 (“Flood Damage Prevention”) except where this chapter establishes a different requirement.

B. **Shoreline Infrastructure.** For properties with frontage on San Francisco Bay, Colma Creek, and Navigable Slough, new and/or substantial construction must include

shoreline infrastructure with an elevation sufficient to protect against the FEMA 100-year event with three feet of sea level rise. All required elevations shall be approved by the City and OneShoreline, and certified by a professional land surveyor. In-lieu of this requirement, the Applicant can meet an alternative set of requirements, which includes paying in-lieu fees and providing an easement to the City so that the City or OneShoreline is able to build this Shoreline Infrastructure.

C. **Building Height.** Building height within the Flood Plain/Sea Level Rise Overlay District will be measured from the Sea Level Rise Base Flood Elevation (SLR-BFE). The SLR-BFE is defined as or three feet above the project site's Base Flood Elevation on the FEMA FIRM in place at the time the Project application is deemed complete, or 77 inches above sea level.

D. **Bay Access Buffer.** A Bay Access Buffer extending 100 feet inland from the San Francisco Bay Shoreline is intended to provide an area to accommodate and maintain built and natural shoreline infrastructure for sea level rise protection, environmental enhancement, and public access trails. For the purposes of this Chapter, the San Francisco Bay Shoreline is defined by California Code of Regulations Section10121, which describes the jurisdiction of the Bay Conservation and Development Commission (BCDC) within a 100-foot "Shoreline Band."

1. ***Building Encroachments.*** Building encroachments may be accommodated within the 100-foot Bay Access Buffer provided that the City determines that such encroachments do not inhibit a planned infrastructure project of the City and Resiliency District as of the application date.

2. ***Shoreline Access.*** Public access shall be maintained and developed within the Bay Access Buffer based on the City-adopted and BCDC-approved public access guidelines.

3. ***Trails Required.*** Where required by the San Francisco Bay Trail Project, the Bay Access Buffer must be improved with trails located an average of 75 feet from the Shoreline.

4. ***Trail Connectivity.*** Unless it is demonstrated to the satisfaction of City staff that no feasible alternative exists, any property with frontage on the Shoreline within the jurisdiction of the BCDC shall be required to provide, as a part of the on-site landscaping plan and Shoreline infrastructure, connectivity improvements by constructing a new or improved portion of the Bay Trail along the site, including improving access to the Bay Trail from and through the site. The trail shall be compliant with specifications of the City Public Works Department, BCDC, and San Francisco Bay Trail Project. Each trail segment shall connect directly to the trail segment of adjacent properties.

5. ***Maintenance.*** All areas improved for public access within the jurisdiction of BCDC shall be maintained by the property owner and shall be available to the public in perpetuity, as determined by the BCDC.

E. **Creek Access Buffers**. Creek Access Buffers are intended to provide an area to accommodate and maintain flood protection and public access trail infrastructure. For properties with frontage on Colma Creek or San Bruno Creek, a minimum buffer zone of 35 feet from the top of creek bank is required to accommodate and maintain future infrastructure and a public access trail.

1. ***Building Encroachments***. Building encroachments may be accommodated within the buffer zones provided that the City determines that such encroachments do not inhibit planned infrastructure projects of the City and Resiliency District as of the Application Date.

2. ***Creek Access.*** Unless it is demonstrated to the satisfaction of City staff that no feasible alternative exists, any property with frontage on Colma Creek or San Bruno Creek shall be required to provide, as a part of the on-site landscaping plan, a paved public-access trail along the top of the bank for the portion of the creek bank on the site. The trail shall be compliant with specifications of the City Public Works Department and BCDC, if applicable. Each such trail segment shall connect directly to the creek bank on each adjacent property or a trail segment along the Shoreline (e.g., the Bay Trail).

F. **Elevation of Lowest Floor.** For structures not wholly within a levee or seawall system, the lowest building finished floor elevation shall be the SLR-BFE (defined in Subsection 20.180.005.B ("Shoreline Infrastructure")). Spaces below the SLR-BFE are limited to access or vertical circulation structures; flood prevention measures; storage; and parking. Habitable spaces are prohibited below the SLR-BFE unless wholly protected by a levee or seawall system.

G. **Utilities.** New or replacement water supply systems and/or sanitary sewer systems must be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters. On-site waste disposal systems must be located to avoid impairment of water supply systems and/or sanitary sewer systems or contamination from them during flooding.

H. **Site Grading.**

1. Site grading shall include the importation of fill to raise the site adequate to allow positive drainage in a 10 year storm occurring at the 100 year flood elevation established by FEMA.

2. Finished slopes shall not exceed a maximum of 2:1.

I. **Levees, and Floodwalls.**

1. Any new portion of a levee above existing grade shall be sloped at least ten to one (10:1).
2. Along canals and creeks, armoring shall be living vegetation where possible.
3. Along the shoreline, armoring is restricted to natural materials.
4. Floodwalls may be used to provide additional protection only when used in conjunction with and on top of a levee.

J. **Stormwater Runoff and Drainage.**

1. Stormwater conveyance infrastructure should be designed such that it can continue to function during a FEMA 100-year event with 3 feet of sea level rise.
2. All developments shall employ low-impact stormwater runoff techniques that mimic natural watershed processes that capture and treat stormwater runoff at its source, and reduce, filter, or slow runoff before entry into the storm drainage system. Systems may include drainage courses, swales, infiltration gardens, and trees to increase evapotranspiration.
3. One hundred percent of the drainage from impervious surfaces on the site shall be captured and retained on site with sufficient storage to keep the first 1.85 inches of rainwater from an individual rain event on site without discharging onto neighboring properties or rights-of-way unless a regional stormwater management system is available to serve the development and the specific discharges from the site into the system have been approved by the City Public Works Department. On-site retention may include infiltration, rainwater harvesting, or evapotranspiration.

K. **Landscape Species.** Planting palettes must:

1. Consist of a minimum 80 percent native species.
2. Reflect the composition of native habitat types.

L. **Lighting.** All lighting within the Flood Plain/Sea Level Rise Overlay District must be low intensity to reduce the amount of light reaching sensitive habitat. Also see Chapter 20.300.008 (“Lighting and Illumination”).

M. **Impervious Areas.** No net new impervious areas are permitted in designated parks and open spaces within the Flood Plain/Sea Level Rise Overlay District.

N. **Connectivity.** All on-site open spaces are to be connected with open spaces on adjacent parcels or rights-of-way, shoreline protection, or watershed management projects.

O. **Riparian Area Protection.** To minimize disturbance to the creek and vegetation, on the edge of the creek setback the project applicant shall erect a minimum four foot

high construction fence prior to the issuance of a grading permit. The fence shall stay in place until a certificate of occupancy is issued.

P. **Real Estate Disclosure of Hazards**. In any contract for the sale of real estate located in the Floodplain/Sea Level Rise Overlay District indicated on the Overlays map adopted on file with the City of South San Francisco, the seller shall include in the contract a real estate disclosure of all hazards associated with anticipated sea level rise, geologic hazards, groundwater inundation, or coastal and fluvial flooding. Any site-specific analyses related to sea level rise must also be disclosed in real estate transactions.

Chapter 20.190 Reserved

Chapter 20.200 Reserved

Chapter 20.210 Reserved

Bay West Cove Specific Plan District to be deleted.

Chapter 20.220 Reserved

Gateway Specific Plan District to be deleted.

Chapter 20.230 Oyster Point Specific Plan District

20.230.001 Purpose

This chapter establishes the Oyster Point Specific Plan District and provides for coordinated planning and design principles for the property within this district. The purposes of the Oyster Point Specific Plan District are to:

A. Implement the policies of the General Plan, which designates the area of the Oyster Point Specific Plan District in the East of 101 Planning Sub-Area and Business Commercial, Coastal Commercial, and Park and Recreation land use designations. The Specific Plan District implements the goals and policies of the General Plan in the following ways:

1. Implementing a comprehensive use and development plan for the Oyster Point Marina area, and promoting compatibility among research and development, commercial, open space, and recreational land uses,
2. In areas designated for Business Commercial use, promoting development of a state-of-the-art research and development life sciences campus with substantial open space and public amenities,
3. In areas designated for Coastal Commercial use, promoting development of business/professional services, office, research and development, hotel, retail/restaurant uses, public recreational facilities, and marina-serving uses,
4. In areas designated for Park and Recreation use, enhancing access to and public enjoyment of the San Francisco Bay, marinas, Bay Trail, and related uses,
5. Encouraging development to serve City residents, employees, and visitors in close proximity to the Oyster Point Ferry Terminal;

B. Implement high-quality, integrated design standards in a comprehensively planned development with District-wide architectural character, achieving development superior to that which could be achieved under conventional zoning classifications;

C. Provide for the efficient extension of utilities, infrastructure and services into this district; and

D. Provide a mechanism for flexibility in the long-term, phased development of land uses within the boundaries of the Specific Plan District.

20.230.002 Applicability

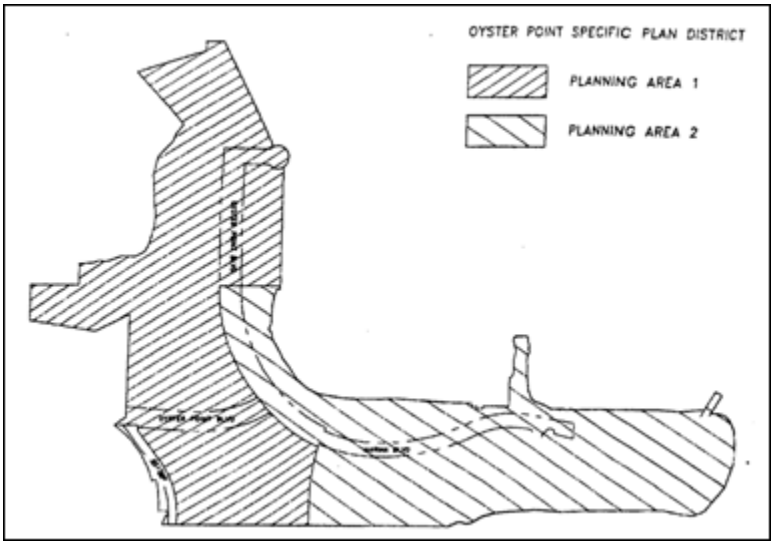
A. As used in this chapter, "Specific Plan" shall refer to the contents of this chapter and the uncodified Specific Plan Appendix, collectively.

B. The regulations contained in this chapter shall apply to the areas within the Oyster Point Specific Plan District mapped on the Official Zoning Map.

C. The Specific Plan District is divided into two planning areas as follows and as shown on Figure 20.230.002.

1. Planning Area 1 consists of largely the western portion of the Oyster Point Specific Plan District.
2. Planning Area 2 consists of largely the eastern portion of the Oyster Point Specific Plan District.

Figure 20.230.002: Planning Areas



20.230.003 Land Uses

Uses within the Oyster Point Specific Plan District are regulated by Table 20.100.002: Use Regulations – Non-Residential Zoning Districts.

20.230.004 Development Standards

A. **Summary of Standards.** Table 20.230.004(1) prescribes the development standards for the Oyster Point Specific Plan District. Additional regulations are noted in the right hand column. Section numbers in this column refer to other sections of this Ordinance.

Table 20.230.004(1) Development Standards

Standard	Requirement	Additional Regulations
Lot and Density Standards		
Minimum Lot Size (sq. ft.)	43,560 in Planning Area 1	(1)
	10,000 in Planning Area 2	
Maximum Floor Area Ratio (FAR) without Incentives Program	1.6 for hotel	See Chapter 20.040 Rules of Measurement
	1.0 for office	
	0.5 for all other uses	
Maximum FAR with Incentives Program	1.25 in Planning Area 1	See Chapter 20.040 Rules of Measurement and Section 20.230.004(B), below
	2.2 for hotel in Planning Area 2	
	1.6 for office in Planning Area 2	

	1.0 for all other uses in Planning Area 2	
Maximum Building Coverage (% of site)	60	See Chapter 20.040 ("Rules of Measurement") and Section 20.230.004(B) below
Building Form and Location		
Maximum Height (ft)	Building heights allowed to maximum height limits permissible under Federal Aviation Regulations Part 77	See Section 20.300.007 Height and Height Exceptions

Notes:

1. Notwithstanding Section 19.12.020 of the South San Francisco Municipal Code, lots that do not meet these minimum lot size requirements may be created pursuant to an approved lot line adjustment, parcel map, or subdivision map; however, in no case shall lots that do not meet the minimum lot size standards be developed, nor shall building permits be issued for any construction or improvement of such lots. Notwithstanding Section 20.300.004 or 20.320.002(C) of this Title, lots created after the effective date of the ordinance codified in this Section that do not meet minimum lot size standards shall not be considered legal nonconforming lots.

B. Floor Area Ratio and Coverage.

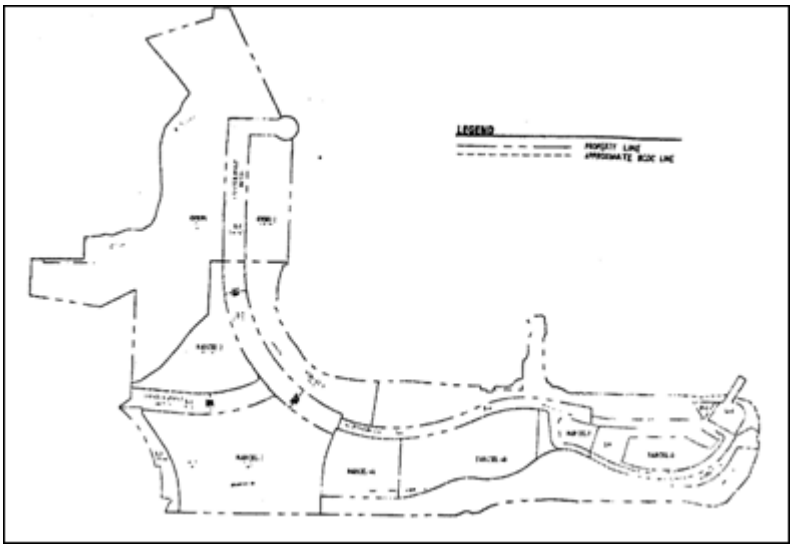
1. ***FAR and Building Coverage Determination.*** In Planning Area 1, compliance with FAR and maximum building coverage requirements as set forth above shall be determined in aggregate rather than on a lot-by-lot basis. Notwithstanding the delineation in Figure 20.230.002, the parcels to be included in calculating site area for purposes of FAR determination shall be those listed in Table 20.230.004(2), as further illustrated in Figure 20.230.004:

Table 20.230.004(2) Parcels for Floor Area Ratio Determination

Parcel	Estimated Area (acres)*
OPBP 1	20.2
OPBP 2	3.3
Parcel 1	10
Parcel 2	4.0
Parcel 3	3.9
	41.4

*Based on proposed parcelization, as illustrated in Figure 20.230.004. Actual and verified parcel areas, based on final parcelization, shall be used for FAR calculation purposes.

Figure 20.230.004: Map of Proposed Parcels



2. ***Incentive-Based FAR.*** FAR may be permitted in the Oyster Point Specific Plan District as follows:

   a. In Planning Area 1, FAR may be permitted up to a maximum of 1.25, provided the following criteria are met:

      i. A Transportation Demand Management Plan has been approved, in accordance with Chapter 20.400;

      ii. The development complies substantially with the architectural and urban design guidelines established in this Chapter and in the Specific Plan; and

      iii. The development complies substantially with the sustainable building strategies established in this Chapter and in the Specific Plan.

   b. In Planning Area 2, FAR for a hotel may be permitted up to a maximum of 2.2, office up to a maximum of 1.6, and FAR for all other uses may be permitted up to a maximum of 1.0, provided the following criteria are met:

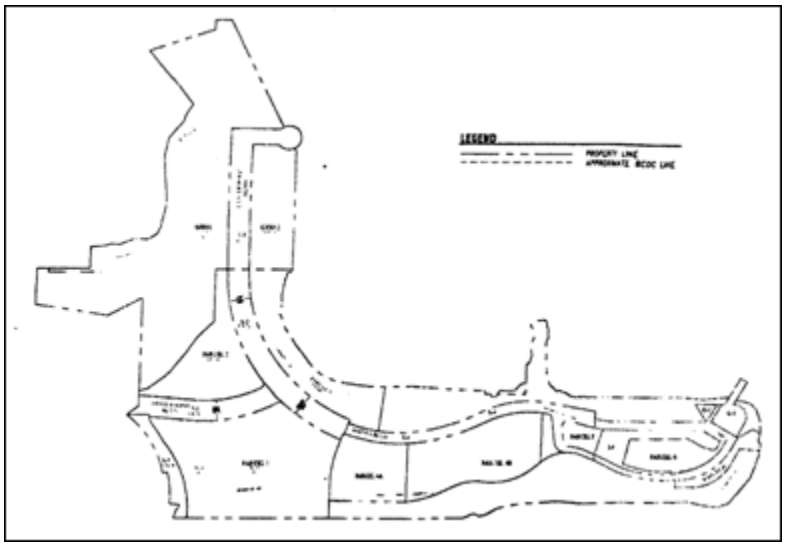
      i. A Transportation Demand Management Plan has been approved, in accordance with Chapter 20.400; and

      ii. The development is consistent with the design standards established in the General Plan, including the East of 101 Area Plan.

20.230.005 Circulation and Parking

A. **Street Location.** The street system within the Oyster Point Specific Plan District shall be located, generally, as shown in Figure 20.230.005. Precise alignments shall be established during the process for review and filing of maps in conformance with the standards established in this chapter, and otherwise as established in the Subdivision Ordinance (Title 19 of the South San Francisco Municipal Code).

Figure 20.230.005: Location of Public Streets



B. **Street Standards.** The streets within the Specific Plan District shall conform to the design standards set forth in the Specific Plan, and, as applicable, Chapter 19.20 ("Street Design") of the South San Francisco Municipal Code.

C. **Off-Street Parking.**

1. In Planning Area 1, parking shall be provided at a ration supportive of the approved Transportation Demand Management Plan, but in no case shall exceed two and one-half spaces per 1,000 gross square feet of floor area, calculated across the entire Planning Area in the aggregate, rather than on a lot-by-lot basis. Required parking shall comply with the requirements included in Chapter 20.330 ("On-site Parking and Loading") except that additional variations from the bicycle parking standards may be permitted in the Specific Plan District pursuant to an approved Precise Plan and Transportation Demand Management Plan.

2. Transportation Demand Management. Development in each Planning Area of the Oyster Point Specific Plan District shall comply with Chapter 20.400 ("Transportation Demand Management").

D. **Service Entrances.** Driveways to access service entrances shall be a minimum of 30 feet from the intersection of any two dedicated public rights-of-way.

E. **Pedestrian Circulation.** Sidewalks and pedestrian promenade widths shall, at a minimum, comply with the standards in Chapter 19.20. Where appropriate to accommodate active uses, greater widths should be provided.

20.230.006 Infrastructure and Utilities

A. **Infrastructure and Utilities.** The location and extent of proposed infrastructure and utility improvements in the District will be as generally described and depicted in the Specific Plan.

B. **Stormwater Management.** All development in the Specific Plan shall comply with current best management practices to improve water quality of site runoff and be subject to review and approval by the Public Works Director.

20.230.007 Buildings and Improvements

A. **Design Guidelines.** Development in the Oyster Point Specific Plan District shall proceed in accordance with the architectural, landscaping, signage, and urban design guidelines set forth in the Specific Plan.

B. **Exterior Design.** Building construction and design shall be used to create a structure with substantially equally attractive sides of high quality, rather than placing all emphasis on the front elevation of the structure and neglecting or downgrading the aesthetic appeal of the side elevations of the structure. Any accessory buildings and enclosures, whether attached to or detached from the main building, shall be of similar compatible design and materials. Buildings shall employ varied setbacks, horizontal and vertical elements, fenestration changes and other architectural devices to break their massing.

C. **Façades.** Building façades in excess of 150 feet in length along one side shall use modulation and articulation to create a fine-grained street wall. Façades should be designed to be harmonious with adjacent neighboring properties, yet be individualized and not monotonous. Variation may be achieved through the following architectural details: recesses, projections and step backs, changes in height, floor level, roof form, window reveals, cornice treatments, and parapets.

D. **Parking Structures.** Parking structures should be designed to downplay their presence on the site to the greatest extent possible. Exterior elevations shall be simple, attractive and complementary to the building design and surface relief elements and articulation is strongly encouraged to reduce the apparent scale of the garage elevation.

E. **Energy Conservation.** All buildings shall be designed, insulated, and lighted in accordance with applicable federal and state energy conservation laws and regulations, including the Green Building Standards Code codified in Title 24 of the California Code of Regulations.

20.230.008 Landscaping

In general, landscaping plans shall provide for the following:

A. Plant selections shall be appropriate to the scale of the proposed architecture and character of the open space.

B. All landscape components shall be climatically suitable to the site.

C. Soil depths shall be provided to achieve reasonable success of the trees within a paved environment.

20.230.009 Signs

A. **General Requirements.** Each sign shall be in harmony with the texture and color of the building to which it is affixed and shall otherwise be governed by the provisions of Chapter 20.360 ("Signs").

B. **Master Sign Program Required.** A master sign program shall be submitted as a part of the Precise Plan application for a site.

20.230.010 Implementation and Administration

A. **Phasing.** The development of the Oyster Point Specific Plan District will occur in several phases, generally as set forth in the Specific Plan. Individual phases of development will be implemented through Precise Plans, as described in this Chapter.

B. **Precise Plan Required.** The Oyster Point Specific Plan shall be implemented through the review and approval of Precise Plans by the Planning Commission, which shall be the review authority for the Oyster Point Specific Plan District.

1. No person shall commence any use or erect any structure or make exterior modifications to any existing use, parking area or structure, and no building permit, variance, or certificate of occupancy shall be issued for any new use or structure or modification thereof until a Precise Plan has been approved in accordance with the requirements hereinafter set forth. The following shall not require prior approval of a Precise Plan:

a. A permit for demolition of buildings existing in the Specific Plan District prior to adoption of the Oyster Point Specific Plan enabling ordinance and a general site grading permit for the Specific Plan area;

b. Permits for development of roads or other components of infrastructure identified in the Specific Plan;

c. Changes required in whole or part by a requirement of any governmental agency;

d. Interior modifications or buildings which do not alter the nature, character or intensity of a use; or

e. Signage within the Oyster Point Specific Plan District, including any permitted change in sign copy, that is included as part of and consistent with an approved Sign Program, in accordance with Chapter 20.360.

C. **Precise Plan Procedures.**

1. ***Filing Fees.*** A precise plan application fee shall be paid for all private development proposals pursuant to the Master Fee Schedule of the City; provided, however, that said application fees shall be waived for all precise plans which involve only public buildings and uses.

2. ***Application.*** When a precise plan is required by the Oyster Point Specific Plan, the precise plan shall be submitted to the Chief Planner. The Chief Planner shall check the application for completeness consistent with the Permit Streamlining Act.

3. ***Contents.*** The following information and drawings shall be required for precise plan consideration by the City, expect that the Chief Planner may require either less or additional information as necessary to meet the intent and purpose of this section:

a. All applicable tentative, final, or parcel maps within the area covered by the precise plan;

b. A legal and physical description of the site including boundaries, easements, existing topography, natural features, existing buildings, structures and utilities;

c. A plot or site plan, drawn to scale which depicts all proposed on-site improvements and utilities and the locations of the same in accordance with the standards established in the applicable Specific Plan and the zoning ordinance;

d. A landscape plan drawn to scale which sets forth information pertinent to the landscape requirements of the applicable Specific Plan and zoning ordinance;

e. Grading and drainage plans;

f. Architectural plans and exterior elevations indicating profiles, glazing and materials drawn to scale;

g. Scale drawings of all signs and light standards with details of height, area, color and materials specified therein; and

h. Any other drawings of additional information necessary for the review authority to review and make its determination as required hereby.

4. ***Guidelines for Review.*** In reviewing precise plans, the City shall adhere to the standards set forth in this chapter and shall further attempt to foster and promote the general character and purposes of the Specific Plan.

5. ***Review and Decision.***

a. *Design Review.* Each precise plan application shall be referred to the design review board, which shall forward the recommendation to the Planning Commission.

b. *Chief Planner's Review.* The Chief Planner shall review the application in light of the guidelines and standards set forth in this chapter, and shall consult with the staff of affected departments and offices of the City in connection with the review of each Precise Plan. Upon completion of review and consultations, the Chief Planner shall submit the Precise Plan to the Planning Commission and shall recommend that the Planning Commission approve, conditionally approve, deny or suggest modifications to the Precise Plan.

c. *Review by the Planning Commission.* In reviewing Precise Plans, the Planning Commission shall review to ensure consistency with the approved Specific Plan for the site, or other applicable zoning, and shall adhere to the standards set forth in this chapter and shall further attempt to foster and promote the general character and purposes of the Oyster Point Specific Plan District.

d. *Planning Commission Decision.* The Planning Commission shall approve, conditionally approve, deny, or suggest modifications to the Precise Plan. Any conditions shall be designed to assure attainment of the standards set forth in this chapter.

e. *Mandatory Findings of Approval.* The Planning Commission shall review Precise Plans submitted for approval to determine whether they are consistent with the Oyster Point Specific Plan, any applicable Redevelopment Plan, and any applicable owner participation agreement or disposition and development agreement. The Planning Commission shall make the following findings before approving or conditionally approving any Precise Plan:

i. The project proposed in the Precise Plan is consistent with the General Plan;

ii. The project proposed in the Precise Plan is compatible with the intent and purpose of the applicable Oyster Point Specific Plan;

iii. The proposed development and/or construction standards of the Precise Plan are designed to achieve compliance with the development and/or construction standards applicable to the Oyster Point Specific Plan;

iv. The project proposed in the Precise Plan is consistent with the Redevelopment Plan and the owner participation agreement or disposition and development agreement, if applicable; and

v. The infrastructure improvements proposed in the Precise Plan are consistent with the City's approved Capital Improvement Program, if applicable.

6. ***Effect of Approval.*** Following approval of a Precise Plan, no further permits or approval from the Planning Commission shall be required for projects carried out in substantial conformity with the Oyster Point Specific Plan, the approved Precise Plan, and any conditions of approval, except that the Chief Planner shall, in a ministerial capacity, review building permit applications and perform final inspection to ensure substantial consistency with the Specific Plan and Precise Plan.

7. ***Changes after Approval.*** If major revisions to an approved Precise Plan are desired by the applicant, a revised Precise Plan shall be submitted and processed according to the procedures established herein for approval of the original Precise Plan. Revisions which are minor in nature shall be reviewed and approved by the Chief Planner. Any significant changes to the phasing approved as part of the Precise Plan shall be subject to approval by the Planning Commission. Without limiting the generality of the foregoing, lot line adjustments, reductions in density, intensity, scale or scope of the project, minor alterations in vehicle circulation patterns or vehicle access points, changes in trail alignments, substitutions of comparable landscaping for any landscaping shown on any final development plan or landscape plan, variations in the location of structures that do not substantially alter the design concepts of the project, variations in the location or installation of utilities and other infrastructure connections or facilities that do not substantially alter the design concepts of the project, and minor adjustments to the project site diagram or project site legal description will generally be treated as minor revisions, provided that they do not result in any new or more severe significant impacts than those addressed in the applicable CEQA review document, pursuant to the California Environmental Quality Act.

Notwithstanding the foregoing, the Chief Planner shall have sole discretion to determine whether a requested revision constitutes a major or minor revision.

8. ***Appeal Procedures.*** Appeals shall be processed in accordance with Chapter 20.570, Appeals and Calls for Review, of the South San Francisco Municipal Code.

9. ***Expiration of Approval.*** Any approved Precise Plan shall lapse and shall be deemed void: (a) two years after the date of its approval if a building permit has not been issued and/or construction has not commenced or has not proceeded with due diligence thereafter; or (b) after a longer duration as otherwise provided in an approved development agreement. One-year extensions of the time may be granted by the Planning Commission. Projects are subject to the phasing, if any, established for the buildings within the approved Precise Plan.

D. **Variance Procedure.** Where practical difficulties, unnecessary hardships or results inconsistent with the general purpose of the Specific Plan many result from the strict application of certain provisions thereof, variances may be granted pursuant to Chapter 20.500 of the municipal code.

E. **Amendments.** The Specific Plan may be amended as set forth in Chapter 20.530 ("Specific Plans and Plan Amendments").

Chapter 20.240 Reserved

Terrabay Specific Plan District to be deleted.

Chapter 20.250 Reserved

Transit Village Plan District to be deleted.

Chapter 20.260 Genentech Master Plan District

20.260.001 Purpose

This chapter establishes the Genentech Master Plan District, and prescribes planning and design principles for facility-wide development in accordance with the Genentech Campus Master Plan Update. The specific purposes of the Genentech Master Plan District are as follows:

A. To establish a facility-wide urban design character that accommodates a diversity of architectural styles, a system of open space elements, and a pedestrian and vehicular

circulation plan linking buildings and uses together in a flexible, logical and orderly manner. These elements apply to all Genentech lots of record and their structures, owned or leased by Genentech, and reclassified such that the uniform regulations and requirements covered by the Genentech Master Plan District apply;

B. To increase the flexibility of the City's land use regulations and the speed of its review procedures to reflect the quickly changing needs of a research and development focused corporation;

C. To establish facility-wide development standards and design guidelines consistent with the City's General Plan and the East of 101 Area Plan; and

D. To define a baseline of existing conditions for each lot reclassified to the Genentech Master Plan District.

20.260.002 District Designation

The provisions of this chapter shall apply to all areas of the City within the Genentech Master Plan District as mapped on the Official Zoning Map. Additional reclassification to and/or removal of lots from the Genentech Master Plan District may be considered pursuant to the provisions of Division V ("Administration and Permits").

20.260.003 Development Standards and Requirements

Projects shall comply with the development standards and requirements set forth in the Business Technology Park zoning district, and conditions of prior City approvals, except for the following:

A. **Site Design Principles.** New buildings shall address the following design principles pertaining to each building site and its surroundings, as applicable:

1. Building heights and massing shall maintain and/or create new views to the Bay and San Bruno Mountains.
2. New buildings within the Upper Campus should contribute to a prominent skyline that establishes a strong visual identity for the Campus from US-101 and the East of 101 Area.
3. New building designs shall include designs and programming for surrounding outdoor spaces.
4. New building designs shall seek to orient buildings and to locate outdoor pedestrian spaces, courtyards and entrances to provide shelter form strong winds.

5. New buildings shall seek to maximize sunlight on associated pedestrian pathways, open spaces and courtyards, through building step backs and/or articulation.

B. **Floor Area Ratio.** The maximum floor area ratio (FAR) is established as 1.0 of the total area of the lots within the Genentech Master Plan District.

C. **Building Height.** The maximum building height shall be the lower of the height shown on the SFO Critical Aeronautical Surfaces Map, or the maximum height determined by the FAA as being "not a hazard to air navigation" based on an aeronautical study for any buildings, and construction thereof (e.g. tall cranes) exceeding the height of FAA Part 77 air surfaces. Buildings and/or construction activities thereof that do not exceed the height of FAA Part 77 air surfaces are deemed not a hazard to air navigation.

D. **Off-Street Parking Requirements.** Off-street parking requirements are established in Table 20.260.003(D) ("Genentech Off-Street Parking Requirements").

Table 20.260.003(D) Genentech Off-Street Parking Requirements

Required Parking Spaces (per 1,000 square feet gross floor area)

	Office	Lab	Mfg.	Whse.	Amenity
Based on 24% TDM	2.75	1.40	0.90	0.50	
Based on 28% TDM	2.64	1.34	0.86	0-48	
Based on 30% TDM	2.59	1.32	0.85	0-47	
Based on 32% TDM	2.53	1.29	0.83	0-46	
Based on 35% TDM	2.45	1.25	0.80		1.25
Based on 40% TDM	2.31	1.18	0.76		1.18
Based on 42% TDM	2.26	1.15	0.74		1.15
Based on 44% TDM	2.20	1.12	0.72		1.12
Based on 46% TDM	2.15	1.09	0.70		1.09
Based on 48% TDM	2.09	1.06	0.68		1.06
Based on 50% TDM	2.04	1.04	0.67		1.04

Note: For purposes of this determination, office buildings are defined as those for which 50 percent or greater floor area is devoted to business, financial, or other administrative uses. The City and Genentech shall review these ratios every year in the Annual Report, to determine whether they continue to reflect parking needs at the Genentech facility. The Planning Commission may adjust the ratios to reflect parking needs following the Annual Report review.

E. **Off-Street Loading Requirements.** Off-street loading requirements are established at a rate of one loading space per 100,000 square feet of gross floor area for all buildings within the Genentech Master Plan District.

F. **Parking Lot Landscape Buffering.** A landscaped buffer-strip not less than six feet wide shall be required only for parking lots on properties within the Genentech Master Plan District that are located along a public street frontage, or adjacent to properties not within the Genentech Master Plan District.

G. **Handicap Parking Requirement.** All new development within the Campus will be required to comply with current California Building Code requirements, including handicapped parking requirements consistent with the California Accessibility Regulation and the Federal "Americans with Disabilities Act" (ADA) standards.

H. **Wheel Stops.** Wheel stops are not required in the Genentech Master Plan District.

I. **Uses.**

1. ***Allowed Uses.*** Uses within the Oyster Point Specific Plan District are regulated by Table 20.100.002: Use Regulations – Non-Residential Zoning Districts.

2. ***Additional Restrictions.*** Proposed land uses with characteristics that may cause visual, electronic, or wildlife hazards to aircraft taking off or landing at the SFO Airport or in flight shall not be permitted. Specific characteristics that may create hazards to aircraft in flight and which are incompatible include:

    a. Sources of glare, such as highly reflective buildings or building features, or bright lights, including search lights or laser displays, which would interfere with the vision of pilots making approaches to the Airport.

    b. Distracting lights that that could be mistaken by pilots on approach to the Airport for airport identification lighting, runway edge lighting, runway end identification lighting, or runway approach lighting.

    c. Sources of dust, smoke, or water vapor that may impair the vision of pilots making approaches to the Airport.

    d. Sources of electrical interference with aircraft or air traffic control communications or navigation equipment, including radar.

    e. Land uses that, as a regular byproduct of their operations, produce thermal plumes with the potential to rise high enough and at sufficient velocities to interfere with the control of aircraft inflight. Upward velocities of 4.3 meters (14.1 feet) per second at altitudes above 200 feet above the ground shall be considered as potentially interfering with the control of aircraft in flight.

f. Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations. Exceptions to this regulation are acceptable for wetlands or other environmental mitigation projects required by ordinance, statute, court order, or Record of Decision issued by a federal agency under the National Environmental Policy Act.

J. **Growth and Development Projections.** Consistent with the projections analyzed in the Environmental Impact Report for Genentech Campus Master Plan Update, development within the approximately 207-acre Campus shall be limited to 9,008,000 square feet (an FAR of 1.0), and shall be further regulated by a Trip Cap equivalent to a maximum of 5,216 total drive-alone trips arriving at the Campus during the AM peak hour. This Trip Cap applies irrespective of the amount of net new development, the mix and types of land uses that occur within the Campus over time, or the effectiveness of TDM and other trip reduction efforts. The Trip Cap is a maximum, not-to-exceed number of potential drive-alone vehicle trips, and will be counted annually via cordon count records along the main ingress and access points to the Campus.

K. **Facility-Wide Open Space.** The Urban Design Chapter of the Master Plan Update provides conceptual graphics of anticipated Campus-wide open space areas and examples of acceptably designed existing open space areas on the Campus. However, these conceptual graphics and examples are not intended as "standards", but rather as guidelines of acceptable variations in individual design applications. New open space areas shall meet the objectives of the Master Plan and reflect best practices in landscaping and sustainable design, but may vary based on their intended use, physical conditions, and location on the Campus.

L. **Public Parking Spaces and Locations.** The required parking space ratios are as established in Amended Table 20.260.003(D). These parking requirements apply to the Campus as a whole, based on the aggregate mix of Campus land uses and are not required to be supplied specifically within or adjacent to an individual development project. The general locations of anticipated future parking facilities are conceptually illustrated in the Urban Design chapter of the Master Plan Update. However, these conceptual graphics are not intended as "standards", but rather as guidelines of generally acceptable parking facility locations.

M. **Pedestrian Connections.** The Urban Design Chapter of the Master Plan Update provides conceptual graphics and examples of pedestrian connections that are acceptably designed. However, these conceptual graphics and examples are not intended as "standards," but rather as guidelines of acceptable variations in individual

design applications. New pedestrian connections shall meet accessibility requirements.

N. **Shuttle Stops.** The Urban Design Chapter of the Master Plan Update provides conceptual graphics and examples of shuttle stop designs that are acceptably designed. However, these conceptual graphics and examples are not intended as "standards", but rather as guidelines of acceptable variations in individual design applications. Shuttle stops shall be designed to be compatible with their surrounding environment and safely and aesthetically meet the demands of projected ridership at the given location.

O. **Signs.** Proposed signage shall comply with Chapter 20.360 ("Signs"). Displays, including light fixtures, banners and murals that are part of Genentech's Patient Success Story program and that are intended for the direct benefit of Genentech employees may be allowed subject to Planning Commission approval of a Master Sign program pursuant to Section 20.360.003(B) ("Master Sign Program"). The Master Sign Program recognizes the unique nature and location of the Genentech campus facilities. Displays that do not meet the general sign standards set forth in Chapter 20.360 ("Signs"), but that are consistent with the Master Sign Program may nonetheless be approved or conditionally approved at the discretion of the Chief Planner, provided that:

1. The proposed display(s) are consistent with the objectives described in the Genentech Master Sign Program, as it may be amended from time to time;
2. To the extent reasonably possible under the circumstances, the proposed display(s) have been architecturally integrated with the buildings to which they are attached, based on characteristics such as scale relationships, color, materials, and graphic style, or otherwise enhance the façade of the buildings to which they are attached;
3. To the extent reasonably possible under the circumstances, any separate structure or apparatus required to attach the display(s) to buildings has been disguised or hidden;
4. Display(s) should be generally inward-oriented toward the campus, but may face toward a public area, including public rights-of-way and public open space if certain performance criteria of the Master Sign Program are met;
5. Temporary banners consistent in style and size with the provisions of the Master Sign Program are permitted along public streets, if related to a Genentech campaign or event;
6. No more than twenty such displays (not including temporary banners) may be erected within the Genentech Campus pursuant to this section at any one time.

20.260.004 Transportation System Management

Genentech shall continue to comply with Chapter 20.400 ("Transportation Demand Management") and will provide a status update on its compliance with the trip reduction requirements as part of the annual report provided for in Section 20.400.006 ("Monitoring and Enforcement").

20.260.005 Removal of Lots from the Genentech Master Plan District

A. If a lot no longer qualifies to be included in the Genentech Master Plan District under the requirements contained in this Chapter, from and after the time that such lot no longer qualifies, any new use, construction, or demolition on that lot, shall conform with the provisions of the underlying zoning district-related provisions of the Code as they existed at the time of the initial reclassification of that lot to be included in the Genentech Master Plan District. However, any use, building, or structure that: (1) is existing or under construction at the time that a lot no longer qualifies to be included within the District; and (2) is not hazardous or dangerous to public health or safety, shall be considered a nonconforming use, building, or structure, such that the lawful existing uses of those buildings or structures at the time of removal may be continued, despite that such uses may not conform to the underlying regulations specified for the district in which such buildings or structures are located. In the event of damage or destruction, such uses, buildings, or structures may be reconstructed and restored to the same extent that they existed before the damage or destruction, provided that there may be no expansion of the nonconformity beyond that which existed prior to the damage or destruction.

B. Any property removed from the Genentech Campus Master Plan Update may be removed from the Genentech Master Plan District upon receipt of a petition from Genentech and the property owner(s). Any such petition shall be processed in accordance with Division V. In addition to the requirements of Division V, the petition for removal shall include an acknowledgement that the properties remaining in the Genentech Master Plan District will be required to comply with the Genentech Master Plan District development standards then in effect, including, but not limited to, development standards related to vehicular and pedestrian access, parking or access to utility connections.

C. If any property proposed to be removed from the Genentech Master Plan District would not comply with the existing development standards related to vehicular and pedestrian access, parking, or access to utility connections requirements for the district to which the property is proposed to be rezoned, as a condition of the rezoning, the property owner(s) of properties remaining in the Genentech Master Plan District shall grant easements or other legally enforceable property rights, to the

extent required so that the property removed from the Genentech Master Plan District would comply with all then existing development standards related to vehicular and pedestrian access, parking, or utility connections requirements for the district to which the property is proposed to be rezoned. Such agreements shall be enforceable against other adjacent properties within the Genentech Master Plan District as appropriate, shall be approved as to form and content by the City Attorney, and shall be properly recorded in the office of the San Mateo County Clerk. As a further condition of removal, it shall be demonstrated that the property proposed to be removed would comply with the existing development standards related to TDM for the district to which it is proposed to be rezoned. Such compliance may be demonstrated by a TDM program proposed solely for such property, or by an agreement or agreements with other property owners or service providers. Any such TDM-related agreements shall be approved as to form and content by the City Attorney, and if applicable shall be properly recorded in the office of the San Mateo County Clerk. The property owner(s) of property proposed to be removed from the District may, as part of the rezoning application, apply to the City for a waiver in whole or in part of these requirements and the waiver may only be approved upon a finding by the City that under the then-existing circumstances the property proposed to be removed has TDM programs, vehicular and pedestrian access, parking, and access to utility connections adequate to serve the property.

D. If any property removed from the Genentech Master Plan District has been developed after approval of the 2020 Genentech Campus Master Plan Update ("2020 Approval"), the net new square feet of development (by use category as set forth in Section 20.100.002 developed on that site after the 2020 Approval shall be deducted from the total new development capacity that was approved as part of the 2020 Approval.

E. Upon removal of any property from the Genentech Master Plan District, the properties remaining in the Genentech Master Plan District shall comply with the Genentech Master Plan District development standards then in effect, including, but not limited to, development standards related to vehicular and pedestrian access, parking, or access to utility connection or shall be subject to a plan to bring the properties into compliance within a time period specified by the Planning Commission.

F. If any property is removed from the Genentech Master Plan District as a result of a real estate transaction (i.e., through an offer sale or lease), the seller shall file a real estate disclosure (pursuant to California Business and Professions Code, Division 4: Real Estate, Part 2: Regulation of Transactions, Chapter 1:Subdivided Lands, Article 2: Investigation, Regulation and Report) indicating that the property is within an Airport

Influence Area in which current or future airport-related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses as determined by the Airport Land Use Commission.

20.260.006 Administration

Development review of projects within the Genentech Master Plan District shall be in accordance with all applicable provisions of this Ordinance.

A. **Administrative Review.** The following projects are not subject to discretionary review under this Ordinance, except those projects determined by the Chief Planner to have a potentially significant adverse environmental impact or which are not consistent with the purposes of the Genentech Master Plan District.

1. Additions to existing buildings, where only one such addition to such building occurs within a 12-month period, and where the addition is limited to the lesser of: (a) 10,000 square feet in area, or (b) 20 percent of the existing gross floor area of the building, measured as of the date the specific project application is submitted;
2. Accessory structures and above grade utility systems equal to or less than 500 square feet in area;
3. Interior building modifications that involve changing the use of less than 30 percent of a building's gross floor area;
4. Changes in the use of existing buildings where both the prior and proposed use are defined in the Business Technology Park zoning district as permitted uses;
5. Minor site improvements, including, but not limited to, landscape amenities, small at-grade open parking lots of less than 50 parking spaces, and minor above grade utility systems to service existing buildings. Minor site improvements under this section shall also be subject to the square footage limitations contained in subsection (A)(1);
6. Replacement, relocation or reconstruction of parking lots or parking spaces that do not result in an increase of parking capacity;
7. Temporary uses, such as trailers, parking facilities, storage of construction materials; and
8. Corporate events (as defined in Title 6 Business Regulations, Chapter 6.48 Special Event Permits, Section 6.48.010 Definitions), including those corporate events to be located in area that include Genentech's private parking lots and circulation areas.

B. **Minor Use Permits.** The following projects are subject to the review and approval of a Minor Use Permit by the Chief Planner. The Chief Planner may approve, approve with conditions or deny approval of such projects.

1. ***Projects Subject to Minor Use Permits.***

   a. Addition(s) to an existing building where only one such addition to such building occurs within a 12-month period, and where the addition is limited to between 10,000 and 30,000 square feet (but not to exceed 30 percent of the existing gross floor area of the building, measured as of the date the specific project application is submitted). In the event that the total of such additions exceeds 30 percent of the floor area existing at the time of the first request for expansion, the Chief Planner shall notify the Planning Commission of the project's approval within four days of the approval;

   b. Accessory structures and above grade utility systems of between 501 and 5,000 square feet; and

   c. At-grade parking lots of 50 parking spaces or greater.

2. ***Required Findings.*** The Chief Planner's decision to issue a Minor Use Permit shall be based on all of the following findings:

   a. The proposed use will not be adverse to the public health, safety or general welfare of the community, nor be detrimental to surrounding properties or improvements.

   b. The use is consistent with the City's general plan and any applicable area plan.

   c. The proposed use complies with all applicable standards and requirements of this title.

   d. The use complies with the Genentech Master Plan District's facility design guidelines.

C. **Conditional Use Permits.** All other projects shall be subject to Conditional Use Permit approval. Required findings shall be those required for Minor Use Permit approval in subsection (B)(2) ("Required Findings").

D. **Design Review.** The following procedures shall apply to design review for projects not subject to subsections A and B above. Except where the Chief Planner finds that a proposed project does not involve significant design issues and therefore does not require design review, the procedures contained in Chapter 20.480 ("Design Review") are not limited or changed by this chapter. The standards and guidelines to be used during the design review procedure for Genentech Master Plan District projects are:

1. Those contained in the general plan and any applicable area plan;

2. Those contained in the Design Review Checklist of Implementation chapter of the Genentech Campus Master Plan Update; and

3. Those contained in any relevant Planning Commission resolution, except where superseding facility design guidelines have been adopted.

E. **Annual Development Review.** Development activity shall be reviewed at least once a year by the Planning Commission. Genentech shall submit an annual report which includes, as appropriate, the status of facility-wide improvements, progress in completing the required tasks and benchmarks described in the implementation plan, and/or Development Agreement anticipated new construction or renovation projects, an update on transportation and parking needs, an update on mobile vendor (employee amenity) activities on the Genentech campus, an update of the facility-wide transportation demand management (TDM) program, projected changes in the facility usage and requirements, advance notice of any proposed changes to the facility-wide development standards or design guidelines, and notice of any changes that have been made to the facility master plan since the most recent annual report.

F. **Fees.** Genentech shall continue to contribute its fair share towards the costs of capital improvement projects, public facilities and public services in accordance with all City development impact fees. Fees shall be paid at the time as indicated in each fee program's Ordinance or Resolution. These requirements shall apply to all discretionary land use approvals, including Administrative Review, Minor Use Permits and Conditional Use Permits issued pursuant to this section.

1. ***Childcare Fee.*** Genentech's contribution to childcare (in accordance with the fee contribution formula for childcare established by Chapter 6.XX: "Childcare Fee"), may be in the form of childcare facility construction, fees, or a combination of both facility construction and fees, consistent with Section 6.XX.XXX ("Developer Construction of Facilities").

Chapter 20.270 Reserved

El Camino Real/Chestnut Avenue Area Plan District to be deleted.

Chapter 20.280 Reserved

Relevant content from the Downtown Station Area Specific Plan has been included in Chapter 20.090, Downtown Station Area Zoning Districts or in Chapter 20.310, Site and Building Design Standards.

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Chapter 20.300 Lot and Development Standards

20.300.001 Purpose and Applicability

The purpose of this chapter is to prescribe development and site standards 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 located in Division II, Base and Overlay District Regulations or Division III, Form-Based Zoning Districts. In any case of conflict, the standards specific to the zoning district shall override these standards.

20.300.002 Accessory Buildings and Structures

A. **Applicability.** This section applies to Accessory Structures as defined in Chapter 20.620. This section does not apply to Accessory Dwelling units, as defined in Chapter 20.621. See Chapter 20.350 for standards specific to Accessory Dwelling Units.

B. **Relation to Existing Structures.** A detached accessory building may only be constructed on a lot on which there is an allowed 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 an allowed 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.** Accessory buildings are limited to two per lot.

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

1. ***Corner Lot.*** On a corner lot, no detached accessory building shall be located to encroach on the half of the lot nearest any street, except for garages.

2. ***Downtown Districts.*** Accessory buildings may be located within the front one-half of a lot in the Downtown Districts if they comply with the standard setbacks for the main building and will not project forward beyond the line of the adjacent front wall of the main building.

E. **Setbacks.** The minimum setback for accessory structures is five feet except as provided below:

1. On a corner lot adjacent to a key lot, no detached accessory building shall be located nearer to the rear lot line than a distance equal to the side setback required on such key lot.

2. Except as provided above, detached accessory structures less than 220 square feet in size may be located on an interior side or rear lot line, provided that the

building or structure is constructed so that no water drains from the roof onto an adjacent property, and all Building Code requirements are met.

F. **Size.** The combined footprint area of all accessory buildings may not exceed 20 percent of the footprint of the main building or 220 square feet, whichever is greater.

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

20.300.003 Airport Land Use Compatibility Plan Consistency

This section establishes standards and requirements related to consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (ALUCP). The following requirements and criteria shall be incorporated into all applicable projects.

A. **Airport Real Estate Disclosure Notices.** All new development is required to comply with the real estate disclosure requirements of state law (California Business and Professions Code Section 11010(b)(13). The following statement must be included in the notice of intention to offer the property for sale or lease:

"Notice of Airport in Vicinity. This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you."

B. **Airport Noise Evaluation and Mitigation.** All projects shall comply with the Noise Compatibility Policies of the ALUCP. Uses shall be reviewed per the Noise/Land Use Compatibility Criteria listed in Table IV-1 of the ALUCP. Projects shall also be evaluated for potential airport noise impacts if the project is located within the 65 CNEL contour line of San Francisco International Airport (as mapped in the ALUCP). All projects so located shall be required to mitigate impacts to comply with the interior (CNEL 45 dB or lower, unless otherwise stated) and exterior noise standards established by the ALUCP or South San Francisco General Plan, whichever is more restrictive. Unless otherwise precluded by State law, projects shall also be consistent with ALUCP Policy NP-4 Residential Uses within CNEL 70 dB Contour.

C. **Avigation Easement.** Any action that would either permit or result in the development or construction of a land use considered to be conditionally compatible with aircraft noise of CNEL 65 dB or greater (as mapped in the ALUCP) shall include the grant of an avigation easement to the City and County of San Francisco prior to

issuance of a building permit(s) for any proposed buildings or structures, consistent with ALUCP Policy NP-3 Grant of Avigation Easement.

D. **Safety Compatibility Evaluation**. All uses must comply with Safety Compatibility Policies of the ALUCP. Project applicants shall be required to evaluate potential safety issues if the property is located within any of the Safety Compatibility Zones established in ALUCP Policy SP-1 and depicted in Exhibit IV-8 of the ALUCP. All projects located within a Safety Compatibility Zone shall be required to determine if the proposed land use is compatible with the Safety Compatibility Land Use Criteria as noted in ALUCP Policy SP-2 and listed in Table IV-2 of the ALUCP.

E. **Airspace Protection Evaluation**. All projects shall comply with Airspace Protection Policies of the ALUCP.

1. ***Notice of Proposed Construction or Alteration***. Project applicants shall be required to file Form 7460-1, Notice of Proposed Construction or Alteration, with the Federal Aviation Administration (FAA) for any proposed new structure and/or alterations to existing structures (including ancillary antennae, mechanical equipment, and other appurtenances) that would exceed the FAA notification heights as depicted in ALUCP Exhibit IV-11. Any project that would exceed the FAA notification heights shall submit a copy of the findings of the FAA's aeronautical study, or evidence demonstrating exemption from having to file FAA Form 7460-1, as part of the development permit application.

2. ***Maximum Compatible Building Height***. Building heights east of Highway 101 and within the Business Professional Office and Business Technology Park - High zoning districts are allowed the maximum height limits permissible under FAA regulations and the SFO ALUCP Critical Aeronautical Surfaces requirements. For avoidance of doubt, the lower of the two heights identified by the ALUCP and the FAA shall be the controlling maximum height.

3. ***Other Flight Hazards***. Within Airport Influence Area (AIA) B, certain land use characteristics are recognized as hazards to air navigation and, per ALUCP Policy AP-4, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:

    a. Sources of glare, such as highly reflective buildings, building features, or blight lights including search lights, or laser displays, which would interfere with the vision of pilots in command of an aircraft in flight.

    b. Distracting lights that could be mistaken for airport identification lightings, runway edge lighting, runway end identification lighting, or runway approach lighting.

    c. Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of and aircraft in flight.

d. Sources of electrical/electronic interference with aircraft communications/navigation equipment.

e. Any use that creates an increased attraction for wildlife, particularly large flocks of birds, that is inconsistent with FAA rules and regulations, including but not limited to FAA Order 5200.5A, Waste Disposal Site On or Near Airports and FAA Advisory Circular 150/5200-33B, Hazardous Wildlife Attractants On or Near Airports and any successor or replacement orders or advisory circulars.

20.300.004 Development on Lots Divided by District Boundaries

A. **Generally.** Where a lot is divided by a zoning district boundary, the standards applicable to each district shall be applied to the area within the district, and no use, other than parking serving a principal use on the site, shall be located in a district in which it is not a permitted or conditionally permitted use.

B. **Access.** All access to parking serving a use must be from a street abutting that portion of the lot where the use is allowed. Pedestrian or vehicular access from a street to a nonresidential use shall not traverse a residential district in which the nonresidential use is not permitted or conditionally permitted.

C. **Accessory Facilities.** Accessory landscaping, fences, screening or retaining walls, and usable open space may be located on the lot without regard for district boundaries.

D. **Density and Floor Area.** The maximum allowed number of living units or maximum floor area, if any, shall be calculated according to the lot area within each zoning district and the corresponding density and floor area ratio (FAR) for the district. The resulting maximum allowed number of living units or amount of floor area may be distributed on the lot without regard for district boundaries, as long as all portions of the project comply with the development standards of the district in which they are located and all other provisions of this section.

E. **Minimum Lot Area, Width, and Frontage.** The minimum lot area, width, and frontage requirements of the district that covers the greatest portion of the lot area shall apply to the entire lot. If the lot area is divided equally between two or more districts, the requirements of the district with greater minimum lot area, width, or frontage shall apply to the entire lot.

F. **Exceptions.** If more than 60 percent of a lot is located in one zoning district, the Planning Commission may grant a Conditional Use Permit that allows exceptions to the provisions of this section, according to the procedures of Chapter 20.490 ("Use Permits").

20.300.005 Development on Substandard Lots

A lot that does not comply with the dimensional requirements or contains less area than the minimum lot size required by this Ordinance shall be considered a lawful nonconforming lot so long as the lot 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.

20.300.006 Fences, Walls, and Hedges

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

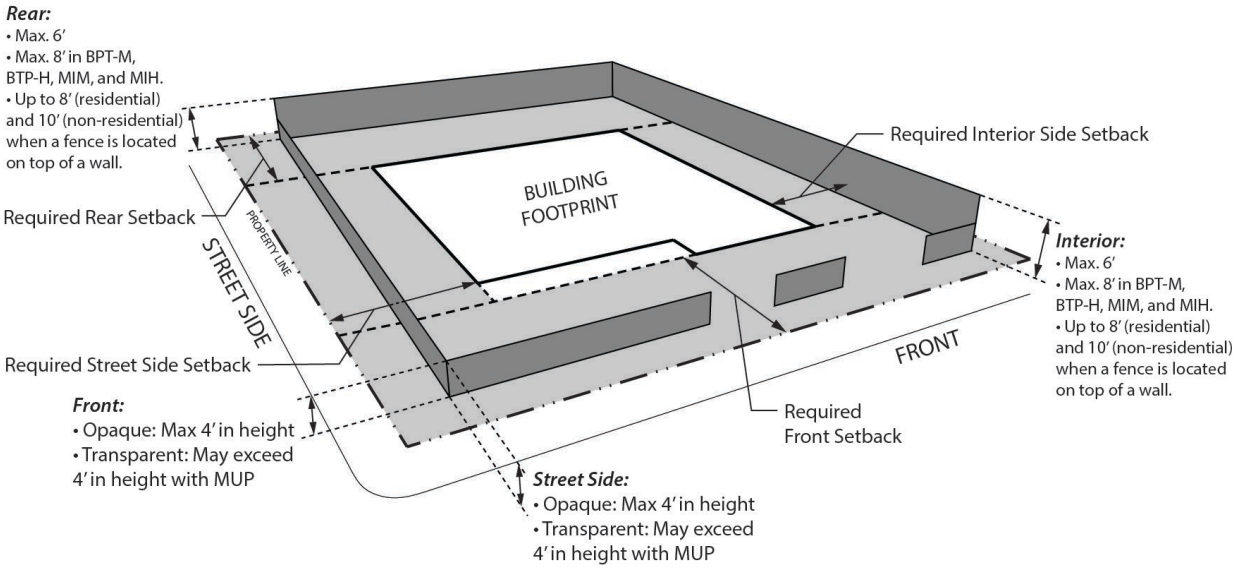
A. **Maximum Height.** The maximum allowed height of fences, walls, dense hedges, and related structures is established in Table 20.300.006.

Table 20.300.006: Fences, Wall, and Hedge Height

Location on Lot	Maximum Height
Required front and street-facing side setback	Opaque: Max. height 4 ft Transparent: May exceed 4 ft in height with MUP
Required interior side setback and rear setbacks	Max. 6 ft; Max. 8 ft. in BPT-M, BTP-H, MIM, and MIH districts. The Chief Planner may allow up to 8 ft in residential districts and 10 feet in non-residential districts when a fence is located on top of a retaining wall.
Outside of required setbacks	Max 6 ft.; Max. 8 ft. In residential districts with MUP[1]

1. Where a fence or wall is installed to screen an outdoor storage area, additional height may be allowed per Section 20.350.320 ("Outdoor Storage").

Figure 20.300.006: Fences and Walls



B. **Decorative Features.** One entry gateway, trellis, or other entry structure is allowed in the required front or street-facing side yard of each lot, provided that the maximum height or width of the structure does not exceed 10 feet. Such decorative feature shall not have any solid obstruction that exceeds two feet in diameter between the height of three and 10 feet.

C. **Intersection and Driveway Visibility.** Except as otherwise provided in this section, fences, walls, hedges, and related structures must comply with Section 20.300.016 ("Visibility at Intersections and Driveways").

D. **Materials.**

1. ***Prohibition on Hazardous Fencing Materials.*** The use of barbed wire, razor wire, ultra-barrier, electrified, and other hazardous fencing is not allowed unless such fencing is required by any law or regulation of the City, the State of California, Federal Government, or other public agency. An exception to this standard may be approved for sites in the MIM and MIH districts, according to the procedures of Chapter 20.510 ("Waivers and Modifications").

2. ***Limitation on Chain-Link Fencing.*** Chain-link fencing is not allowed in residential districts. In all other districts, chain-link fencing shall not be visible from the street, highway, public open space, commuter rail right-of-way, or adjacent residential districts.

3. ***Limitation on Concrete Block.*** Plain, concrete block is not allowed as a fencing material. Concrete block must be finished with stucco and capped with a decorative cap.

E. **Landscaping.** Fences and walls used for required screening of outdoor storage areas must be landscaped in compliance with Section 20.350.032.D ("Landscaping Requirements").

F. **Maintenance.** All walls and fences shall be maintained in a safe, neat and orderly condition at all times.

20.300.007 Heights and Height Exceptions

The structures listed in the following table may exceed the maximum allowed building height for the district in which they are located, subject to the limitations stated in Table 20.300.007 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. Under no circumstance shall a height exception exceed the maximum height limits of the SFO ALUCP Critical Aeronautical Surfaces, nor shall a height exception be allowed which is determined by the FAA to be a Hazard to Air Navigation. For avoidance of doubt, the lower of the two heights identified by the ALUCP and the FAA shall be the controlling maximum height.

Table 20.300.007: Allowed Projections Above Height Limits		
Structures Allowed Above the Height Limit	**Maximum Coverage, Locational Restrictions**	**Maximum Vertical Projection Above the Height Limit (ft.)**
Skylights	No limitations	One
Chimneys	10% of roof area	10
Rooftop open space features including sunshade and windscreen devices, open trellises, and landscaping (for multiple-unit residential and nonresidential buildings only)		
Flagpoles		
Elevator and stair towers (for multiple-units residential and nonresidential buildings only)	10% of roof area	16
Decorative features including spires, bell towers, domes, cupolas, obelisks, and monuments	10% of roof area	No restriction
Fire escapes, catwalks, and open railings required by law	No restriction	No restriction
Solar panels, and other energy production facilities located on a rooftop		
Distribution and transmission towers, lines, and poles	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.	No restriction
Water tanks		
Windmills		
Radio towers		
Industrial structures where the manufacturing process requires a greater height		
Building-mounted telecommunications facilities, antennas, and microwave equipment.	Subject to the provisions of Chapter 20.370, ("Antennas and Wireless Communication Facilities").	

20.300.008 Landscaping

A. **Purpose.** The specific purposes of the landscaping standards are to:

1. Improve the appearance of the community by requiring aesthetically pleasing landscaping on public and private sites;

2. Aid in energy conservation by providing shade from the sun and shelter from the wind;
3. Soften the appearance of parking lots and other development through landscaping;
4. Encourage conservation of water resources through the use of native and drought-tolerant plants, and water-conserving irrigation practices;
5. Minimize or eliminate conflicts between potentially incompatible but otherwise allowed land uses on adjoining lots through visual screening; and
6. Incorporate the provisions and standards of the State of California Model Water Efficient Landscape Ordinance to ensure that the requirements within this Ordinance are at least as effective in conserving water as the Model Water Efficient Landscape Ordinance.

B. **Applicability.** The standards of this section apply to the following:

1. All new development, any change of use classification and additions (other than to Single-Unit Dwellings or Duplexes) that expand existing floor area by 10 percent or more.
2. New construction and rehabilitated landscapes which are homeowner-provided and/or homeowner-hired in single-unit and multiple-unit residential projects with a total project landscape area equal to or greater than 5,000 square feet.
3. New construction and rehabilitated landscapes for all projects other than those described in subsection (B)(2) of this section with a total project landscape area equal to or greater than 2,500 square feet.
4. Existing landscapes limited to Sections 20.300.008(O).
5. Any project, subject to this Ordinance, with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this Ordinance or conform to the prescriptive measures contained in Appendix D of the State of California Model Water Efficient Landscape Ordinance.
6. For projects using treated or untreated graywater or rainwater captured on site, any lot within the project that has less than 2,500 sq. ft. of landscape and meets the lot's landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5) of the State of California Model Water Efficient Landscape Ordinance.
7. ***Exceptions.*** The standards of this section do not apply to landscaping that is part of a registered historic site, plant collections as part of botanical gardens

and arboretums open to the public, or ecological restoration projects that do not require a permanent irrigation system.

C. **Landscape Design Principles.** The following design principles are general standards to be used by City staff in evaluating whether landscape plans conform to the requirements of this section:

1. ***Natural Landscapes.*** Landscape designs shall incorporate and enhance existing natural landscapes and existing specimen trees and native vegetation (including canopy, understory, and ground cover).

   a. Particular care shall be given to preserve intact natural landscapes, promote health and longevity of vegetation trees, reduce mortality of vegetation, and improve habitat for wildlife.

   b. Where previous landscaping has dramatically altered natural landscapes, new designs shall reestablish natural landscape patterns and plantings.

2. ***Composition.*** The quality of a landscape design is dependent not only on the quantity and selection of plant materials but also on how that material is arranged. Landscape materials shall be arranged in a manner as to provide the following qualities and characteristics:

   a. *Texture.* Landscape designs shall provide a textured appearance through the use of a variety of plant material rather than a single species, by contrasting large leaf textures with medium and small leaf textures, and with a variety of plant heights. Spacing of key landscaping components, including trees and shrubs, shall be consistent with the overall design approach of the landscape plan. Formal landscape designs benefit from a uniform spacing of plants, whereas varied spacing and clustering of trees is more compatible with a naturalistic design.

   b. *Color.* Landscape designs shall include a variety of plants to provide contrasting color to other plants in the design. Designs are encouraged to include flowering plants and especially a mix of plants that display colorful flowers throughout the year.

   c. *Clustering.* Where possible, landscaping shall be designed in multi-layered clusters, with groundcover, shrub, and tree canopy layers in the same area to support wildlife.

   d. *Form.* Landscape designs shall consider the complete three-dimensional form of the landscaping, not simply the form of individual elements. The interrelationship of all landscape elements shall be considered so that the final design presents a coherent whole. Trees,

shrubs, and hedges, especially those used for screening and buffering, shall display a fullness at maturity that is typical of the species.

3. ***Buffering and Screening.*** The placement of natural landscape materials (trees, shrubs, and hedges) is the preferred method for buffering differing land uses, for providing a transition between adjacent properties, and for screening the view of any parking or storage area, refuse collection, utility enclosures, or other service area visible from a public street, alley, or pedestrian area. Plants may be used with fences or berms to achieve the desired screening or buffering effect. Plant material must be mature enough at the time of planting to provide an effective buffer or screen and shall be planted in an appropriate location to allow for desired growth within a reasonable period of time. When used to screen an activity area including a parking lot, landscaping shall not obstruct the visibility of motorists or pedestrians or interfere with public safety.

4. ***Responsive to Local Context and Character.*** Landscape designs shall build on the site's and area's unique physical characteristics, conserving and complementing existing natural features. Naturalistic design elements including s irregular plant spacing, undulating berm contours, and mixed proportions of plant species shall be used to ensure that new landscaping blends in and contributes to the quality of the surrounding area. Selection and spacing of plant material shall be reflective of the surrounding area's character.

5. ***Use of Native and Drought Resistant Plants. Landscape*** designs shall feature native and/or related plant species, especially in areas adjacent to existing native vegetation, to take advantage of the unique natural character and diversity of the San Francisco peninsula region and the adaptability of native plants to local environmental conditions. Where feasible, the re-establishment of native habitats shall be incorporated into the landscape design. In the same manner, landscape designs shall utilize drought tolerant plant materials to the maximum extent feasible. The use of drought-tolerant plants shall enrich the existing landscape character, conserve water and energy, and provide as pleasant and varied a visual appearance as plants that require more water. Planting of invasive species identified on the California Invasive Plant Council list is prohibited.

6. ***Continuity and Connection***. Landscaping shall be designed within the context of the surrounding area, provided that the landscaping is also consistent with these design principles. Where the design intent and the surrounding landscape is naturalistic, plant materials shall blend well with adjacent properties, particularly where property edges meet, to create a seamless and natural landscape. Where the design intent and the surrounding landscape is

formal, consistent or similar plant material and spacing shall be utilized. Exceptions may be made when seeking to create a transition between uses, districts, and tiers.

7. ***Enhancing Architecture.*** Landscape designs shall be compatible with and enhance the architectural character and features of the buildings on site and help relate the building to the surrounding landscape. Major landscape elements shall be designed to complement architectural elevations and rooflines through color, texture, density, and form on both vertical and horizontal planes. Landscaping shall be in scale with on-site and adjacent buildings. Plant material shall be installed at an appropriate size and allowed to accomplish these intended goals. When foundation planting is required, plantings and window boxes shall incorporate artistic elements and be compatible with a building's architectural character.

D. **Landscape Plans and Documentation.** All projects subject to this chapter may elect to submit either a Standard Landscape Plan or an Alternative Landscape Plan.

1. ***Standard Landscape Plan Requirements.***

a. *Provisions for New Construction or Rehabilitated Landscapes.* City may designate by mutual agreement, another agency, such as a water purveyor, to implement some or all of the requirements contained in this chapter. City may collaborate with water purveyors to define each entity's specific responsibilities relating to this chapter.

b. *Compliance with Landscape Documentation Package.*

i. Prior to construction, City shall:

(a) Provide the project applicant with the ordinance and procedures for permits, plan checks or design reviews;

(b) Review the landscape documentation package submitted by the project applicant;

(c) Approve or deny the landscape documentation package;

(d) Issue a permit or approve the plan check or design review for the project applicant; and

(e) Upon approval of the landscape documentation package, submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

ii. Prior to construction, the project applicant shall:

(a) Submit a landscape documentation package to the City.

iii. Upon approval of the landscape documentation package by the City, the project applicant shall:

(a) Receive a permit or approval of the plan check or design review and record the date of the permit or approval in the Certificate of Completion;

(b) Submit a copy of the approved landscape documentation package along with the record drawings, and any other information to the property owner or his/her designee; and

(c) Submit a copy of the Water Efficient Landscape Worksheet to the local water purveyor.

c. *Elements of the Landscape Documentation Package.*

i. The Landscape Documentation Package shall include the following six elements:

(a) Project Information.

(1) Date,

(2) Project applicant,

(3) Project address (if available, parcel and/or lot number(s)),

(4) Total landscape area (square feet),

(5) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed),

(6) Water supply type (e.g. potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well,

(7) Checklist of all documents in Landscape Documentation Package,

(8) Project contacts to include contact information for the project applicant and property owner,

(9) Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package".

(b) Water Efficient Landscape Worksheet.

(1) Hydrozone information table

(2) Water budget calculations, including Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use (ETWU).

(c) Soil Management Report;

(d) Landscape Design Plan;

(e) Irrigation Design Plan; and

(f) Grading Design Plan.

d. *Water Efficient Landscape Worksheet.*

i. A project applicant shall complete the Water Efficient Landscape Worksheet in Appendix B of the State of California model water efficient landscape ordinance, which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of special landscape areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The maximum applied water allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The estimated total water use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.

(a) In calculating the maximum applied water allowance and estimated total water use, a project applicant shall use the ETo values from the Reference Evapotranspiration Table in Appendix A of the State of California model water efficient landscape ordinance. For geographic areas not covered in Appendix A, use data from other cities located nearby in the same reference evapotranspiration zone, as found in the CIMIS Reference Evapotranspiration Zones Map, Department of Water Resources, 1999.

ii. Water budget calculations shall adhere to the following requirements:

(a) The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions or

professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

(b) All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

(c) All special landscape areas shall be identified and their water use calculated as shown in Appendix B of the State of California model water efficient landscape ordinance.

(d) ETAF for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0.

e. *Soil Management Report.* In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant, or his/her designee, as follows:

i. Submit soil samples to a laboratory for analysis and recommendations.

(a) Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.

(b) The soil analysis shall include:

(1) Soil Texture;

(2) Infiltration rate determined by laboratory test or soil texture infiltration rate table;

(3) pH

(4) Total soluble salts;

(5) Sodium;

(6) Percent organic matter; and

(7) Recommendations.

(c) In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of one in seven lots or approximately 15% will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to one in seven lots.

ii. The project applicant, or his/her designee, shall comply with one of the following:

(a) If significant mass grading is not planned, the soil analysis report shall be submitted to the City as part of the Landscape Documentation Package; or

(b) If significant mass grading is planned, the soil analysis report shall be submitted to the City as part of the Certificate of Completion.

iii. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.

iv. The project applicant, or his/her designee, shall submit documentation verifying implementation of soil analysis report recommendations to the local agency with Certificate of Completion.

f. *Landscape Design Plan.*

i. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

(a) Plant material.

(1) Any plant may be selected for the landscape, provided the estimated total water use in the landscape area does not exceed the maximum applied water allowance. Methods to achieve water efficiency shall include one or more of the following:

– Protection and preservation of native species and natural vegetation;

– Selection of water-conserving plant, tree and turf species, especially local native plants;

– Selection of plants based on local climate suitability, disease and pest resistance;

– Selection of trees based on applicable City tree ordinances and/or tree shading guidelines, and

size at maturity as appropriate for the planting area;

– Selection of plants from local and regional landscape program plant lists;

– Selection of plants from local fuel modification plan guidelines; and

(2) Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 20.300.008(D)(l)(g)(i)(2)(D).

(3) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:

- Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;

- Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure [e.g., buildings, sidewalks, power lines];

- Allow for adequate soil volume for healthy root growth; and

- Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.

(4) Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape and where 25% means one foot of vertical elevation change for every four feet of horizontal length (rise divided by run x 100 = slope percent).

(5) High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

(6) A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Public Resources Code Section 4291(a) and (b). Avoid fire-prone plant materials and highly flammable mulches. Refer to the local Fuel Modification Plan guidelines.

(7) The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.

(8) The architectural guidelines of a common interest development, which include community apartment projects, condominiums, planned developments, and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.

(b) Water Features.

(1) Recirculating water systems shall be used for water features.

(2) Where available, recycled water shall be used as a source for decorative water features.

(3) Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.

(4) Pool and spa covers are highly recommended.

(c) Soil Preparation, Mulch and Amendments.

(1) Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.

(2) Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 20.300.008(D)(l)(e)).

(3) For landscape installations, compost at a rate of a minimum of four cubic yards per 1,000 square

feet of permeable area shall be incorporated to a depth of six inches into the soil. Soils with greater than six percent organic matter in the top six inches of soil are exempt from adding compost and tilling.

(4) A minimum three inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.

(5) Stabilizing mulching products shall be used on slopes that meet current engineering standards.

(6) The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.

(7) Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances.

ii. The landscape design plan, at a minimum, shall:

(a) Delineate and label each hydrozone by number, letter, or other method;

(b) Identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation.

(c) Identify recreational areas;

(d) Identify areas permanently and solely dedicated to edible plants;

(e) Identify areas irrigated with recycled water;

(f) Identify type of mulch and application depth;

(g) Identify soil amendments, type, and quantity;

(h) Identify type and surface area of water features;

(i) Identify hardscapes (pervious and non-pervious);

(j) Identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the City or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and examples are provided in Section 20.300.008(G).

(k) Identify any applicable rain harvesting or catchment technologies as discussed in Section 20.300.008(G) and their 24-hour retention or infiltration capacity;

(l) Identify any applicable graywater discharge piping, system components and area(s) of distribution;

(m) Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan"; and

(n) Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code.)

g. *Irrigation Design Plan.*

i. This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and

maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the landscape documentation package.

(a) System.

(1) Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 sq. ft. but not more than 5,000 sq.ft. (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 sq. ft. or greater. A landscape water meter may be either:

- A customer service meter dedicated to landscape use provided by the local water purveyor; or
- A privately owned meter or submeter.

(2) Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.

(3) If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.

- If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
- Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall

be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.

(4) Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.

(5) Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency (such as a main line break) or routine repair.

(6) Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. A project applicant shall refer to the applicable City Municipal Code sections for additional backflow prevention requirements.

(7) Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on nonresidential landscapes and residential landscapes of 5000 sq. ft. or larger.

(8) Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.

(9) The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto nontargeted areas, such as adjacent property, nonirrigated areas, hardscapes, roadways, or structures.

(10) Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.

(11) The design of the irrigation system shall conform to the hydrozones of the landscape design plan.

(12) The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 20.300.008(D)(1)(d) regarding the maximum applied water allowance.

(13) All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/ International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard", all sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

(14) It is highly recommended that the project applicant inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.

(15) In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.

(16) Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.

(17) Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

(18) Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.

(19) Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

(20) Areas less than 10 feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.

(21) Overhead irrigation shall not be permitted within 24 inches of any nonpermeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow nonspray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:

- The landscape area is adjacent to permeable surfacing and no runoff occurs; or
- The adjacent nonpermeable surfaces are designed and constructed to drain entirely to landscaping; or
- The irrigation designer specifies an alternative design or technology, as part of the landscape documentation package and clearly demonstrates strict adherence to irrigation system design criteria in Section 20.300.008(D)(l)(g)(i)(l)(I). Prevention of overspray and runoff must be confirmed during the irrigation audit.

(22) Slopes greater than 25% shall not be irrigated with an irrigation system with a application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation package,

and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

(b) Hydrozone.

(1) Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.

(2) Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.

(3) Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.

(4) Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:

– Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or

– The plant factor of the higher water using plant is used for calculations.

(5) Individual hydrozones that mix high and low water use plants shall not be permitted.

(6) On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the Hydrozone Information Table (see Appendix B Section A of the State of California model water efficient landscape ordinance). This table can also assist with the irrigation audit and programming the controller.

ii. The irrigation design plan, at a minimum, shall contain:

(a) Location and size of separate water meters for landscape;

(b) Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;

(c) Static water pressure at the point of connection to the public water supply;

(d) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;

(e) Recycled water irrigation systems as specified in Section 20.300.008(H)(4);

(f) The following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and

(g) The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system. (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

h. *Grading Design Plan.*

i. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted as part of the Landscape Documentation Package. A comprehensive grading plan prepared by a civil engineer for other City permits satisfies this requirement.

(a) The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:

(1) Height of graded slopes;

(2) Drainage patterns;

(3) Pad elevations;

(4) Finish grade; and

(5) Stormwater retention improvements, if applicable.

(b) To prevent excessive erosion and runoff, it is highly recommended that project applicants:

(1) Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;

(2) Avoid disruption of natural drainage patterns and undisturbed soil; and

(3) Avoid soil compaction in landscape areas.

(c) The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

2. ***Alternative Landscape Plan Requirements.*** An applicant may demonstrate that the intent of the landscape requirements of this section can be achieved through an Alternative Landscape Plan. The Alternative Landscape Plan shall be prepared in accordance with the principles and design criteria set forth in this section and shall clearly detail the modifications being requested from the provision of this section and how they reflect the evaluation criteria listed below.

a. Innovative use of plant materials and design techniques in response to unique characteristics of the site or the proposed use.

b. Preservation or incorporation of existing native vegetation and documentation of existing invasive species.

c. Incorporation of naturalistic design principles includes variations in topography, meandering or curvilinear plantings, and grouping of dominant plant materials (trees or large shrubs) in a manner consistent with existing native vegetation.

d. Integration of landscaping and pedestrian facilities in a manner that improves access or incorporates pedestrian-friendly design, this may

include reduced ground-level planting along the front setback if canopy shade trees along sidewalks are provided.

e. Use of additional shade trees to create a greater canopy effect.

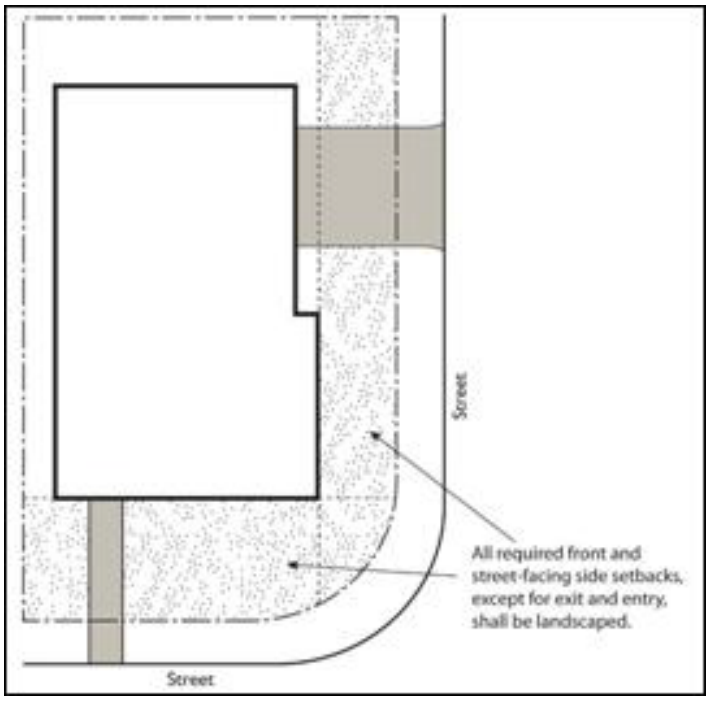
f. A greater degree of compatibility with surrounding uses than a standard landscape plan would offer.

3. ***Preparation by Qualified Person.*** Landscaping for commercial projects, industrial projects, institutional projects, and residential projects consisting of more than 12 units shall be prepared by a California Registered Landscape Architect.

E. **Areas to be Landscaped.** The following areas shall be landscaped and may count toward the total area of site landscaping required by the zoning district standards.

1. ***Required Setbacks.*** All required front and street-facing side setbacks, except for areas used for exit and entry, shall be landscaped.

Figure 20.300.008(E)(1) Required Setbacks



2. ***Interior Property Lines Abutting Residential Districts.*** Wherever a nonresidential use is located adjacent to a residential district or use, a landscape buffer planted with a mix of trees and shrubs shall be provided along interior property lines. At least one tree of at least 15-gallon size shall be planted per 20 lineal feet or as appropriate to create a tree canopy over the

buffer yard. In addition, at least three shrubs shall be planted per 20 lineal feet. At least 10 percent of the required trees shall be 24-inch box size.

a. *Industrial R&D Use:.* Ten foot wide landscaped buffer yard.

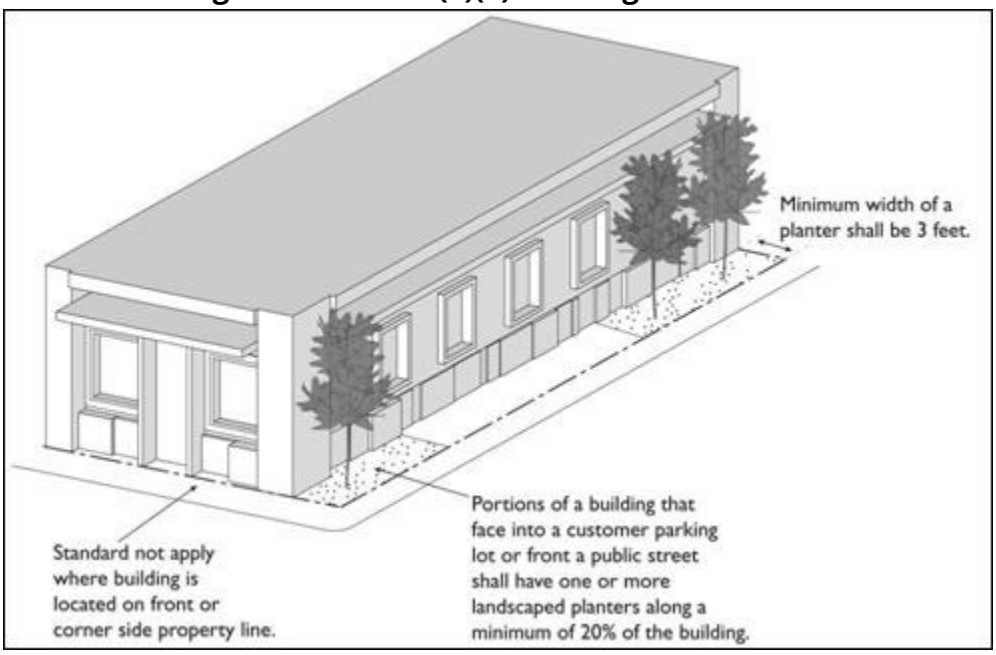
b. *Other Nonresidential Uses.* Six foot wide landscaped buffer yard.

3. ***Building Perimeters.*** The portions of a building that front a public street shall have one or more landscape planters a minimum of three feet wide installed along:

a. A minimum 40 percent of street-facing facades for multi-family development of 40 units or more per acre;

b. A minimum 20 percent of street-facing facades for all other building types

Figure 20.300.008(E)(3) Building Perimeters



4. ***Parking Areas.*** Parking areas as required by Chapter 20.330 ("On-Site Parking and Loading").

5. ***Unused Areas.*** All areas of a project site not intended for a specific use, including areas planned for future phases of a phased development, shall be landscaped or left in a natural state.

F. **General Landscaping Standards.**

1. ***Materials.***

a. *General.* Landscaping may consist of a combination of groundcovers, shrubs, vines, and trees. Landscaping may also include incidental features including stepping stones, benches, fountains, sculptures, decorative stones, or other ornamental features, placed within a landscaped setting. Landscaped areas may include paved or graveled surfaces, provided they do not cover more than 10 percent of the area required to be landscaped. Plant materials and trees shall be selected from among those species and varieties known to thrive in the South San Francisco climate and where applicable, selected from an approved list maintained by the City. Recirculating water shall be used for decorative water features.

b. *Ground Cover Materials.* Ground cover shall be of live plant material. Groundcover may include grasses. Non-plant materials including gravel, colored rock, cinder, bark, and similar materials may not be used to meet the minimum planting area requirements required by this section, except with approval of an Alternative Landscape Plan. Mulch must be confined to areas underneath shrubs and trees and is not a substitute for ground cover plants.

c. *Turf Allowance/Drought-Tolerant Materials.* The maximum amount of lawn in required landscape areas shall be 20 percent except for turf areas that comprise an essential component of a project (e.g., golf courses or playing fields), which are exempt from this limit. The installation of turf on slopes greater than 25 percent is prohibited. The use of drought-tolerant plant materials is preferred to conserve the City's water resources. Projects complying with the Prescriptive Compliance Option memorialized in Appendix D of the State of California Model Water Efficient Landscape Ordinance shall comply with the turf allowances in accordance with that Option.

d. *Size and Spacing.* Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light) and maintenance needs. Plants shall be of adequate size and spacing at the time of installation to provide ample vegetation coverage. Minimum requirements include:

   i. Ground Covers. Ground cover plants other than grasses must be at least the four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center or less.

   ii. Shrubs. Shrubs shall be a minimum size of one gallon. When planted to serve as a hedge or screen, shrubs shall be planted with two to four feet of spacing, depending on the plant species.

iii. Trees. At minimum, trees shall be provided in compliance with Chapter 13.30 ("Tree Preservation") of the South San Francisco Municipal Code. Tree canopies shall cover a minimum of 50 percent of the total required landscape area. One tree species shall exceed 20 percent of total amount of trees provided.

(a) A minimum of 15 percent of the trees planted shall be 24 inch-box or greater in size. All other trees shall be a minimum of 15 gallons in size with a one-inch diameter at breast height (dbh).

(b) Newly planted trees shall be supported with double stakes or guy wires and tree guards per International Society for Arboriculture and American National Standards Institute standards.

(c) Any trees planted along a sidewalk shall be fifteen gallon trees no more than 30 feet apart on center.

(d) Any tree to be planted along a lot line or adjacent to a structure shall be no closer to said lot line or structure than one-half the diameter of the particular species' drip line at maturity, measured from the center of the tree. Any tree that cannot be planted in the ground shall be planted in a planter box at least twice the width and depth of the root ball plus one additional foot in container diameter for every four feet of mature tree height.

2. ***Dimension of Landscaped Areas.*** No landscaped area smaller than three feet in any horizontal dimension shall count toward required landscaping.

3. ***Prescribed Heights.*** The prescribed heights of landscaping shall indicate the height to be attained within three years after planting.

4. ***Drivers' Visibility.*** Trees and shrubs shall be planted and maintained so that at maturity they do not interfere with traffic safety sight areas, or public safety. Except as otherwise provided in this section, fences, walls, and related structures must comply with Section 20.300.016 ("Visibility at Intersections and Driveways").

G. **Stormwater Management and Rainwater Retention.**

1. Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading

design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.

2. Project applicants shall refer to the City or Regional Water Quality Control Board for information on any applicable stormwater technical requirements.

3. All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to Section 20.300.008(D)(l)(f)(i)(3).

4. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either: (a) the one inch, 24-hour rain event; or (b) the 85th percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, State or Federal regulation.

5. It is recommended that storm water projects incorporate any of the following elements to improve on-site storm water and dry weather runoff capture and use:

    a. Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.

    b. Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.

    c. Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.

    d. Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.

    e. Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.

    f. Incorporate infiltration beds, swales, basins and drywells to capture storm water and dry weather runoff and increase percolation into the soil.

    g. Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

H. Irrigation Specifications.

1. *Irrigation Scheduling.*

a. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:

i. Irrigation scheduling shall be regulated by automatic irrigation controllers.

ii. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

iii. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current reference evapotranspiration, so that applied water meets the Estimated Total Water Use. Total annual applied water shall be less than or equal to Maximum Applied Water Allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current reference evapotranspiration data (e.g. CIMIS) or soil moisture sensor data.

iv. Parameters used to set the automatic controller shall be developed and submitted for each of the following:

(a) The plant establishment period;

(b) The established landscape; and

(c) Temporarily irrigated areas.

v. Each irrigation schedule shall consider for each station all of the following that apply:

(a) Irrigation interval (days between irrigation);

(b) Irrigation run times (hours or minutes per irrigation event to avoid runoff);

(c) Number of cycle starts required for each irrigation event to avoid runoff;

(d) Amount of applied water scheduled to be applied on a monthly basis;

(e) Application rate setting;

(f) Root depth setting;

(g) Plant type setting;

(h) Soil type;

(i) Slope factor setting;

(j) Shade factor setting; and

(k) Irrigation uniformity or efficiency setting.

2. ***Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.***

a. All landscape irrigation audits shall be conducted by a City landscape irrigation auditor or a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.

b. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of one in seven lots or approximately 15% will satisfy this requirement.

c. For new construction and rehabilitated landscape projects installed after December 1, 2015, as described in Section 20.300.008(B):

i. The project applicant shall submit an irrigation audit report with the Certificate of Completion to the City that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming;

ii. The City shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the maximum applied water allowance.

3. ***Irrigation Efficiency.*** For the purpose of determining estimated total water use, average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

4. ***Recycled Water.***

a. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water.

b. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and State laws.

c. Landscapes using recycled water are considered special landscape areas. The ET Adjustment Factor for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0.

5. ***Graywater Systems.*** Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to Section 20.300.008(B)(7) for the applicability of this chapter to landscape areas less than 2,500 square feet with the estimated total water use met entirely by graywater.

I. **Installation and Completion.**

1. ***Consistency with Approved Plans.*** All landscaping shall be installed consistent with approved plans and specifications, in a manner designed to encourage and maintain healthy plant growth.

2. ***Timing of Installation.*** Required landscaping shall be installed prior to the issuance of a Certificate of Occupancy for the associated project.

3. ***Exception—Assurance of Landscaping Completion.*** The Chief Planner may allow the required landscaping to be installed within 120 days after the issuance of a Certificate of Occupancy in special circumstances related to weather conditions or plant availability. A surety in the amount equal to 150 percent of the estimated cost of landscaping, including materials and labor, as well as an agreement that the required landscaping will be installed within 120 days, must be filed with the City to assure completion of landscaping installation within such time. The surety may take the form of cash deposit, irrevocable letter of credit or bond; and together with the agreement, would provide for payment to the City of any costs incurred in contracting for completion of the required landscaping.

4. ***Certification of Completion.***

a. The Certificate of Completion shall include the following six elements:

i. Project information sheet that contains:

(a) Date;

(b) Project name;

(c) Project applicant name, telephone, and mailing address;

(d) Project address and location; and

(e) Property owner name, telephone, and mailing address;

ii. Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved landscape documentation package;

(a) Where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification;

(b) A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

iii. Irrigation scheduling parameters used to set the controller (see Section 20.300.008(H)(l));

iv. Landscape and irrigation maintenance schedule (see Section 20.300.008(J)(3));

v. Irrigation audit report (see Section 20.300.008(H)(2)); and

vi. Soil analysis report, if not submitted with landscape documentation package, and documentation verifying implementation of soil report recommendations (see Section 20.300.008(D)(e)).

b. The project applicant shall:

i. Submit the signed Certificate of Completion to the City for review;

ii. Ensure that copies of the approved Certificate of Completion are submitted to the local water purveyor and property owner or his or her designee.

c. The City shall:

i. Receive the signed Certificate of Completion from the project applicant;

ii. Approve or deny the Certificate of Completion. If the Certificate of Completion is denied, the City shall provide information to the project applicant regarding reapplication, appeal, or other assistance.

J. **Maintenance.**

1. ***General.*** All planting and other landscape elements shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to insure continued compliance with applicable landscaping requirements.

2. ***Construction and Subsequent Maintenance.***

a. Areas with invasive species must be cleared prior to construction.

b. Dispersal of invasive species' seed by construction equipment must be prevented through covering and containing cut debris prior to transport and disposal off-site.

c. Non-native vegetation and native vegetation removed during construction must be replaced with native species except when the non-native vegetation supports habitat that supports native wildlife.

3. ***Trees.*** Trees shall be maintained by property owners in accordance with industry best practices to be free from physical damage or injury arising from lack of water, chemical damage, accidents, vandalism, insects and disease. Any tree showing such damage shall be replaced with three new trees. At minimum, trees shall be maintained in compliance with Chapter 13.30 ("Tree Preservation") of the South San Francisco Municipal Code.

4. ***Landscape and Irrigation Maintenance Schedule.***

a. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the Certificate of Completion.

b. A regular maintenance schedule shall include, but not be limited to, routine inspection; auditing, adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; topdressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.

c. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.

d. A project applicant is encouraged to implement established landscape industry sustainable Best Practices for all landscape maintenance activities.

K. **Reserved.**

L. **Definitions.**

1. "Applied water" means the portion of water supplied by the irrigation system to the landscape.

2. "Automatic irrigation controller" means a timing device used to remotely control valves that operate an irrigation system. Automatic irrigation controllers are able to self-adjust and schedule irrigation events using either evapotranspiration (weather-based) or soil moisture data.

3. "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.

4. "Certificate of Completion" means the document required under Section 20.300.008(1)(4)).

5. "Certified irrigation designer" means a person certified to design irrigation systems by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation designer certification program and Irrigation Association's Certified Irrigation Designer program.

6. "Certified landscape irrigation auditor" means a person certified to perform landscape irrigation audits by an accredited academic institution, a professional trade organization or other program such as the US Environmental Protection Agency's WaterSense irrigation auditor certification program and Irrigation Association's Certified Landscape Irrigation Auditor program.

7. "Check valve" or "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.

8. "Common interest developments" means community apartment projects, condominium projects, planned developments, and stock cooperatives per Civil Code Section 1351.

9. "Compost" means the safe and stable product of controlled biologic decomposition of organic materials that is beneficial to plant growth.

10. "Conversion factor (0.62)" means the number that converts acre-inches per acre per year to gallons per square foot per year.

11. "Distribution uniformity" means the measure of the uniformity of irrigation water over a defined area.

12. "Drip irrigation" means any non-spray low volume irrigation system utilizing emission devices with a flow rate measured in gallons per hour. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

13. "Ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.

14. "Effective precipitation" or "usable rainfall" (Eppt) means the portion of total precipitation which becomes available for plant growth.

15. "Emitter" means a drip irrigation emission device that delivers water slowly from the system to the soil.

16. "Established landscape" means the point at which plants in the landscape have developed significant root growth into the soil. Typically, most plants are established after one or two years of growth.

17. "Establishment period of the plants" means the first year after installing the plant in the landscape or the first two years if irrigation will be terminated after establishment. Typically, most plants are established after one or two years of growth. Native habitat mitigation areas and trees may need three to five years for establishment.

18. "Estimated total water use" (ETWU) means the total water used for the landscape as described in Section 20.300.008(D)(4).

19. "ET adjustment factor" (ETAF) means a factor of 0.55 for residential areas and 0.45 for non residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

20. "Evapotranspiration rate" means the quantity of water evaporated from adjacent soil and other surfaces and transpired by plants during a specified time.

21. "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.

22. "Flow sensor" means an inline device installed at the supply point of the irrigation system that produces a repeatable signal proportional to flow rate. Flow sensors must be connected to an automatic irrigation controller, or flow monitor capable of receiving flow signals and operating master valves. This combination flow sensor/controller may also function as a landscape water meter or submeter.

23. "Friable" means a soil condition that is easily crumbled or loosely compacted down to a minimum depth per planting material requirements, whereby the root structure of newly planted material will be allowed to spread unimpeded.

24. "Fuel modification plan guideline" means guidelines from a local fire authority to assist residents and businesses that are developing land or building structures in a fire hazard severity zone.

25. "Graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers. Health and Safety Code Section 17922.12.

26. "Hardscapes" means any durable material (pervious and non-pervious).

27. "Hydrozone" means a portion of the landscaped area having plants with similar water needs and rooting depth. A hydrozone may be irrigated or nonirrigated.

28. "Infiltration rate" means the rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

29. "Invasive plant species" means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. Lists of invasive plants are maintained at the California Invasive Plant Inventory and USDA invasive and noxious weeds database.

30. "Irrigation audit" means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to: inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association's Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency "Watersense" labeled auditing program.

31. "Irrigation efficiency" (IE) means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is derived from measurements and estimates of irrigation system characteristics and management practices. The irrigation efficiency for purposes of this ordinance are 0.75 for overhead spray devices and 0.81 for drip systems.

32. "Irrigation survey" means an evaluation of an irrigation system that is less detailed than an irrigation audit. An irrigation survey includes, but is not limited to: inspection, system test, and written recommendations to improve performance of the irrigation system.

33. "Irrigation water use analysis" means an analysis of water use data based on meter readings and billing data.

34. "Landscape architect" means a person who holds a license to practice landscape architecture in the State of California Business and Professions Code, Section 5615.

35. "Landscape area" means all the planting areas, turf areas, and water features in a landscape design plan subject to the maximum applied water allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or nonpervious hardscapes, and other nonirrigated areas designated for nondevelopment (e.g., open spaces and existing native vegetation).

36. "Landscape contractor" means a person licensed by the State of California to construct, maintain, repair, install, or subcontract the development of landscape systems.

37. "Landscape documentation package" means the documents required under Section 20.300.008(D)(c).

38. "Landscape project" means total area of landscape in a project as defined in "landscape area" for the purposes of this section, meeting requirements under Section 20.300.008(B).

39. "Landscape water meter" means an inline device installed at the irrigation supply point that measures the flow of water into the irrigation system and is connected to a totalizer to record water use.

40. "Lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.

41. "Local agency" means a city or county, including a charter city or charter county, that is responsible for adopting and implementing the ordinance codified herein. The local agency is also responsible for the enforcement of said ordinance, including, but not limited to, approval of a permit and plan check or design review of a project.

42. "Local water purveyor" means any entity, including a public agency, city, county, or private water company that provides retail water service.

43. "Low volume irrigation" means the application of irrigation water at low pressure through a system of tubing or lateral lines and low-volume emitters such as drip, drip lines, and bubblers. Low volume irrigation systems are specifically designed to apply small volumes of water slowly at or near the root zone of plants.

44. "Main line" means the pressurized pipeline that delivers water from the water source to the valve or outlet.

45. "Master shut-off valve" is an automatic valve installed at the irrigation supply point which controls water flow into the irrigation system. When this valve is closed water will not be supplied to the irrigation system. A master valve will greatly reduce any water loss due to a leaky station valve.

46. "Maximum applied water allowance" (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 20.300.008(D)(d). It is based upon the area's reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The estimated total water use shall not exceed the maximum applied water allowance. Special landscape areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. MAWA = (ETo) (0.62) [(ETAF x LA)+ ((1-ETAF) x SLA)].

47. "Median" is an area between opposing lanes of traffic that may be unplanted or planted with trees, shrubs, perennials, and ornamental grasses.

48. "Microclimate" means the climate of a small, specific area that may contrast with the climate of the overall landscape area due to factors such as wind, sun exposure, plant density, or proximity to reflective surfaces.

49. "Mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.

50. "Mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, or 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.

51. "New construction" means, for the purposes of this section, a new building with a landscape or other new landscape, such as a park, playground, or greenbelt without an associated building.

52. "Non-residential landscape" means landscapes in commercial, institutional, industrial and public settings that may have areas designated for recreation or public assembly. It also includes portions of common areas of common interest developments with designated recreational areas.

53. "Operating pressure" means the pressure at which the parts of an irrigation system are designed by the manufacturer to operate.

54. "Overhead sprinkler irrigation systems" or "overhead spray irrigation systems" means systems that deliver water through the air (e.g., spray heads and rotors).

55. "Overspray" means the irrigation water which is delivered beyond the target area.

56. "Parkway" means the area between a sidewalk and the curb or traffic lane. It may be planted or unplanted, and with or without pedestrian egress.

57. "Permit" means an authorizing document issued by local agencies for new construction or rehabilitated landscapes.

58. "Pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.

59. "Plant factor" or "plant water use factor" is a factor, when multiplied by ETo, estimates the amount of water needed by plants. For purposes of this section, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this section are derived from the publication "Water Use Classification of Landscape Species." Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

60. "Project applicant" means the individual or entity submitting a landscape documentation package required under Section 20.300.008(D)(c), to request a permit, plan check, or design review from the City. A project applicant may be the property owner or his or her designee.

61. "Rain sensor" or "rain sensing shutoff device" means a component which automatically suspends an irrigation event when it rains.

62. "Record drawing" or "as-builts" means a set of reproducible drawings which show significant changes in the work made during construction and which are usually based on drawings marked up in the field and other data furnished by the contractor.

63. "Recreational area" means areas, excluding private single family residential areas, designated for active play, recreation or public assembly in parks, sports fields, picnic grounds, amphitheaters or golf course tees, fairways, roughs, surrounds and greens.

64. "Recycled water," "reclaimed water," or "treated sewage effluent water" means treated or recycled waste water of a quality suitable for nonpotable uses such

as landscape irrigation and water features. This water is not intended for human consumption.

65. "Reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year as represented in Appendix A, and is an estimate of the evapotranspiration of a large field of four- to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances so that regional differences in climate can be accommodated.

66. "Regional Water Efficient Landscape Ordinance" means a local ordinance adopted by two or more local agencies, water suppliers and other stakeholders for implementing a consistent set of landscape provisions throughout a geographical region. Regional ordinances are strongly encouraged to provide a consistent framework for the landscape industry and applicants to adhere to.

67. "Rehabilitated landscape" means any relandscaping project that requires a permit, plan check, or design review, meets the requirements of Section 20.300.008(B), and the modified landscape area is equal to or greater than 2,500 square feet.

68. "Residential landscape" means landscapes surrounding single or multifamily homes.

69. "Run off' means water which is not absorbed by the soil or landscape to which it is applied and flows from the landscape area. For example, run off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a slope.

70. "Soil moisture sensing device" or "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.

71. "Soil texture" means the classification of soil based on its percentage of sand, silt, and clay.

72. "Special Landscape Area" (SLA) means an area of the landscape dedicated solely to edible plants, recreational areas, areas irrigated with recycled water, or water features using recycled water.

73. "Sprinkler head" or "spray head" means a device which delivers water through a nozzle.

74. "Static water pressure" means the pipeline or municipal water supply pressure when water is not flowing.

75. "Station" means an area served by one valve or by a set of valves that operate simultaneously.

76. "Swing joint" means an irrigation component that provides a flexible, leak-free connection between the emission device and lateral pipeline to allow movement in any direction and to prevent equipment damage.

77. "Submeter" means a metering device to measure water applied to the landscape that is installed after the primary utility water meter.

78. "Turf" means a ground cover surface of mowed grass. Annual bluegrass, Kentucky bluegrass, Perennial ryegrass, Red fescue, and Tall fescue are cool-season grasses. Bermudagrass, Kikuyugrass, Seashore Paspalum, St. Augustinegrass, Zoysiagrass, and Buffalo grass are warm-season grasses.

79. "Valve" means a device used to control the flow of water in the irrigation system.

80. "Water conserving plant species" means a plant species identified as having a very low or low plant factor.

81. "Water feature" means a design element where open water performs an aesthetic or recreational function. Water features include ponds, lakes, waterfalls, fountains, artificial streams, spas, and swimming pools (where water is artificially supplied). The surface area of water features is included in the high water use hydrozone of the landscape area. Constructed wetlands used for on-site wastewater treatment or stormwater best management practices that are not irrigated and used solely for water treatment or stormwater retention are not water features and, therefore, are not subject to the water budget calculation.

82. "Watering window" means the time of day irrigation is allowed.

83. "WUCOLS" means the Water Use Classification of Landscape Species published by the University of California Cooperative Extension and the Department of Water Resources 2014.

M. **Public Education.**

1. ***Publications.*** Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.

    a. City shall provide information to owners of permitted renovations and new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget.

2. ***Model Homes.*** All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this section or engage in other activities that are equally as effective at demonstrating the principles described herein to the satisfaction of the City. To the extent that project applicants comply with the above requirements through signage and to the extent permitted by law, such signs shall comply with the following standards:

    a. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.

N. **Environmental Review.** Projects subject to this section must comply with the California Environmental Quality Act (CEQA), as appropriate.

O. **Provisions for Existing Landscapes.**

1. ***Designate Separate Agency.*** City may by mutual agreement, designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this section. City may collaborate with water purveyors to define each entity's specific responsibilities relating to this section.

2. ***Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.***

    a. This section shall apply to all existing landscapes that were installed before December 1, 2015 and are over one acre in size.

        i. For all landscapes described in subsection (a) that have a water meter, the City shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the maximum applied water allowance for existing landscapes. The maximum applied water allowance for existing landscapes shall be calculated as: MAWA= (0.8) (ETo) (LA) (0.62).

        ii. For all landscapes described in subsection (a), that do not have a meter, the City shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to

evaluate water use and provide recommendations as necessary in order to prevent water waste.

b. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

3. ***Water Waste Prevention.***

a. To prevent water waste resulting from inefficient landscape irrigation, runoff is prohibited from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. Penalties for violation of these prohibitions may be assessed pursuant to subsection Q of this section.

b. Restrictions regarding overspray and runoff may be modified if:

i. The landscape area is adjacent to permeable surfacing and no runoff occurs; or

ii. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

P. **Effective Precipitation.** City may consider Effective Precipitation (25% of annual precipitation) in tracking water use and may use the following equation to calculate maximum applied water allowance:

1. MAWA = (ETo - Eppt) (0.62) [(0.55 x LA) + (0.45 x SLA)] for residential areas.

2. MAWA = (ETo - EPPT) (0.62) [(0.45 x LA) + (0.55 x SLA)] for nonresidential areas.

Q. **Penalties.** Violations of this section are subject to the penalties and enforcement procedures set forth in Chapter 20.580 ("Enforcement and Abatement Procedures") of this Ordinance.

20.300.009 Lighting and Illumination

A. **Purpose.** This section establishes regulations that allow outdoor lighting for uses and activities consistent with the need for utility, safety, and nighttime attractiveness while minimizing:

1. Light escaping directly from fixtures or indirectly after reflection from surfaces into the atmosphere which causes increased artificial sky brightness;

2. Glare arising directly from fixtures or from over-illuminated outdoor areas which interferes with effective vision;

3. Energy waste which increases impacts on the environment through energy production byproducts;

4. Light trespass across property lines; and

5. Potential disruption to nocturnal ecosystems including human health.

B. **Applicability.** The standards of this section apply to all new development and additions where existing gross floor area is expanded by 10 percent or more.

C. **General Standards.**

1. ***Conformance with Applicable Codes.*** All outdoor lighting fixtures must be installed and maintained in conformance with the provisions of this Division and applicable Building Codes

2. ***Multiple-Unit Residential Buildings.*** Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least 0.25 foot-candles at the ground level during the hours of darkness. Lighting devices shall be protected by weather and vandal-resistant covers.

3. ***Nonresidential Buildings.*** All exterior doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light.

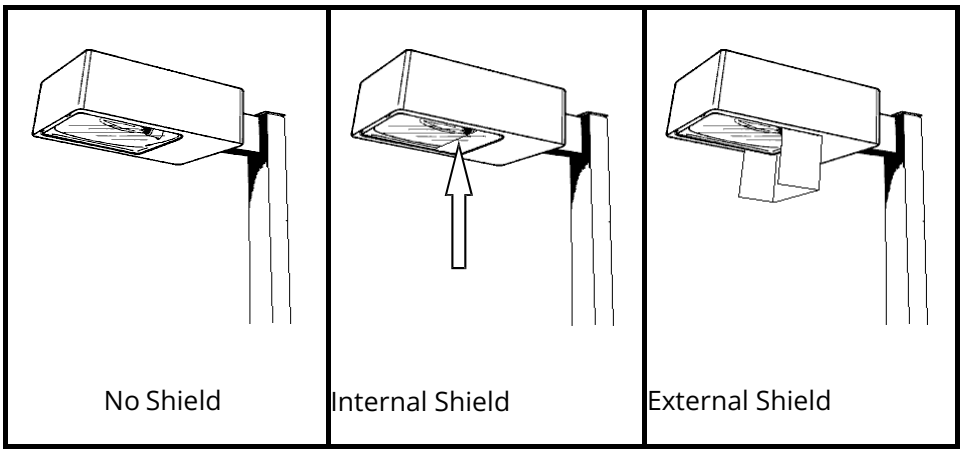
4. ***Maximum Height.*** Lighting fixtures shall not exceed the maximum heights specified in the following table.

Table 20.300.009 Maximum Height of Lighting Fixtures

District	Maximum Height (ft.)
Residential and Downtown Residential zoning districts	16
Downtown/Caltrain Station Area and Form-Based zoning districts	16 feet within 100 feet of any street frontage; 20 feet in any other location.
CC and BPO zoning districts	20 feet within 100 feet of any street frontage; 25 feet in any other location.
All other zoning districts	25

5. ***Shielding.*** All lighting fixtures shall be fully shielded and located, aimed, and shielded so that the direct illumination from the fixture shall be confined to the property boundaries of the source. Further, any light fixture located within 50 feet of a residential district or public right-of-way must utilize an internal or external shield, with the light fixture and shield oriented to minimize light trespass onto adjacent property or right-of-way line. If an external shield is used, its surface must be painted black to minimize reflections.

Figure 20.300.009 Shielding Configurations



6. ***Motion Sensing Light Fixtures*.** All motion sensing light fixtures must conform to all applicable standards of this Division, including the shielding standards.

7. ***Required Documentation.*** Photometric data from lighting manufacturers shall be submitted to the City by the project applicant to demonstrate that the lighting requirements have been satisfied.

D. **Prohibited Outdoor Lighting.** The following types of outdoor lighting are prohibited:

1. Outdoor floodlighting.

2. Search lights, flood lights, laser lights, or similar high intensity light, except as necessary for official emergency services or for meteorological data gathering purposes.

3. Any lighting device located on the exterior of a building or on the inside of a window which is visible beyond the property boundaries of the lot or parcel with intermittent fading, flashing, blinking, rotating, or strobe light illumination.

4. Lighting that results in glare to motor vehicles on public rights-of-way.

20.300.010 Performance Standards

A. **Purpose.** The specific purposes of this section are to:

1. Establish permissible limits and permit objective measurement of nuisances, hazards, and objectionable conditions;

2. Ensure that all uses will provide necessary control measures to protect the community from nuisances, hazards, and objectionable conditions;

3. Protect any industry from arbitrary exclusion; and

4. Protect and sustain the natural environment by promoting conservation of energy and natural resources, improving waste stream management, and reducing emission of greenhouse gases.

B. **Applicability.** The minimum requirements in this section apply to all land uses in all zoning districts, unless otherwise specified.

C. **General Standard.** Land or buildings shall not be used or occupied in a manner creating any dangerous, injurious, or noxious fire, explosive or other hazard which would adversely affect the surrounding area.

D. **Location of Measurement for Determining Compliance.** Measurements necessary for determining compliance with the standards of this chapter shall be taken at the lot line of the establishment or use that is the source of a potentially objectionable condition, hazard, or nuisance.

1. **Hours of Operation.** Hours of operation are limited to between 6:00 a.m. and midnight seven days a week for all districts except employment. See Chapter 20.490 (Use Permits) and Section 20.490.002 ("Applicability") for additional restrictions.

2. ***Noise.***

a. *Noise Limits.* No use or activity shall create ambient noise levels that exceed the standards established in Chapter 8.32 ("Noise Regulation") of the South San Francisco Municipal Code.

b. *Noise Exposure—Land Use Requirements and Limitations.* Table 20.300.010 below describes the requirements and limitations of various land uses within the listed Community Noise Equivalent Level (CNEL) ranges as measured in decibels (dB).

Table 20.300.010 Noise Exposure – Land Use Requirements and Limitations

Land Use	CNEL Range (dB)	Requirements and Limitations
Residential and other noise sensitive uses (e.g., schools, hospitals, and churches)	Less than 65	Satisfactory
	65 to 70	Acoustic study and noise attenuation measures required
	Over 70	Not allowed, with the exception of projects deemed appropriate by the City Council, and to the extent necessary, approved through the Local Agency Override process, consistent with Public Utilities Code Ordinance Section 21670 et seq.
Commercial	Less than 70	Satisfactory

Table 20.300.010 Noise Exposure – Land Use Requirements and Limitations		
Land Use	**CNEL Range (dB)**	**Requirements and Limitations**
	70 to 80	Acoustic study and noise attenuation measures required
	Over 80	Airport-related development only; noise attenuation measures required
Industrial	Less than 75	Satisfactory
	75 to 85	Acoustic study and noise attenuation measures required
	Over 85	Airport-related development only; noise attenuation measures required
Open Spaces	Less than 75	Satisfactory
	Over 75	Avoid uses involving concentrations of people or animals

c. *Noise Attenuation Measures.* Noise attenuation measures identified in an acoustic study shall be incorporated into the project to reduce noise impacts to satisfactory levels.

d. *Maximum Acceptable Interior Noise Levels.* New noise-sensitive uses (e.g. schools, hospitals, churches, and residences) shall incorporate noise attenuation measures to achieve and maintain and interior noise level of CNEL 45 dB.

e. *Residential Interior Noise Level Reduction.* New dwellings exposed to CNEL above 65 dB shall incorporate the following noise reduction design measures unless alternative designs that achieve and maintain an interior noise level of CNEL 45 dB are incorporated and verified by a Board Certified Acoustical Engineer.

   i. All façades must be constructed with substantial weight and insulation;

   ii. Sound-rated windows providing noise reduction performance similar to that of the façade must be included for habitable rooms;

   iii. Sound-rated doors or storm doors providing noise reduction performance similar to that of the façade must be included for all exterior entries;

   iv. Acoustic baffling of vents is required for chimneys, fans, and gable ends;

v. Installation of a mechanical ventilation system affording comfort under closed-window conditions; and

vi. Double-stud construction, double doors, and heavy roofs with ceilings of two layers of gypsum board on resilient channels.

f. *Airport Noise Evaluation*. See Chapter 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airport noise evaluation and mitigation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

3. ***Vibration.*** No vibration shall be produced that is transmitted through the ground and is discernible ***without*** the aid of instruments by a reasonable person at the lot lines of the site.

a. *Vibration Analysis Required.* A vibration analysis prepared by a qualified acoustical consultant is required for the following activities:

i. All construction-related activities located within 100-feet of residential or other sensitive receptors that require the use of pile driving or other construction method that has the potential to produce high vibration levels.

ii. All new land use development located within 200-feet of existing rail lines.

iii. *Exemptions.* Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject lot (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

b. *Historic Structure Protection.*

i. For any development project that is located within 150 feet of a historic structure and requires either: (1) pile driving within 150 feet; or (2) utilization of mobile construction equipment within 50 feet of the historic structure, the property owner/developer shall retain an acoustical engineer to conduct a vibration analysis for potential impacts from construction-related vibration impacts onto the historic structure. The vibration analysis shall determine the vibration levels created by construction activities at the historic structure, and if necessary, develop mitigation to reduce the vibration levels to within the Caltrans threshold of 0.12 inches per second peak particle velocity (PPV) for historic buildings.

ii. Require vibration analysis for historic structure protection. Prior to issuance of grading permits for any development project that

is located within 150 feet of a historic structure and, if construction activities will require either: (1) pile driving within 150 feet; or (2) utilization of mobile construction equipment within 50 feet of the historic structure, the property owner/developer shall retain an acoustical engineer to conduct a vibration analysis for potential impacts from construction-related vibration impacts onto the historic structure. The vibration analysis shall determine the vibration levels created by construction activities at the historic structure, and if necessary, develop mitigation to reduce the vibration levels to within Caltrans threshold of 0.12 inches per second PPV for historic buildings

4. ***Light and Glare*.** Activities, processes, and uses shall be operated in compliance with the following provisions:

   a. *Mechanical or Chemical Processes.* Light or glare from mechanical or chemical processes, high-temperatures processes including 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.

   b. *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.

5. **Odors.** No use, process, or activity shall produce objectionable odors that are perceptible without instruments by a reasonable person at the lot lines of a site. Odors from temporary construction, demolition, and vehicles that enter and leave the subject lot (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.

6. **Heat and Humidity.** Uses, activities, and processes shall not produce any emissions of heat or humidity that cause distress, physical discomfort, or injury to a reasonable person, or interfere with ability to perform work tasks or conduct other customary activities. In no case shall heat emitted by a use cause a temperature increase in excess of five degrees Fahrenheit on another property.

7. **Air Contaminants.** Uses, activities, and processes shall not operate in a manner that emit excessive dust, fumes, smoke, or particulate matter.

   a. *Compliance.* Sources of air pollution shall comply with rules identified by the Environmental Protection Agency (Code of Federal Regulations, Title 40), the California Air Resources Board, and the Bay Area Air Quality Management District (BAAQMD).

b. *BAAQMD Permit.* Operators of activities, processes, or uses that require "approval to operate" from the BAAQMD, shall file a copy of the permit with the Planning Division within 30 days of permit approval.

8. ***Liquid or Solid Wastes.***

a. *Discharges to Water or Sewers.* Liquids and solids of any kind shall not be discharged, whether directly or indirectly, into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable standards of the California Regional Water Quality Control Board (California Administrative Code, Title 23, Chapter 3 and California Water Code, Division).

b. *Solid Wastes.* Solid wastes shall be handled and stored so as to prevent nuisances, health, safety and fire hazards, and to facilitate recycling. There shall be no accumulation outdoors of solid wastes conducive to the breeding of rodents or insects, unless stored in closed containers.

9. ***Fire and Explosive Hazards.*** All activities, processes and uses involving the use of, or storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Firefighting and fire suppression equipment and devices standard in industry shall be approved by the Fire Department. All incineration is prohibited with the exception of those substances including, chemicals, insecticides, hospital materials and waste products, required by law to be disposed of by burning, and those instances wherein the Fire Department deems it a practical necessity.

10. ***Hazardous and Extremely Hazardous Materials.*** The use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations and the California Fire and Building Code, as well as the laws and regulations of the California Department of Toxic Substances Control and the County Environmental Health Agency. Activities, processes, and uses shall not generate or emit any fissionable or radioactive materials into the atmosphere, a sewage system or onto the ground.

11. ***Electromagnetic Interference.*** No use, activity or process shall cause electromagnetic interference with normal radio and television reception in any Residential district, or with the function of other electronic equipment beyond the lot line of the site in which it is situated. All uses, activities and processes shall comply with applicable Federal Communications Commission regulations.

12. ***Radioactivity.*** No radiation of any kind shall be emitted that is dangerous to humans.

20.300.011 Projections into Required Yards

Building projections may extend into required setbacks, subject to the following standards and all applicable requirements of the California Building Code:

A. **Maximum Projection Allowed.** Except as provided in 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.

B. **Architectural Projections.** Cornices, canopies, eaves or other architectural features may project up to two feet into any yard, provided that such projection shall not exceed one-half the otherwise required yard width or depth.

C. **Fire Escapes.** Fire escapes, required by law, Ordinance, or standards of a public agency may project up to four feet into any required yard.

D. **Bay Windows and Chimneys.** Bay windows and chimneys may project up to two feet into any interior side yard and three feet into any front, rear, or street side yard, provided that they do not occupy, in the aggregate, more than one-third of the length of the building wall on which they are located.

E. **Stairways, Stair Landings, and Balconies.** Stairways, stair landings, and balconies that service above the first floor level of the building may project up to two feet into any interior side yard and three feet into any front, rear, or street side yard, provided that all such structures shall be open, unenclosed and without roofs, except for lattice type guard railings. Structural supports for stairways and landings may be enclosed.

F. **Decks, Porches, and Stairs.** Decks, porches, and stairs which do not extend above the first floor level of the building may be built to within three feet of interior side and rear lot lines, to within 10 feet of the front and to within seven feet of comer side lot lines. If exceeding 18 inches above ground elevation, the maximum project into any yard is three feet. Within the Downtown Residential Districts (DRL, DRM, and DRH), porches, decks and stairs may be built to within five feet of the lane frontage lot line.

G. **Depressed Ramps or Stairways and Supporting Structures.** Depressed ramps or stairways and supporting structures, when designed to allow access to parts of buildings below average ground level, may extend into any required yard not more than 42 inches.

H. **Ramps and Similar Structures for Disabled Person's Accommodation.** Any building projections beyond those of this section that are required to accommodate accessibility in accordance with the Americans with Disabilities Act will be reviewed by the Chief Planner. See Chapter 20.510 (“Waivers and Modifications”).

20.300.012 Screening

A. **Applicability.** The standards of this section apply to any of the following:

1. New development and additions that expand existing floor area by 10 percent or more.

2. All new exterior equipment and the replacement of exterior equipment where the new equipment is larger than the equipment being replaced.

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 public right-of-way or public open spaces. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, satellite dishes, 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 either dense landscaping or constructed of materials that are consistent with the exterior colors and materials of the building.

C. **Common Property Lines.** A minimum six-foot high screening wall shall be provided on the interior lot lines of any lot that contains any commercial use, employment use, public or semi-public use (except Cemetery, Community Garden, Day Care Centers, or Public Park and Recreation Facility), or transportation, communication and utilities use, as defined in Chapter 20.620 ("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 properties the building, facility, or activity required to screened.

2. ***Materials.*** Employment 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.

20.300.013 Swimming Pools and Spas

Swimming pools and spas shall comply with 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 property on which it is located, shall be walled or fenced from the street or from adjacent properties; and where located less than 30 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 the lot line.

C. Swimming pool or spa filtration equipment shall not be closer than 15 feet to the main building on an adjoining lot.

D. Swimming pools, spas and associated 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 not audible from any other lot.

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.

20.300.014 Trash and Refuse Collection Areas

All trash and refuse collection enclosures shall comply with the California Fire Code, California Regional Water Quality Control Board San Francisco Bay Region Municipal Regional Stormwater NPDES Permit, the City of South San Francisco Source Control Measures, and the City of South San Francisco Site Design Standards Checklist and shall meet the following requirements unless it is demonstrated that they are infeasible as determined by the Chief Planner.

A. **Applicability.** The standards of this section apply to all new development and additions that expand existing floor area by 10 percent or more.

B. **General Requirements and Alternatives.**

1. ***General Requirements.*** Solid waste and recycling-container enclosures are required for all new development.

2. ***Alternatives.*** Projects with 10 or fewer residential units may have individual trash and recycling 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 each unit brings solid waste and recycling containers to the curbside for regular weekly or bi-weekly collection.

C. **Location.**

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 Ordinance to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes.

2. Outdoor solid waste and recycling areas shall be consolidated to minimize the number of collection/pick-up sites and located so as to reasonably equalize the distance from the building spaces they serve. There should be a minimum of one outdoor solid waste and recycling enclosure per 50 units.

3. Solid waste and recycling storage areas shall be accessible to haulers. Storage areas shall be located so that the trucks and equipment used by the City of South San Francisco or its contracted solid waste and recycling collector(s) have sufficient maneuvering areas and, if feasible, so that the collection equipment can avoid backing. Project applicants are responsible for procuring current equipment size and turning radius from the City of South San Francisco or its contracted solid waste and recycling collector(s).

D. **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 at least a six foot high solid enclosure.

2. ***Enclosure Material.*** Enclosure material shall be 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 walk-in access 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. If food preparation activities are performed, this drain must first connect to a grease trap/interceptor prior to discharging to sanitary sewer.

11. ***Travelways and Area in Front of Enclosure.*** An adequate base to support a truck weight of 62,000 pounds.

12. ***Enclosure Cover.*** A roof or canopy must cover the entire enclosure.

20.300.015 Underground Utilities

All exterior utilities, including but not limited to drainage systems, sewers, natural gas lines, water, electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed and maintained underground within the site.

A. All on-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving and landscaping during construction and maintenance.

B. See Chapter 13.16, ("Underground Utility Installations") for all additional standards relating to the undergrounding of utilities.

20.300.016 Visibility at Intersections and Driveways

A. **Street Intersections.** The maximum height of vegetation or structures is 30 inches within 35 feet from the curb return. This restriction does not apply to

1. Permanent buildings;
2. Utility poles;
3. Trees trimmed to the trunk and to a line at least eight feet above the level of the intersection;
4. 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;
5. City signage or signals; or
6. Places where the contour of the ground is such that there can be no cross visibility at the intersection.

B. **Driveways.** Visibility of a driveway approach to a public street shall not be blocked above a height of three feet by vegetation or structures for a depth of 12 feet as viewed from the edge of the right-of-way on either side of the driveway at a distance

of 12 feet, in accordance with the Public Works Engineering standards for Sight Triangles Driveway Visibility. This restriction does not apply to:

1. Permanent buildings;
2. Utility poles;
3. Trees trimmed to the trunk and to a line at least eight feet above the level of the intersection;
4. 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;
5. City signage or signals; or
6. Places where the contour of the ground is such that there can be no cross visibility at the intersection.

Chapter 20.310 Site and Building Design Standards

20.310.001 Purpose

The purpose of this chapter is to prescribe general citywide site and building design standards. The standards of this chapter shall be used in conjunction with the standards for the applicable zoning district located in Division II, Base and Overlay District Regulations or Division III, Form-Based Zoning Districts. In any case of conflict, the standards specific to the zoning district shall override these regulations.

20.310.002 General Site and Building Design

A. **Applicability.** This section applies to all development throughout the City.

B. **Grading.**

1. ***Slopes of Cut/Fill Areas.***

   a. Cut surfaces may not exceed 40 percent (two horizontal to one vertical).

   b. Fill slopes may not be constructed on natural slopes steeper than 50 percent and fill surfaces may not exceed 50 percent.

   c. Grading requires conditional approval from the Review Authority where:

      i. Slopes created by grading of the site exceed 30 percent; or

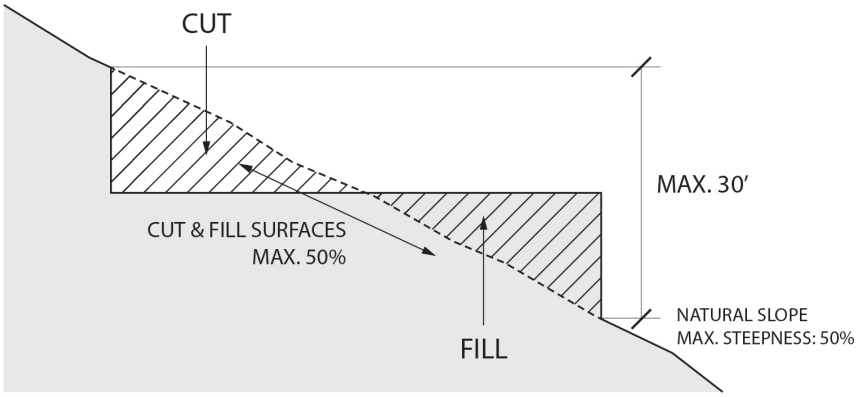
      ii. The grading is within 100 feet of a watercourse (top of bank) or any other water body.

2. ***Height of Cut/Fill Areas.***

   a. Where the height of the fill area is greater than five feet, new fill shall be benched into sound bedrock or other material as determined by a soils engineer or engineering geologist.

   b. Cut and fill banks shall not exceed 30 feet in height, vertically. In the cases of arterial streets, they may exceed 30 feet with the approval of the City Engineer.

Figure 20.310.002(A): Slopes and Height of Cut/Fill Areas



3. ***Fill Design Requirements.***

   a. All ground surface to be filled must be prepared to receive the fill by removing vegetation, noncomplying fill, topsoil and other unsuitable materials, and scarifying to provide a bond with the new fill.

   b. No soils containing hazardous or toxic material of any kind may be used as fill. No rock, broken concrete, asphalt, or similar irreducible materials shall be used for fill.

4. ***Slope Stabilization.*** The faces of cut-and-fill slopes shall be prepared and maintained to control against erosion. This consists of planting, use of armor rock, terracing, water breaks, dams, cribbing, rip rap, or combinations thereof. Protection for the slopes shall be installed prior to final inspection. The Building Official may require installation of temporary measures as required to protect exposed areas until permanent measures can be taken.

5. ***Terraces.*** Terraces a minimum four feet in width shall be established at not more than 15-foot intervals on all cut or fill slopes to control surface drainage and debris. Where only one terrace is required, it shall be at mid-height.

6. ***Dust Control.*** Contractors performing grading operations within the City where dry conditions or dry admixtures are encountered shall adequately and effectively control dust to prevent spread off-site or onto existing structures on-site. Prior to commencement of grading operations, the contractor shall

furnish details of proposed dust control measures to the building official for approval.

7. ***Protection of Trees***. Construction vehicles and equipment and excavated soils shall be kept away from under the canopy of any trees on the site which are to be preserved.

8. ***Grading Plan Required.*** For any grading on a site with a natural slope of 15 percent or greater, a grading plan is required.

C. **Drainage.**

1. All drainage plans that alter the slope of contour of a site's existing drainage pattern are required to obtain approval from the City Engineer.

2. Where possible, sites must drain directly into the Bay through drainage outfalls.

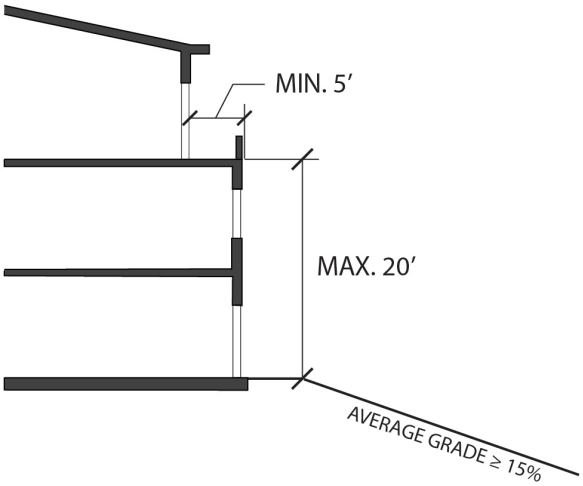
3. Cut-and-fill slopes shall be provided with subsurface drainage as necessary for stability. Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above the slopes toward the cut has a drainage path greater than forty feet measured horizontally.

4. All drainage facilities shall be designed to carry waters to the nearest drainage way approved by the appropriate jurisdiction.

D. **Hillsides.** All development on sites with an average grade of 15 percent or more is subject to the following standards:

1. ***Height.*** The maximum height of any building face is 20 feet from finished grade. The exterior wall of any portion of the building that is more than 20 feet above finished grade shall be set back a minimum of five feet from the face of the floor below.

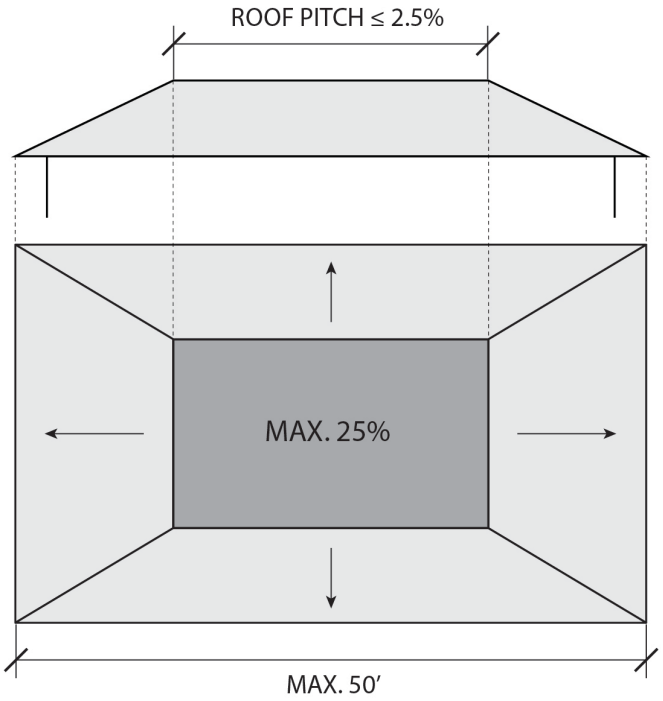
Figure 20.310.002(B): Height of Building Faces on Hillsides



2. ***Articulation.*** Building articulation (bays, recesses, overhangs, or setbacks) shall be incorporated at the downhill side of the structure to reduce the visual impact of the vertical mass.

3. ***Roof Design.*** To encourage buildings with multi-level foundations, the maximum horizontal dimension on a roof plan shall be limited to 50 feet, and no more than 25 percent of the total roof may be less than 2.5 percent in pitch.

Figure 20.310.002(C): Roof Design on Hillsides



4. ***Screening of Underfloors.*** Areas between the lowest floor and finished grade shall be enclosed with finished walls or architectural screening. Exterior structural supports and undersides of floors and decks not enclosed by walls or otherwise screened may be approved only if the Review Authority finds that no alternative type of construction is feasible, and fire-safety and design considerations have been adequately addressed.

5. ***Driveways.*** Driveways shall follow natural terrain contours to the maximum extent feasible to minimize grading and the finished driveway grade shall not exceed an average grade of 18 percent.

6. ***Impervious Surfaces.*** On sites with an average slope of 15 percent of more, the maximum lot coverage by impervious surfaces shall not exceed 40 percent of the gross land area.

E. **Block Lengths.** Where a project includes the construction of new rights-of-way, resulting block sizes shall conform to the following standards:

1. ***Prohibition on Consolidation of Existing Blocks.*** Existing block configurations shall not be consolidated to create larger blocks.

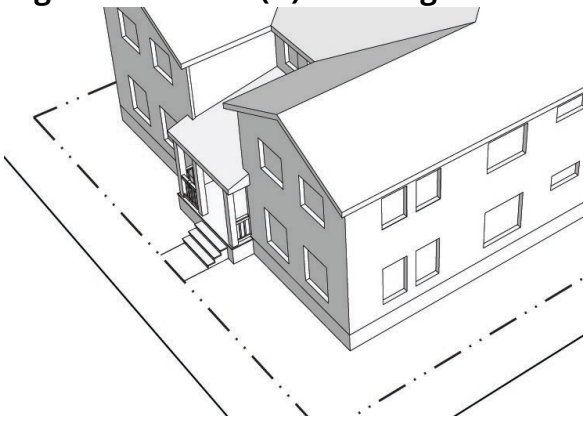
2. ***Large Site Development.*** Sites larger than three acres shall be developed into uninterrupted blocks with block faces longer than 350 feet in length. Where blocks are interrupted by or a publicly-accessible pedestrian path or paseo, block lengths may be a maximum 500 feet.

F. **Building Entrances.**

1. Building entrances shall be emphasized with landscape treatments and architectural treatments.

2. All building and dwelling units located in the interior of a site shall have direct entrances from the sidewalk that are designed as an extension of, and that connect to, a public sidewalk.

Figure 20.310.002(D): Building Entrances



3. Entrances located at corners shall have a distinct architectural treatment to create interest at the intersection and facilitate pedestrian flow around the corner. Treatments may include angled or rounded corners, columns, arches, and other architectural elements

G. **Open Space Design and Orientation.**

1. Open spaces shall be accessible, visible and well lit. Benches, light standards, kiosks, trash receptacles, and other street furniture shall be provided in open spaces and shall be designed in a coordinated fashion to enhance the appearance and function of the site and open space

2. Seating areas in open spaces shall be protected and oriented for maximum sun exposure and protected from the wind.

3. ***Creek Access.*** Unless it is demonstrated to the satisfaction of City staff that no feasible alternative exists, any property with frontage on Colma Creek or San Bruno Creek shall be required to provide, as a part of the on-site landscaping

plan, a paved public-access trail along the top of the bank for the portion of the creek bank on the site. The trail shall be compliant with specifications of the City Public Works Department and the Bay Conservation and Development Commission as applicable. Each such trail segment shall connect directly to the creek bank on each adjacent property or a trail segment along the Shoreline (e.g., the Bay Trail).

H. **On-Site Circulation and Parking.**

1. ***Pedestrian and Bicycle Pathways.***

   a. A system of pedestrian walkways shall connect all primary buildings entrances on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas, pedestrian amenities, and transit stops.

   b. Walkways shall be the shortest practical distance between the main entry and sidewalk, generally no more than 125 percent of the straight-line distance.

   c. Walkways must link the residential units with recreational and other internal facilities and with other residential units.

   d. Sidewalks and/or walkways shall be provided at a minimum on at least one side of all private and public roadways to residential groupings within a project.

   e. Walkways shall be a minimum of five feet wide, hard-surfaced, and paved with permeable materials.

   f. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through a raised crosswalk, a different paving material, or similar method.

   g. Where a required walkway is parallel and adjacent to a vehicle travel lane, it must be raised or separated from the vehicle travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

2. ***Parking Lot Access and Design.***

   a. Shared access drives to parking areas are allowed in order to minimize curb cuts and potential conflicts with pedestrians.

   b. Where a project side abuts an alley or lane, access to parking shall be provided from the alley or lane.

   c. On corner lots, curb cuts shall be located on the street frontage with the least pedestrian activity whenever feasible.

d. On sites fronting local and collector streets, surface parking areas shall be located on the interior side or rear of the site and behind buildings. Parking may be located between a building and a street on sites fronting an arterial street only.

e. Curb cuts shall be allowed only to provide access to approved garages, carports and parking spaces.

f. Curb cuts shall be located at least 10 feet from any intersection curb return or pedestrian crosswalk.

g. Surface parking areas must be separated from on-site buildings by a minimum distance of five feet, which may be occupied by landscaping or walkways.

3. ***Parking Structure Access and Design.***

a. Access stairs for parking structures or stackers must directly access a sidewalk or pedestrian alley and must be well-lit and secure.

b. Pedestrian entries and stairwells for parking structures or stackers must be located adjacent to public streets and along major pedestrian connections, except for a campus environment.

c. In the Downtown Residential and Downtown/Caltrain Station Area zoning districts, all building floors used as garages and other enclosed or covered parking facilities must be designed with at least one of the following:

i. Punched openings with spacing and proportions typical of a habitable space; or

ii. Screening that obscures the view of vehicles. Screening may take the form of plants, living walls, wire or metal mesh, fabric, or other durable screening material.

I. Building Materials and Textures.

1. Building elevations must incorporate at least three materials and textures: primary, secondary, and detail. A primary material or color comprises 60 percent or more of the façade excluding transparent surfaces; a secondary color comprises no more than 30 percent of the façade excluding transparent surfaces; and a detail is used on trim and architectural details, comprising no more than 10 percent of the façade excluding transparent surfaces.

2. ***Primary Building Materials.*** Primary shall mean 50 percent or more of a façade surface area excluding transparent surfaces. The following primary cladding materials are allowed:

a. Glass;

b. Brick/masonry;

c. Steel;

d. Concrete/concrete block;

e. Metal/painted metal clapboard;

f. Wood;

g. Stucco; and

h. Stone.

i. Other quality, durable materials may be approved by the Review Authority as part of the project review.

3. ***Secondary Materials*.** The following secondary materials are allowed:

a. Metal (wrought iron, copper, bronze) with a non-reflective finish

b. Wood

c. Split-face CMU

d. Terra cotta tile

e. Brick or brick veneer

f. Tile

g. Other quality, durable materials may be approved by the Review Authority as part of the project review.

4. ***Prohibited Building Materials.*** Plywood, corrugated metal, and aluminum are prohibited.

5. ***Ground Floor Building Materials.***

a. Building materials used on the ground floor shall be high quality durable materials such as concrete, stone, tile, masonry, or other equivalent quality materials.

b. The portion of the building measured from grade to two feet above grade that front the public sidewalk shall be constructed of such materials, rather than glass, wood, or stucco.

6. ***Glazing for Bird Safety.***

a. The use of bird-safe glazing is required for a minimum 90 percent all glazing up to 60 feet in height for the following:

i. Glazing within 300 feet of an Urban Bird Refuge; and

ii. Glazing used in uninterrupted glazed segments 24 square feet or larger.

b. Bird-safe glazing includes the following:

i. Glass that reflects the ultraviolet light (which birds can see);

ii. Glass which has photovoltaic cells embedded;

iii. Dichroic glass;

iv. Fritted glass;

v. Etched Glass;

vi. Translucent glass; and

vii. Film

c. When glazing incorporates patterns, the pattern must uniformly cover the entire window and consist of elements separated by a minimum 2 inches wide and a minimum 4 inches tall (the "2x4 Rule").

d. *Exceptions.*

i. Residential-zoned buildings less than 45 feet tall with less than 50 percent glazing are exempt from glazing requirements. However, the requirement for bird-safe glazing applies to uninterrupted glazed segments 24 square feet or larger.

ii. A minimum 95 percent bird-safe glazing is required for residential-zoned buildings less than 45 feet tall with more than 50 percent glazing.

iii. Requirements may be modified or waived in accordance with a documented recommendation from a qualified biologist.

J. **Architectural Integrity and Unified Palette.** All buildings shall be designed with "360-degree design" where each exterior wall is designed equivalent to the primary facade in the extent of building articulation, level of detail, and quality of exterior materials, and consistent with the color scheme of the primary facade. Details include but are not limited to window and door trim, window and door recesses, cornices, belt courses, columns/piers, posts/beams, brackets, columns/arches, and roof forms.

K. **Additions/remodels.** Notwithstanding the design standards of this chapter, additions to and remodels of existing buildings, including porches, balconies and decks, must match the architectural design and detail of the existing building.

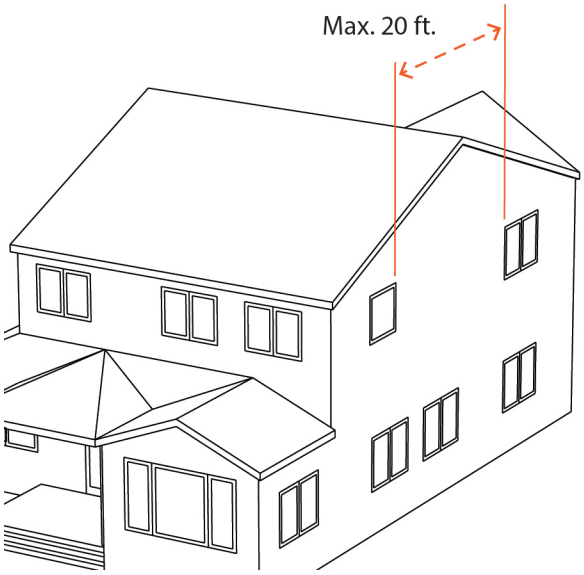
L. **Sustainability Standards.** All development shall comply with all applicable requirements of the Chapter 15.22 ("California Green Building Code").

20.310.003 Single-Family and Duplex Residential Design

A. **Applicability.** This section applies to all single-family and duplex development throughout the City.

B. **Upper-Story Wall Planes.** No upper-story wall shall run in a continuous plane of more than 20 feet without a window or a projection, offset, or recess of the building wall at least one foot in depth.

Figure 20.310.003(A): Upper-Story Wall Planes



C. **Roofline.** Roof design must include a minimum of two forms and slopes. Forms may include but are not limited to hips, gables, sheds, dormers, and parapets.

1. ***Parapet Length.*** Parapet segments may not exceed 25 feet in length without interruption in height or form.
2. ***Pitch.*** The pitch of the roof must be 3:12 to 5:12 ratio.
3. ***Eaves.*** Where eaves exceed 18 inches in depth, exterior brackets or beams are required.

D. **Windows.** Trim at least two inches in depth must be provided around all windows, or windows must be recessed at least four inches from the plane of the surrounding exterior wall.

E. **Entrances.**

1. ***Orientation.*** All units located along public rights-of-way, BART rights-of-way, or internal paseos/pathways must have the primary entrance, either individual or shared, facing the public street, BART right-of-way, or a paseo/pathway. Exceptions to this requirement may be approved for projects where multiple-

unit housing is located on four-lane streets carrying high traffic volumes and/or streets that do not allow on-street parking.

2. ***Entry protection.*** The principal entry shall be located in a visible location facing the street and shall incorporate a projection, recess, or combination of projection and recess at least 40 square feet in area, with a minimum depth of five feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved by the Chief Planner or the Design Review Board.

Figure 20.310.003(B): Entry Protection

F. **Manufactured Homes.** All manufactured home shall meet the following standards:

1. ***Foundation.*** A manufactured home and any addition to a manufactured home shall be built and securely fastened to a permanent foundation system approved by the Chief Building Official and designed to meet the following requirements:

   a. All manufactured homes and additions to manufactured homes shall be securely anchored to resist flotation, collapse, or lateral movement.

   b. The lowest floor shall be at or above the base flood elevation.

2. ***Date of Construction.*** Each manufactured home shall have been manufactured within 10 years of the date of issuance of a permit to install the manufactured home and must be certified under the National Manufactured Home Construction and Safety Act of 1974.

3. ***Roof Overhang.*** The roof overhang shall not be less than 12 inches around the entire perimeter of the manufactured home as measured from the vertical side of the home. The overhang requirement may be waived at the point of connection where an accessory structure is attached to the manufactured home.

4. ***Roof Material.*** Roof material shall consist of material customarily used for conventional one-family dwellings, such as tile, composition shingles, and wood shakes and shingles. If shingles and/or wood shakes are used, the pitch of the roof shall be not less than three inches vertical to 12 inches horizontal.

5. ***Siding Material.*** Siding material shall consist of exterior material customarily used for conventional single-unit dwellings, such as stucco, wood, brick, stone or decorative concrete. Metal siding, if utilized, shall be non-reflective and horizontally lapping. Siding material utilized as skirting shall be the same as the material used on the exterior wall surface of the manufactured home.

6. ***Skirting.*** The unit's skirting must extend to the finished grade.

G. **Parking Design and Access.**

1. ***Carports and Detached Garages.*** Carports and detached garages must be constructed of the same materials and in the same style as the main building.

2. ***Garage Frontage and Location.***

   a. Where garage doors face a street or lane on lots 30 feet wide or more, the total width of the garage door or doors shall not exceed 50 percent of the lot width.

   b. The front wall of a garage must be either set at least five feet behind the primary façade of the building or occupy less than 50 percent of the width of the building façade.

   c. Garages with three or more doors, or garages designed to accommodate three or more non-tandem parked cars, are allowed only on lots 85 feet wide or greater, and at least one garage front must be separated from the remaining garage fronts by at least two feet. Driveways accessing three-car garages are limited to 20 feet in width at the point of intersection with a public right-of-way.

3. ***Maximum Number of Driveways per Lot and Maximum Driveway Width.*** Driveway approaches (curb cuts) shall be allowed only to provide access to, and shall be no wider than, approved garages, carports and parking spaces.

   a. For lots less than 85 feet in width, a maximum of one driveway up to 20 feet wide is allowed for required parking.

   b. For lots 85 feet wide or more, the combined width of all driveways may not exceed 28 feet.

   c. Corner lots and through lots may be allowed more than one driveway on different street frontages if the lot has more than one approved garage, carport, or parking space.

20.310.004 Multi-Family Residential and Residential Mixed-Use Design

A. **Applicability.** This section applies to all multi-family and residential mixed-use development throughout the City.

B. **Building Modulation/Articulation.**

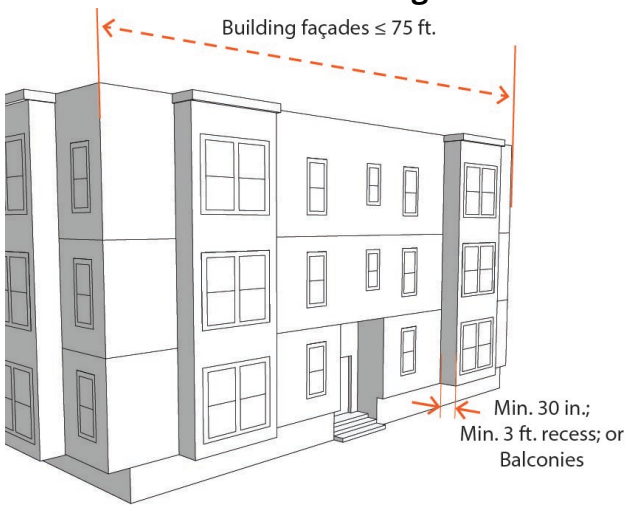
1. ***Up to 75 Feet.*** Building façades up to 75 feet in length along a right-of-way must incorporate at least one of the following on all upper floors:

   a. Window bays a minimum 30 inches in depth from building facade;

   b. At least two recesses a minimum three feet in depth from building facade; or

   c. A regular pattern of balconies.

Figure 20.310.004(A): Building Modulation for Street-Facing Facades Up to 75 Feet in Length

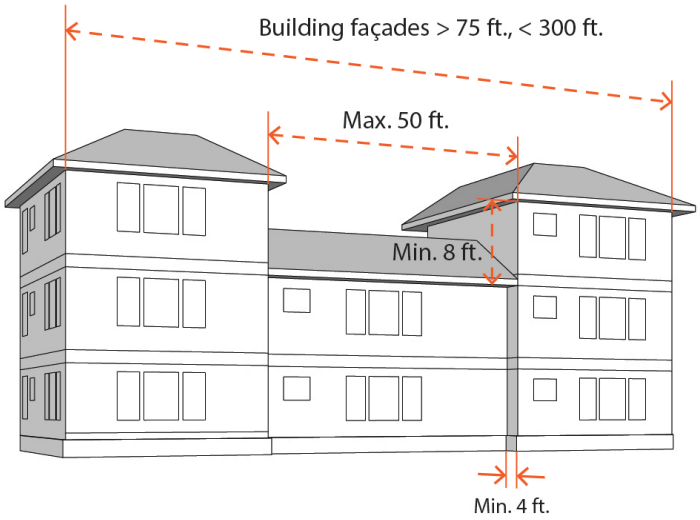


2. ***Between 75 and 300 Feet.*** When a building facade is between 75 feet and 300 in length along a right-of-way, it must be:

   a. Separated into facade bays no greater than 50 feet in width defined by a recess a minimum of four feet in depth; and

   b. Include a change in building height with a minimum of eight-foot difference.

Figure 20.310.004(B): Building Modulation for Street-Facing Facades 75 to 300 Feet in Length

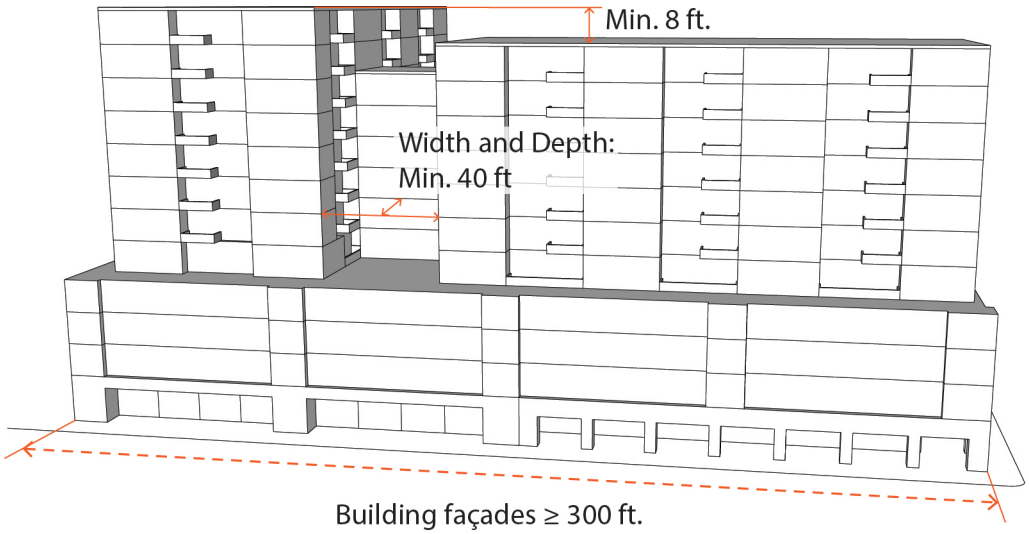


3. ***300 Feet or Greater.*** When a building facade is 300 feet or greater in length along a right-of-way, it must be separated into volumes by:

   a. Recesses a minimum of 40 feet in width and 40 feet depth that extend the full height of the building; and

   b. A change in building height with a minimum of eight-foot difference.

Figure 20.310.004(C): Building Modulation for Street-Facing Facades 300 Feet in Length



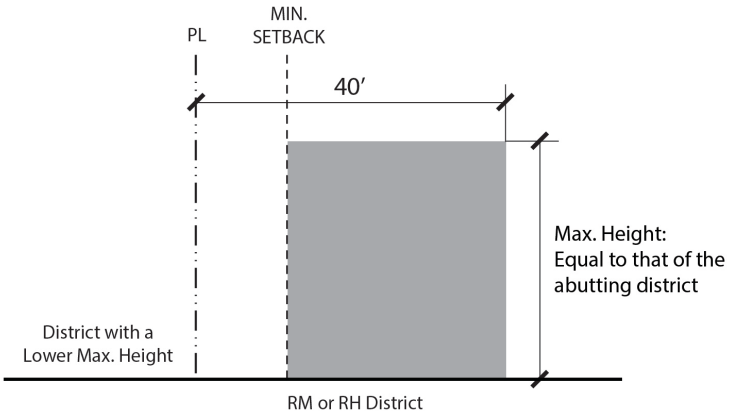
4. ***Maximum Façade Length.*** The maximum dimension of any single building shall not exceed 500 feet; exceptions may be granted with approval of a Conditional Use Permit based on the finding that adequate design features

have been incorporated to create visual variety and avoid a large-scale, bulky, or monolithic appearance.

5. ***Transitional Standards.*** Where a development abuts another district with a lower maximum height, the following standards apply:

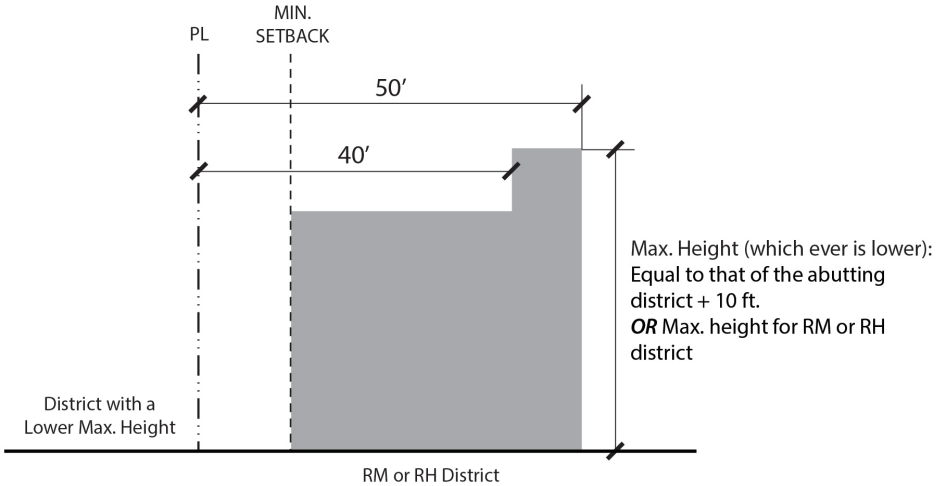
   a. The maximum height within 40 feet of the abutting district is equal to that of the abutting district.

Figure 20.310.004(C): Maximum Height in a District Within 40 Feet of an Abutting District with a Lower Maximum Height



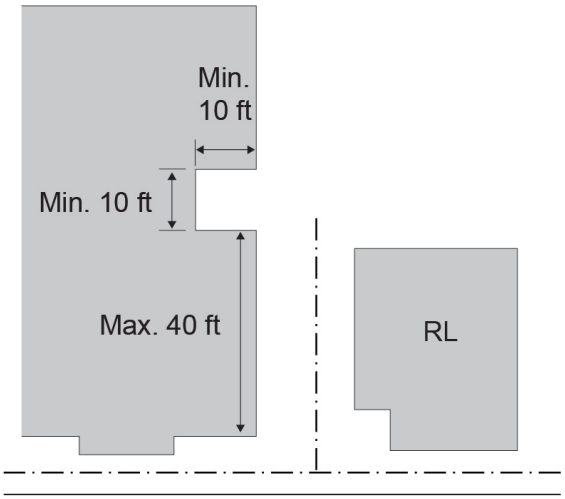
   b. The maximum height within 50 feet of the abutting district is an addition 10 feet *or* the maximum allowed height for that district, whichever is lower.

Figure 20.310.004(D): Maximum Height in a District Within 40 Feet of an Abutting District with a Lower Maximum Height



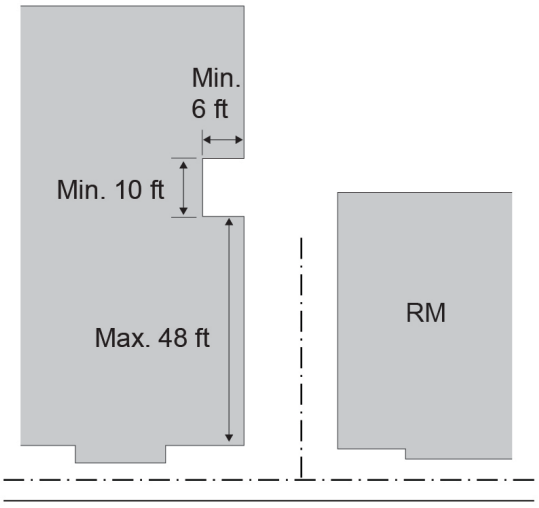
6. ***Transect Abutting an RL Districts.*** Where building in a transect zone faces an RL district, the building façade plane may not exceed 40 feet in length without a break of minimum 10 feet in depth and 10 feet in length.

Figure 20.310.004(E): Transect Zones Abutting an RL District



7. ***Transect Zones Abutting an RM Districts.*** Where building in a transect zone faces an RL district, the building façade plane may not exceed 48 feet in length without a break of minimum 6 feet in depth and 10 feet in length.

Figure 20.310.004(F): Transect Zones Abutting an RM District



8. ***Corner Treatment.*** Accentuate building massing at street intersections with at least one of the following elements.

   a. A tower or dome element at least 80 square feet in area;

   b. A decorative parapet;

   c. A rounded corner with enhanced transparency;

d. Columns or other columnar features; or

e. Bay windows within six feet of the building corner.

9. ***Roofline Form and Variation.*** Roof designs shall be limited to:

a. *Hip roofs*.

i. Hip roof design may not exceed 50 feet in horizontal length at the eave.

ii. Hip roofs may be minimum 4:12 slope.

b. *Gables.* Gabled roofs may be minimum 4:12 slope.

i. Gables must be open in design. Box gables are not allowed.

ii. Gables may be minimum 3:12 slope.

c. *Mansard.* Mansard roofs are allowed only for buildings three stories or greater in height.

d. *Dormers.*

e. *Parapet.*

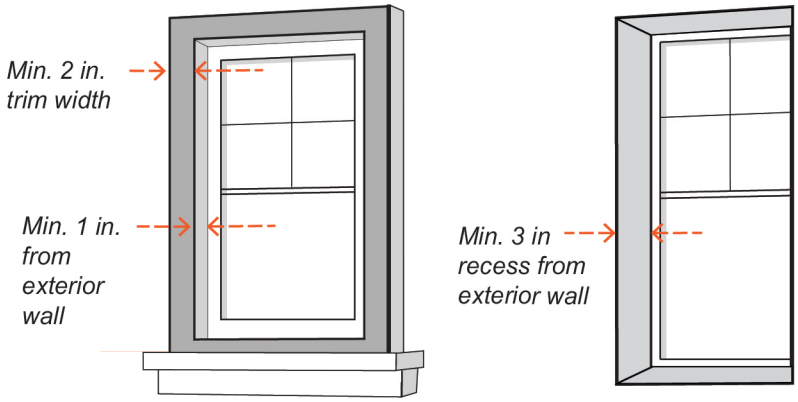
i. When used on the first or second floor, a parapet longer than 50 feet in length must include a steps, curves, angles, or other motif to break up the length of the parapet.

ii. At the third floor and above, break up roof lines at intervals no greater that 50 linear feet by changes in direction, pitch, or similar approaches.

C. **Zero Lot Line Facades.** Any building façade built at the property line must include a mural or a wall with climbing vines or other vertical live planting.

D. **Windows.** Trim at least two inches in width and one inch in depth must be provided around all windows, or windows must be recessed at least three inches from the plane of the surrounding exterior wall.

Figure 20.310.004(G): Window Design



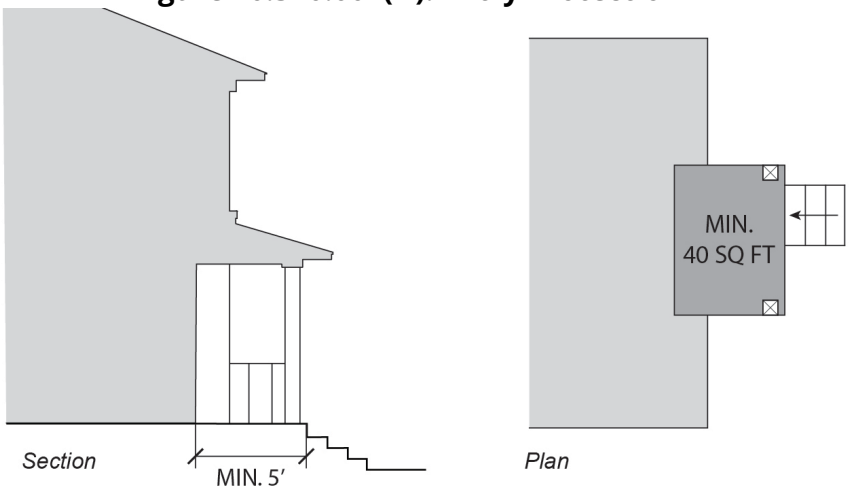
E. Entrances.

1. ***Orientation.*** All units located along public rights-of-way, BART rights-of-way, or internal paseos/pathways must have the primary entrance, either individual or shared, facing the public street, BART right-of-way, or a paseo/pathway. Exceptions to this requirement may be approved for projects where multiple-unit housing is located on four-lane streets carrying high traffic volumes and/or streets that do not allow on-street parking.

2. ***Entry Protection.***

   a. *Conventional Zones.* All building entrances shall incorporate a projection (e.g., porch or stoop) or recess at least 40 square feet in area, with a minimum depth of 5 feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved by the Chief Planner or Design Review Board.

Figure 20.310.004(H): Entry Protection



b. *Form-based Zones.* All building entrances shall comply with the standards of the applicable base zone and allowable building type and frontage type.

3. ***Dwelling Unit Access.*** Exterior entrances to units shall be in the form of individual or shared entrances at the ground floor of the building. Unit entrances located above the ground floor are also allowed; however, no exterior access corridor located above the ground floor may provide access to five or more units.

4. ***Separation of Residential and Non-Residential Entrances.*** Entrances to residential units shall be physically separated from the entrance to the allowed commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the facade.

F. **Residential Unit Design.**

1. ***Residential signifiers***. Residential facades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.

2. ***Units Adjacent to Highways.***

a. Sound-abatement windows shall be installed for all windows on the third story and above that are facing and within 200 feet of Highway 101 or Interstate-380.

b. All elevated private open spaces within 200 feet of Highway 101 or Interstate-380 shall face away from the highway or interstate.

3. ***Affordable unit design.*** Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

4. ***Universal Design.*** For residential projects with at least 10 dwelling units, 10 percent of the units must adhere to the following principles of Universal Design:

a. At least one entrance without steps and a flat threshold.

b. Living space on one floor or stair landings big enough to accept lifts.

c. Wide interior doors (32-inch clear, typically provided with 36-inch door), hallways, and alcoves with 60- by 60-inch turning space at doors, in kitchens, and dead ends.

d. A 30- by 48-inch clear space at appliances and fixtures in bathrooms and kitchens.

5. ***Private Storage Space.***

a. For every ten units, a minimum of one 200 cubic foot enclosed weather-proofed and lockable private storage space with a minimum horizontal dimension of four feet shall be provided within the project common area.

b. The total number of private storage spaces may be reduced up to 25 percent by the Chief Planner to address operational characteristics that are incompatible with the storage requirement; the total number of private storage spaces may be reduced up to 50 percent by the Chief Planner if the storage is located proximate to the residential unit.

G. **Open Space Design.**

1. ***Required Private Open Space Design.***

a. Required private open space may take the form of balconies, decks, patios, fenced yards, and other similar areas outside the residence.

b. Required private open space shall be accessible to only one living unit by a doorway to a habitable room.

2. ***Required Common Open Space Design.***

a. Required common areas may take be designed as landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements that enhance the outdoor environment of the development.

b. Required common open space shall be accessible to all living units on the development site by a stairway or other accessway qualifying as an egress facility from a habitable room.

c. Common open spaces may be at-grade, elevated, on parking podiums, or on rooftops.

d. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such surface may be any combination of lawn, garden, flagstone, wood planking, concrete, or other dust-free surfacing.

e. Slope shall not exceed 10 percent.

3. ***Required Public Open Space.***

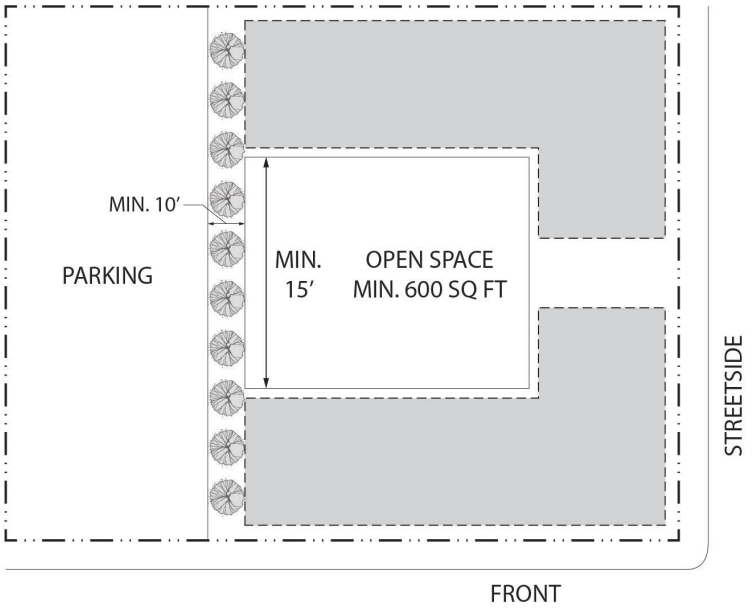
a. *Conventional Zones.* New buildings on lots greater than 15,000 square feet shall provide a plaza, widened sidewalk, or outdoor dining area which provides public seating and is accessible from the public sidewalk.

(a) Minimum Size: 600 square feet.

(b) Minimum Dimensions: 15 feet.

(c) Parking Lot Buffering. The required public area shall be separated from any parking area with a minimum 10 foot wide landscaped buffer area and screened with a decorative wall or berm 2.5 to 3.5 feet high.

Figure 20.310.004(I): Public Open Space Orientation and Dimensions



b. *Form-Based Zones.* All development shall comply with the standards of the applicable base zone and required open space types.

4. ***Required Public Open Space Design.***

a. *Surfaces.* Surfaces must be visually distinguishable from areas for vehicular travel. Materials may include turf, landscaping, flagstone, wood planking, textured pavement, pavers, concrete, or other dust-free surfacing.

b. *Slope.* Slope shall not exceed 5 percent.

c. *Visibility and Accessibility.* Public open spaces shall be visible from a public street or from on-site areas normally frequented by customers and shall be accessible during business hours. Areas within required setbacks may count toward the public space requirement.

d. *Separation from Loading Areas.* Plazas and courtyards shall be separated from loading areas with the placement of plazas and courtyards intended to further public access and use of these facilities.

H. **Parking Design and Access.**

1. ***Maximum Frontage.*** The total frontage of parking areas visible from the street, including open parking, carports, and garages, but excluding underground parking and parking located behind buildings, shall not exceed 30 percent of the lot frontage and may not exceed 120 feet of lot frontage.

2. ***Access.***

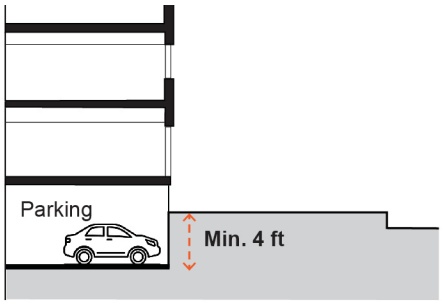
   a. One driveway or access per 120 feet of linear frontage is allowed.

   b. Driveway or accessway widths shall not exceed 25 feet unless an enlarged width is approved by the City Engineer.

3. ***Structured Parking.***

   a. Where ground level structured parking or stackers occupies more than 30 percent of a building facade facing a right-of-way or paseo, the finished floor of the parking level must be a minimum four vertical feet below the finished grade at the building facade. This standard does not apply to parking structures or stackers within the SLR Overlay.

Figure 20.310.004(J): Ground-Level Structured Parking



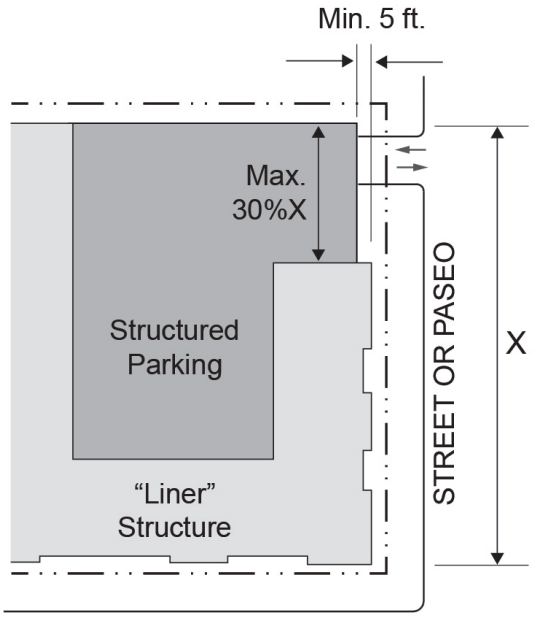
   b. Development of architectural elements as visual cues (such as stair towers) to promote site orientation and provide visual interest are strongly recommended.

   c. Where buildings are designed with uses directly abutting or "lining" or "wrapping" above-ground parking structures or stackers, the portions of structured parking or stackers facing a street or paseo/pathways must be:

      i. Limited to 30 percent of the building facade; and

      ii. Either set back a minimum five feet from the building facade; screened with a living wall; or designed with punched openings to simulate habitable space.

Figure 20.310.004(K): "Wrapped" Structured Parking



Chapter 20.320 Nonconforming Uses, Structures, and Lots

20.320.001 Purpose and Applicability

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 Ordinance in a manner that promotes the public health, safety, and general welfare and does not conflict with the goals and objectives of the General Plan. The provisions of this chapter apply to structures, land, and uses that have become nonconforming by adoption of this Ordinance as well as structures, land, and uses that become nonconforming due to subsequent amendments to its text or to the zoning map. More specifically, the purpose of these regulations is to distinguish between nonconforming uses that are detrimental to public health, safety, and general welfare and those uses that are economically productive and compatible with surrounding development despite being inconsistent with applicable regulations and requirements.

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 Ordinance 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 this Ordinance, provided that in all such cases, actual construction shall be diligently carried on until completion of the building or structure.

20.320.002 Establishment of Lawful Nonconforming Uses, Structures and Lots

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

A. **Nonconformities.** A nonconformity may result from any inconsistency with the requirements of this Ordinance 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 dimension standards, overnight vehicle parking limitations, loading, 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 20.330.003(B) Nonconforming Parking and Loading.

B. **Nonconforming Uses and Structures—Right to Continue.** Any use or structure that was lawfully established prior to the effective date of this Ordinance or of any subsequent amendments to its text or to the Official 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.

C. **Nonconforming Lots.** Any lot that is smaller than the minimum lot size required by this Ordinance 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 Ordinance.

D. **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.

20.320.003 Continuation and Maintenance of Nonconforming Structures

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

A. **Maintenance and Repairs.** Maintenance, repairs and structural interior alterations to a nonconforming structure are permitted if the changes and improvements do not enlarge or extend the structure except as provided in Section 20.320.004 ("Alterations and Enlargements to Nonconforming Structures").

B. **Expansion of Area Occupied by Nonconforming Use**. The physical improvement of a nonconforming building or structure containing a nonconforming uses shall not increase the area occupied by a nonconforming use.

C. **Nonconforming Signs.** Lawfully established signs that do not conform to the requirements of this Ordinance may only be maintained in compliance with the requirements of Chapter 20.360 ("Signs").

20.320.004 Alterations and Enlargements to Nonconforming Structures

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

A. 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 if the existing use of the property is conforming except as provided for in this chapter.

B. 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 20.330 ("On-Site Parking and Loading"), nor occupy the only portion of a lot that can be used for required parking or access to parking.

C. Notwithstanding the requirements of subsection A above, an accessory dwelling unit in compliance with Section 20.350.035 ("Accessory Dwelling Units") and State law may be developed on a lot that contains a single-unit or multiple unit residential dwelling that is nonconforming with respect to standards. If the single-unit dwelling is nonconforming because it does not meet parking standards, an accessory dwelling unit may be established when parking for the primary dwelling unit is provided to meet the applicable requirements of Chapter 20.330 ("On-Site Parking and Loading"). Notwithstanding the requirements of Chapter 20.330, parking for the primary dwelling unit may be located in any configuration on the site, such as covered spaces, uncovered spaces, or tandem spaces, or mechanical parking lifts.

D. Additions or enlargements that horizontally extend a nonconforming yard or height or an alteration of a portion of a residential building that encroaches into a nonconforming yard or which extends above the permitted height may be authorized subject to the approval of a Minor Use Permit. The Chief Planner may only approve such alterations or enlargements if the use of the property is conforming and if the alteration/enlargement would not:

1. Further reduce any existing nonconforming yard provided that no setback shall be less than three feet in a residential district;
2. Exceed applicable building height limits;
3. Further reduce existing nonconforming lot coverage or floor area ratio requirements;
4. Occupy the only portion of a lot that can be used for required parking or access to parking when existing parking does not meet the requirements of this Ordinance for the current or proposed use of the structure; and
5. Be detrimental to the light, views, or privacy of the adjacent neighbor.

E. **Substandard Side or Rear Setbacks in the Downtown.** Substandard side and/or rear yard setbacks in the Downtown may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, side yard setbacks shall be a minimum of three feet and rear yard setbacks shall be a minimum of 16 feet.

F. **Within the Floodplain/Sea Level Rise Overlay.**

1. ***Demolition, Renovation, and Replacement.*** Where proposed demolition, renovation, or replacement occupies more than 50 percent of the gross floor

area, additions and improvements are permitted provided the entire structure is brought into conformance with all applicable standards.

2. ***Damaged Properties.*** Redevelopment of properties that have sustained damage and for which a flood insurance claim has been filed may be brought into conformance with all applicable standards.

G. 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 20.500 ("Variances") if the addition or enlargement would increase the coverage of the subject property.

20.320.005 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. This requirement shall 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 20.620 ("Use Classifications"), and the use is not expanded or intensified. For the purposes of this section, intensification includes an increase in the number of vehicle trips generated by a use, parking demand, number of employees on a site, hours of operation, and other similar characteristics as determined by the Chief Planner.

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 20.490 ("Use Permits").

C. **Substitutions.** The Chief Planner may allow substitution of a nonconforming use with another nonconforming use, subject to approval of a Minor Use Permit in accordance with the provisions of this section. In addition to any other findings required by this Ordinance, approval of a Minor Use Permit under this section shall be based on findings that:

1. The existing nonconforming use was legally established;

2. The proposed new use would not be detrimental to public health, safety, or welfare;

3. The proposed new use would not preclude or interfere with implementation of the General Plan or any applicable adopted specific, area, or community plan;

4. The proposed new use will not depress the value of nearby properties or create conditions that would impede their redevelopment or use in compliance with the General Plan;

5. 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 Ordinance than the nonconforming use it replaces;

6. The proposed new use will not result in an average daily trip increase based on a Parking Management and Monitoring Study and the unique operational characteristics;

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

8. The proposed new use will comply with all applicable standards of the district and Citywide 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.

D. **Plan Consistency.** The Planning Commission or the Chief Planner may find that the continuation, expansion, or substitution of a nonconforming employment use is consistent with the General Plan if the Use Permit is subject to a condition that limits the term of such use or any other restriction deemed necessary to ensure that approval of the Use Permit would not interfere with, impede, or preclude eventual implementation of the Plan. This determination shall be based on information in the record including, but not limited to, financial analysis and market studies.

20.320.006 Expansion of Nonconforming Uses

Nonconforming uses shall not be expanded.

20.320.007 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 other unintentional act may be restored or rebuilt subject to the following provisions.

A. If the cost of repair or reconstruction does not exceed 50 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 the higher of:

1. The records of the Assessor of the County of San Mateo for the fiscal year during which the application is received; or
2. An appraisal performed by a certified appraiser.

B. If the cost of repair or reconstruction exceeds 50 percent of the appraised value of the building or structure replacement determined pursuant to subsection A above, the land and building shall be subject to all of the requirements of this Ordinance. However, the Chief Planner may approve a Minor 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.

C. The previous subsections notwithstanding, when the cost of repair or reconstruction of a nonconforming residential building destroyed or damaged by an unintentional act exceeds 50 percent of the appraised value of the building at the time the damage occurs and the building is located in any district where residential uses are allowed, the building may be restored to the same size, extent, and configuration as previously existed subject to the approval of a Minor Use Permit and the following requirements:

1. The minimum number of standard, open and accessible covered parking spaces required by this chapter shall be provided;
2. The number of units to be reconstructed shall be the number of units legally existing at the time of the building's partial destruction, or one unit for each 950 square feet of lot area, whichever is less; and
3. There may be no increase in the intensity of any nonconforming condition.

20.320.008 Abandonment of Nonconforming Uses

If the nonconforming use of a building or structure, or a portion of a building or structure ceases for a continuous period of one year, it shall be considered abandoned and shall thereafter be used only in accordance with the regulations for the district in which it is located except as provided below. Abandonment includes the establishment of a conforming use pursuant to the requirements of this Ordinance in any space that was previously occupied by a nonconforming use. It is the responsibility of the applicant to provide evidence demonstrating to the satisfaction of the Chief Planner that the use was legally established and has not been abandoned.

A. No nonconforming use may be resumed, reestablished, reopened, or replaced by any other nonconforming use after it has ceased for a period of one year subject to the following exceptions:

1. No lawful residential use can lapse regardless of the length of time of non-use;
2. A nonconforming use of a portion of a building may be resumed or changed as provided for in Section 20.320.005 ("Changes and Substitutions of Nonconforming Uses") subject to the approval of a Minor Use Permit.
3. In any zoning district except a Downtown Residential or Downtown/Caltrain Station Area zoning district, the Chief Planner may approve an additional one-year time period during which the use will not be considered abandoned; provided, that the Chief Planner finds that economic conditions warrant the additional time. In the event that such additional time period is approved, the total period during which the use will not be considered abandoned shall not exceed two years from the date the use ceased to operate unless an additional one-year time period is approved by the Planning Commission in accordance with paragraph 4 below.

B. In any zoning district except a Downtown Residential or Downtown/Caltrain Station Area zoning district, the Planning Commission may approve an additional one-year time period during which the use will not be considered abandoned; provided, that the Commission finds that economic conditions warrant the additional time. In the event that such additional time period is approved, the total period during which the use will not be considered abandoned shall not exceed three years from the date the use ceased to operate. The one-year 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.

Chapter 20.330 On-Site Parking and Loading

20.330.001 Purpose

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

A. Ensure that parking is provided for new land uses and major alterations to existing uses to meet the parking needs created by such uses.

B. Compliment pedestrian-oriented development and promote the use of alternative modes of transportation by providing bicycle parking and parking reductions for development near transit.

C. Establish standards and regulations for the developer, owner, or operator of any specific use occurring outdoors or within an existing, newly constructed, or relocated building to provide well-designed, on-site parking areas.

D. Ensure that on-site parking and loading areas are designed and located to protect the public safety; minimize congestion and conflict points on travel aisles and public streets; and where appropriate, buffer surrounding land uses from their impact.

E. Require that parking areas are designed to reduce potential environmental impacts, including minimizing stormwater run-off and the heat-island effect.

20.330.002 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 according to the provisions of this chapter 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 Non-Residential Buildings.**

1. When a change in use, expansion of a use, or expansion of floor area creates an increase of 25 percent or more in the number of required on-site parking or loading spaces, on-site parking and loading shall be provided according to the provisions of this chapter. The existing parking shall be maintained and additional parking shall be required only for such addition, enlargement, or change in use and not for the entire building or site. 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. In the Downtown Parking District, a fee may be paid in lieu of providing parking pursuant to subsection 20.330.006(D) (“In-Lieu Fees”).

2. The threshold of 25 percent may be increased at the discretion of Chief Planner and with submittal of a Parking Study.

C. **Additions and Alterations to Existing Dwelling Units.** Parking shall be provided according to the provisions of this chapter based on the total resultant square

footage. When an addition is proposed to an existing dwelling unit that does not provide parking in compliance with this chapter, the following regulations apply:

1. ***Single Unit Dwellings.***

   a. If there are no off-street parking spaces existing, an addition of less than 100 square feet that increases the total habitable floor area of a dwelling unit to no more than 1,500 square feet of gross habitable floor area and not more than three bedrooms may be permitted.

   b. If there is one off-street space per unit existing, then an addition resulting in a total of up to 1,800 hundred square feet of gross habitable floor area and a maximum of three bedrooms per dwelling unit shall be permitted.

   c. Required parking may limit additions to single-unit dwellings where existing parking has been converted to an accessory dwelling unit in accordance with Section 20.350.002 (Accessory Dwelling Units").

2. ***Multiple-Unit Residential Dwellings.***

   a. If there are no off-street parking spaces existing, an addition of less than 100 square feet that increases the total habitable floor area of a dwelling unit to no more than 800 square feet of gross habitable floor area and not more than one bedroom may be permitted.

   b. If there is one off-street space per unit existing, then an addition resulting in a total of up to 1,100 hundred square feet of gross habitable floor area and a maximum of two bedrooms per dwelling unit shall be permitted.

D. **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 the provision of on-site parking to serve the new dwelling units in compliance with the provisions of this chapter. 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 in compliance with all applicable requirements.

E. **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.

20.330.003 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.** 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 this chapter are not reduced in number to less than what this chapter requires.

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

20.330.004 Required Parking Spaces

A. **Maximum Number of Spaces Required.** Each land use shall provide no more than the number of on-site parking spaces stated in Table 20.330.004. These parking ratios should not be exceeded unless the land use states a minimum parking requirement. However, the Planning Commission may allow parking in excess of the spaces required pursuant to Table 20.330.004 subject to a Conditional Use Permit and based on a finding that the amount of parking provided is supportive of the recommendations and requirements of a Transportation Demand Management (TDM) plan prepared for the project in accordance with Chapter 20.400 ("Transportation Demand Management").

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, 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 24 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, a parking management plan shall be submitted to demonstrate that the total number of parking spaces required for all uses is available on the site.

D. **Uses Not Specified.** The parking requirement for any use not listed in Table 20.330.004 shall be determined by the Chief Planner 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. In order to make this determination, the Chief Planner may require a parking demand study or other information, at the applicant's cost. Where a Conditional Use Permit is required for the use, the Planning Commission shall establish the parking requirement based on the parking study and other information in the record as part of the Conditional Use Permit application process.

E. **Parking Management and Monitoring Study**. Where the parking requirement in Table 20.330.004 is listed as "As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.D," the Chief Planner shall establish the parking requirement based on the particular characteristics of the proposed use and the results of a parking management and monitoring study. The Chief Planner may require the provision of parking studies or any other information at the applicant's cost as needed to assess parking demand for the proposed project. Where a Conditional Use Permit is required for the use, the ultimate parking requirement will be established by Planning Commission during the Conditional Use Permit application process. Parking Management and Monitoring Studies shall, at minimum, include the following:

1. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.

2. Parking demand estimates using parking generation studies from professionally recognized and/or comparable studies and from development(s) similar to the proposed use(s).

3. Survey of existing on-street and on-site parking within proximity of the project site.

4. Management procedures for peak demand periods, including the potential of shared parking, remote parking, wayfinding signage, attendants, or valet, and the anticipated effects on vehicle queues and on-street parking.

5. Description of other characteristics of the project that could result in reduced or increased parking demand, such as staggered work shifts, telecommuting, employee per square foot or customer/visitor trips compared to the accepted industry standard for that use.

6. For "Freight/Truck Terminal and Warehouse" and "Parcel Hubs", a description of the type of freight to be distributed and radius of delivery map.

7. Occupancy surveys if requested by the City (not to exceed once every three years).

F. **Transit Station Area**. Transit Station Area parking requirements in Table 20.330.004 are applicable to any land use if any portion of the lot is located within 1/2 mile of a BART, Caltrain or SamTrans ECR station,

1. No off-street parking is required for allowed commercial uses occupying less than 1,500 square feet within a Transit Station Area.

G. **Queuing Area.** The number of parking spaces required by Table 20.330.004 does not include queuing space that may be required for vehicles and customers waiting in vehicles for service, pump stations, auto service bays, or similar uses.

Table 20.330.004 Required On-Site Parking Spaces

Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit, Detached or Attached		
Less than 900 sq. ft and less than 3 bedrooms	1 space min. per unit. In Transit Station Areas: 0.5 space min., 1 space max. per unit.	Requirements for all Single-Unit Residential Parking: At least one required space must be within a covered space. A driveway space measuring a minimum of 8' x 18' shall count as an off-street parking space.
Less than 2,500 sq. ft. and 4 or fewer bedrooms	2 spaces min. per unit. In Transit Station Areas: 1 space min.; 1.5 spaces max. per unit.	
2,500 sq. ft. or more or 5 or more bedrooms	3 spaces min. per unit. In Transit Station Areas: 1.5 spaces min., 2 spaces max. per unit.	
Accessory Dwelling Unit	1 space for each accessory dwelling unit or bedroom, whichever is less, except accessory dwelling units which meet the criteria set forth in Section 20.350.035(G) are exempted from the parking requirement.	
Multiple-Unit Residential		

Table 20.330.004 Required On-Site Parking Spaces		
Land Use Classification	**Required Parking Spaces**	
Studio and one-bedroom (up to 1,100 sq. ft.)	1 space min. per unit In Transit Station Areas: 0.5 spaces min., 1.0 spaces max. per unit.	Requirements for all Multiple-Unit Residential Parking: One covered space shall be designated for each unit. An unencumbered driveway space measuring a minimum of 8' x 18' shall count as an off-street parking space.
Two-bedroom (up to 1,100 sq. ft.)	1 spaces min. per unit. In Transit Station Areas: 0.5 spaces min., 1.5 spaces max. per unit.	
Three or more bedrooms and 1,101 sq. ft. or larger	1.5 spaces min. per unit. In Transit Station Areas: 1 space min. and 2.0 spaces max. per dwelling unit.	
Caretaker Unit	1 space per dwelling unit	
Domestic Violence Shelter	As determined by the Chief Planner pursuant to Section 20.350.015, Domestic Violence Shelter.	
Family Day Care, Small and Large	None in addition to what is required for the residential use.	
Group Residential	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.D.	
Live-Work	1.5 per unit or for every 1,000 sq. ft. of floor area, whichever is greater.	
Mobile Home Park	2 on-site spaces for each dwelling unit. At least one required space must be in a carport or garage.	
Residential Care Facility, General	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.	
Residential Care Facility, Limited	None in addition to what is required for the residential use.	
Residential Care Facility for the Elderly	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.	
Public and Semi-Public Use Classifications		
Colleges and Trade Schools, Public or Private	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.	
Community Assembly, Small and Large	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E	
Cultural Institutions	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E	
Day Care Center	1 per employee plus additional parking as provided in the Pick-up/Drop-off Plan required pursuant to Section 20.350.014, Day Care Centers.	
Elderly and Long-Term Care	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.	

Table 20.330.004 Required On-Site Parking Spaces	
Land Use Classification	**Required Parking Spaces**
Emergency Shelter	1 per 300 sq. ft. of floor area.
Government Offices	1 per 300 sq. ft. of floor area.
Hospitals and Clinics	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.
Schools, Public or Private	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Social Service Facilities	1 per 300 sq. ft. of floor area.
Commercial Use Classifications	
Adult-Oriented Business	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Animal Care, Sales and Services	
Kennels	As provided in the Pick-up/Drop-off Plan required pursuant to Section 20.350.005, Animal Care, Sales, and Services.
Pet Day Care	As provided in the Pick-up/Drop-off Plan required pursuant to Section 20.350.005, Animal Care, Sales, and Services.
Pet Store	1 per 300 sq. ft. of floor area.
Veterinary Services	1 per 300 sq. ft. of floor area.
Artists' Studios	1 per 1,000 sq. ft. of floor area.
Automobile/Vehicle Sales and Services	
Automobile/Vehicle Rentals	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Automobile/Vehicle Sales and Leasing	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.
Automobile/Vehicle Repair, Major or Minor	1 space plus 4 spaces per service bay. 1 per 300 sq. ft. of any retail or office on site.
Automobile/Vehicle Washing	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.
Vehicle Parts, Sales, Repair and Installations	1 space plus 4 spaces per service bay. 1 per 300 sq. ft. of any retail or office on site.
Service Station	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.
Banks and Financial Institutions (All subclassifications)	1 per 300 sq. ft. of floor area.
Building Materials Sales and Services	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area, plus 1 space for each fleet vehicle.

Table 20.330.004 Required On-Site Parking Spaces	
Land Use Classification	**Required Parking Spaces**
Business Services	1 per 300 sq. ft. of floor area.
Commercial Cannabis Uses (all subclassifications)	1 per 300 sq. ft. of floor area.
Commercial Recreation (all subclassifications)	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Crop Production, Limited	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Eating and Drinking Establishments	
Bars/Night Clubs/Lounges	1 per 100 sq. ft. of customer seating area.
Coffee Shops/Cafés	1 per 150 sq. ft. of customer seating area.
Restaurants, Full Service	1 per 100 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.
Restaurants, Limited Service	1 per 150 sq. ft. of floor area.
Food and Beverage Sales (all subclassifications)	1 per 00 sq. ft. of floor area.
Funeral Parlors and Mortuaries	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Lodging	
Bed and Breakfast	1 per room for rent in addition to parking required for residential use.
Hotels and Motels	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Short-Term Vacation Rental	1 off-street parking space required for use by the short-term vacation rental transient occupants. The required parking for the existing residential use or driveway parking may be used to provide this parking space.
Maintenance and Repair Services	1 per 500 sq. ft. of floor area, 1 per 1,000 sq. ft. of outdoor display area plus 1 space for each fleet vehicle.
Maker's Space	1 per 1,000 sq. ft. of floor area.
Nurseries and Garden Centers	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Offices	
All Subclassifications	1 per 300 sq. ft. of floor area up to 10,000 sq. ft. 2 per 1,000 sq. ft. of floor area over 10,000 sq. ft. Requirement may be adjusted based on anticipated employee density at discretion of City and excluding carpool/visitor spaces.
Parking, Public or Private	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E

Table 20.330.004 Required On-Site Parking Spaces	
Land Use Classification	**Required Parking Spaces**
Personal Services (all subclassifications)	1 per 300 sq. ft. of floor area.
Retail Sales	1 per 300 sq. ft. of floor area. For appliance and furniture stores, and for large format retail, as provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E;
Shopping Center	
All Subclassifications	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Employment Use Classifications	
Clean Technology	1 per 2,000 sq. ft. of use area plus 1 per 300 sq. ft. of office area plus 1 truck parking space for each delivery vehicle on-site during the peak time.
Construction and Materials Yards	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.
Contractor Shop	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Food Preparation	1 per 2,0000 sq. ft. of use area plus 1 per 300 sq. ft. of office area.
Handicraft/Custom Manufacturing	1 per 2,000 sq. ft. of floor area, plus one per 300 sq. ft. of office.
Industry, General and Industrial, Limited	1 per 2,000 sq. ft. of use area plus 1 per 300 sq. ft. of office area plus 1 truck parking space for each delivery vehicle on-site during the peak time.
Recycling Facility	
Collection Facility	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.350.032 Recycling Facilities.
Intermediate Processing Facility	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Research and Development	1.5 per 1,000sq. ft.
Salvage and Wrecking	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Warehousing and Storage	
Chemical, Mineral, and Explosives Storage	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Freight/Truck Terminals and Warehouses	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Indoor Warehousing and Storage	1 per 2,000 square feet of area up to 10,000 square feet, 1 per 5,000 square feet over 10,000 square feet, plus 1 per 300 square feet of office.

Table 20.330.004 Required On-Site Parking Spaces	
Land Use Classification	**Required Parking Spaces**
Outdoor Storage	1 per 2,000 square feet of area up to 10,000 square feet, 1 per 5,000 square feet over 10,000 square feet, plus 1 per 300 square feet of office.
Parcel Hub	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Personal Storage	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Wholesaling, Distribution, and Logistics	1 per 2,000 sq. ft. of use area up to 10,000 sq. ft.; 1 per 5,000 sq. ft. over 10,000 square feet, plus 1 per 300 sq. ft. of office plus 1 truck parking space for each delivery vehicle on-site during the peak time.
Transportation, Communication, and Utilities Use Classifications	
Airports and Heliports	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E.
Communication Facilities	
Antennae and Transmission Towers	1 space for maintenance and servicing. Additional spaces to be determined by the Chief Planner.
Facilities within Buildings	To be determined by the Chief Planner.
Fleet-Based Services	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
Transportation Passenger Terminals	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
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
Waste Transfer Facility	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E

20.330.005 Location of Required Parking

A. **Residential Uses.** Required parking for a residential use shall be located on the same lot as the dwelling(s) served. At least one space per unit must be within a garage. Existing residences on through-lots where the residence faces Grand Avenue and Miller Avenue shall not be required to off-street parking, after subdivision of lot. Off-street parking space(s) in the driveway within the front yard setback may be used to satisfy the dwelling unit's parking requirement, subject to the following standards:

1. The parking space(s) shall be surfaced with concrete, grasscrete, pervious pavement, or other approved materials with a minimum dimension of eight feet wide by 18 feet deep;

2. The driveway and any curb cut shall comply with the City's Public Works standards and be designed in accordance with applicable standards in Section 20.310.002.G.2 ("Parking lot Access and Design").

    a. There shall be a minimum 18-foot setback from any structure to the property line or the back of sidewalk, whichever is less, so that vehicles parked in the driveway will not project into the public right-of-way;

    b. Parking in the required front setback area is restricted to passenger vehicles only; and

    c. The Chief Planner may approve open (uncovered) parking spaces with dimensions of not less than eight feet and six inches wide by 18 feet deep.

3. Parking in the required setback area is restricted to passenger vehicles only; and

4. The Chief Planner may approve open (uncovered) parking spaces with dimensions of not less than eight feet wide by 18 feet deep.

B. **Unbundling Parking from Residential Uses.**

1. ***Condominium or other Multiple-Unit Ownership Projects.*** Parking in excess of one space per unit may be sold or rented separate from the residential unit.

2. ***Rental Apartment Developments.*** All of the provided parking for units that are not deed-restricted affordable units may be unbundled, subject to approval of a parking management and monitoring plan by the Planning Commission.

3. ***Deed-Restricted Affordable Units.*** Parking for deed-restricted units may be unbundled at the same prorated cost as the units (i.e., a 50 percent unbundling discount for a unit at 50 percent AMI).

C. **Required Setback Limitation.** No required setback in any zoning district shall be utilized for required parking, except for approved driveways and accessory structures.

D. **Nonresidential Uses.** Required parking spaces serving commercial, employment, and other nonresidential uses shall be located on the same lot as the use they serve, unless an alternative parking plan is approved as provided in subsection E below.

E. **Alternative Parking Plan.** An alternative parking plan serving one or more uses located on a site may be approved with a Conditional Use Permit.

1. **Off-Site Parking Facilities.** The alternative parking plan may allow off-site parking serving one or more uses subject to the following standards:

    a. ***Location.*** Any off-site parking facility must be located within reasonable walking distance, along a paved handicap accessible walk, of the

principal entrance containing the use(s) for which the parking is required.

b. ***Parking Agreement.*** A parking agreement subject to review and approval by the City Attorney shall be submitted. The parking agreement shall be in one of the two following forms:

i. A covenant running with the land or an easement, subject to the approval of the City Attorney, recorded in the County Recorder's Office. The owner of record of the proposed off-site parking facility shall submit a title report for the parcel and a covenant running with the land, or an easement, which describes the parcel and obligates it for parking purposes free and clear of exceptions which would interfere with the use, describes the obligation of the party to maintain the parking facility, and describes the parking facility by a parking diagram; or

ii. A parking lease agreement for the proposed off-site parking facility signed by both the permittee and property owner or agent of the property owner authorized to bind the owner and shall be subject to the approval of the City Attorney and recorded in the County Recorder's Office. The parking lease agreement shall run with the use and state the number of spaces subject to the lease and the days and hours of operation when the parking will be leased, term/duration of the lease, and include a description of the facility, including a parking diagram.

2. **Valet Parking**. The alternative parking plan may allow valet parking as a means of satisfying all or a portion of the off-street parking proposal. Valet parking may be used to accommodate more parking spaces on the site of the principal use served by the parking than could be accommodated in conformance with the applicable parking area design and development standards of Section 20.330.010. Any valet parking shall not use on-street parking or imperil public safety.

20.330.006 Parking Reductions

A. **Density Bonus**. Parking standards may vary for residential development projects receiving a density bonus pursuant to Chapter 20.390 ("Bonus Residential Density") and California Government Code Section 65915(p).

B. **Higher TDM Tier.** For projects that commit to a higher TDM tier than is otherwise required (for example, a Tier 2 project commits to Tier 3 monitoring), the number of required parking spaces may be reduced by 25 percent of the normally required

number of spaces stated in Table 20.330.004 with Conditional Use Permit approval. See Chapter 20.400 ("Transportation Demand Management").

C. **In-Lieu Fees in the Downtown.** In the Downtown Parking District, the City may establish a parking mitigation fund and allow payment of a fee in lieu of providing required parking on-site or off-site.

1. ***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.

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

   a. Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the Downtown Parking District;

   b. Mass transit equipment, including stock and attendant facilities serving the area in which the buildings for which the payments are made are located;

   c. 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

   d. Transportation system management projects, all costs including, but not limited to, personnel, equipment, and physical facilities.

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 50 percent with a Conditional Use Permit, if the Planning Commission finds that all of the following are true:

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 adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if parking for each use were provided separately;

3. If the Chief Planner requires a parking demand study, the study shall be 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. **Other Parking Reductions.** Required parking for any use may be reduced through approval of a Conditional Use Permit.

1. ***Criteria for Approval.*** The Planning Commission may only grant 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.

20.330.007 Bicycle Parking

A. **Short-Term Bicycle Parking.** Short-term bicycle parking shall be provided, according to the provisions of this Section, 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.*** Short-term bicycle parking spaces shall be provided for the following uses at a rate of 5 percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment.

a. Multiple-Unit Residential with eight or more units;

b. All uses in the Public and Semi-Public Land Use Classification except Cemeteries and Community Gardens; and

c. All uses in the Commercial Land Use Classification except Animal Care, Sales, and Services, Artist's Studios, Maker's Spaces, Crop Production, and Live-Work.

2. ***Standards for Short-Term Bicycle Parking.***

a. *Location.* Short-term bicycle parking must be located outside of the public right-of-way and pedestrian walkways and within 50 feet of a main entrance to the building it serves.

i. Commercial Center. In the case of a commercial center, bicycle parking must be located within 50 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.

ii. Downtown. Bicycle parking in the Downtown districts may be located within the public right-of-way subject to review and approval from the Chief Planner and City Engineer provided an unobstructed sidewalk clearance of four feet shall be maintained for pedestrians at all times.

b. *Anchoring and Security.* For each 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.

c. *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.

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

1. ***Parking Required.***

a. *Residential Uses.* A minimum of one bicycle parking space shall be provided for every four units for multi-unit residential and group residential projects.

b. *Other Uses.* Any establishment with 10 or more employees shall provide long-term bicycle parking in an amount equivalent to five percent of required vehicular spaces.

c. *Parking Structures.* Long-term bicycle parking shall be provided at a ratio of one space per 50 vehicle spaces.

2. ***Standards for Long-Term Bicycle Parking.*** Long-term bicycle parking must meet the following standards:

a. *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.

b. *Covered Spaces.* At least 50 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.

c. *Security.* Long-term bicycle parking must be in at least one of the following facilities:

i. An enclosed bicycle locker;

ii. A fenced, covered, locked or guarded bicycle storage area; or

iii. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas.

C. **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.

20.330.008 Electric Vehicle Charging Station

Electric vehicle (EV) charging stations and EV-capable parking spaces shall be provided for all new buildings erected as required by this section. All such spaces shall be included in the calculation of parking demands of Section 20.330.004 ("Required Parking Spaces").

A. **Required EV Charging Stations.** The total number of required EV charging stations spaces are specified in Table 20.330.008 or in accordance with the most current California Green Building Standards Code, whichever standard is greater.

Table 20.330.008: Required EV Charging Spaces

Total Number of Required Parking Spaces	Minimum EV Charging Stations
0 – 9	0
10 – 25	1
26 -50	2 for residential uses; 2 for nonresidential uses
51+	6% of total

B. **Size.** The size of EV charging station parking spaces and EV-capable parking spaces shall be as specified in Section 20.330.010 ("Parking Area Design Standards"). EV supply equipment shall not reduce the size of the parking space.

C. **Accessible EV Spaces.** Where accessible parking requirements are required, at least one EV space or EV charging station shall meet current van accessible dimensions, as defined by the California Building Code, and be connected to a barrier-free accessible route of travel to the building. No accessible markings shall be made on the EV space

or EV charging station with van accessible dimensions. The EV space with van accessible dimensions shall be the first EV charging station established on the property.

D. **EV Charging Stations.** EV charging stations shall be allowed within any zoning district subject to all applicable requirements of the Municipal Code in addition to the following:

1. EV parking spaces shall be equipped with electric vehicle supply equipment (EVSE), which shall be Level 2 or higher and installed in accordance with the requirements of the California Green Building Standards Code.
2. The EV charging station shall be protected as necessary to prevent damage by automobiles.
3. Any EV charger shall be listed and labeled by an approved testing agency.
4. The EV charging station shall have complete instructions and appropriate warnings posted in an unobstructed location next to each EV charging station.
5. ***EV Stations for Public Use.*** EV charging stations for public use must be visible from the right-of-way and illuminated during nighttime business hours.
    a. One standard non-illuminated sign, not to exceed four square feet in area and eight feet in height, may be posted for the purpose of identifying the location of each cluster of EV charging stations.
    b. The EV charging station may be on a timer that limits the use of the station to the normal business hours of the use(s) that it serves to preclude unauthorized use after business hours.
    c. The following information shall be posted at a public EV charging station:
        i. Voltage and amperage levels;
        ii. Hour of operations if time limits or tow-away provisions are to be enforced by the property owner;
        iii. Usage fee;
        iv. Safety information; and
        v. Contact information for reporting when the equipment is not operating or other problems.

E. **Construction and Installation**. Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 of the California Green Building Standards Code to facilitate future installation of EV supply equipment.

20.330.009 On-Site Loading

A. **Loading Spaces Required.** Every new building, and every building enlarged by more than 5,000 square feet that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, parcel hub, live-work development, 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 indicated in Table 20.330.009. Such on-site loading space shall be maintained during the existence of the building or use that it is required to serve.

1. ***Reduction in Number of Loading Spaces Required.*** The loading space requirement may be waived upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such loading space will not be needed.

2. ***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 pickups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.

Table 20.330.009: Required Loading Spaces

Building Square Footage	Required Loading Spaces
0 – 6,999	0
7,000 – 30,000	1; Not required if the use is located in the Downtown and is accessible by an alley or lane
30,001 – 90,000	2; 1 if the use is located in the Downtown and is accessible by an alley or lane
90,001 – 150,000	3
150,001 – 230,000	4
230,001 +	1 per each additional 100,000 gross square feet or portion thereof.

B. **Common Loading Areas.** A common loading area may be provided if each tenant space is not provided a separate loading area.

C. **Drive-In Roll-up Doors.** Drive-in roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.

D. **Minimum Size.** Each on-site loading space required by this chapter shall not be less than 12 feet wide, 50 feet long, and 14 feet high, exclusive of driveways for ingress and egress, maneuvering areas and setbacks. The minimum size requirement may be

modified upon a finding by the Chief Planner and City Engineer that the applicant has satisfactorily demonstrated that due to the nature of the proposed use, such size will not be needed.

E. **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 upon a finding by the Chief Planner and City Engineer that sufficient space is provided so that truck-maneuvering areas will not interfere with traffic and pedestrian circulation.

20.330.010 Parking Area Design and Development Standards

A. **Accessible 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 and in accordance with the standards for the number of spaces, size, location, signing, and markings/striping set for in Chapter 71, "Site Development Requirements for Handicapped Accessibility" of Title 24 of the California Code of Regulations.

B. **Shoreline Access Parking.** Parking spaces required for public shoreline access shall be convenient to the shoreline and shall be properly and clearly marked and posted consistent with the California Vehicle Code.

C. **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 to employees of the same non-residential establishment.
3. The tandem parking bay shall be a minimum 40 feet by 10 feet in dimension.
4. Tandem spaces with a width greater than 10 feet (i.e., side-by-side tandem) shall use decorative pavers or "grasscrete."
5. Tandem parking to meet required parking for multi-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total number of spaces.
6. Tandem parking shall not be used to satisfy the parking requirement for guest parking.

D. **Parking Lifts**. Parking may be permitted in parking lifts provided that, if it is necessary to remove one vehicle from the lift to access another vehicles, the parking shall be

subject to the provisions of subsection C. above applicable to tandem parking. Parking lifts allowing each vehicle to be independently accessed have no such restrictions. Exterior parking lifts are not allowed.

E. **Size of Parking Spaces and Maneuvering Aisles**. Parking spaces and maneuvering aisles shall be provided to 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.*** The minimum basic dimension for standard parking spaces is 8 ½ feet by 18 feet.

2. ***Compact Parking Spaces.*** The minimum basic dimension for compact parking spaces is 8 feet by 16 feet. For uses requiring 10 or more parking spaces, a maximum of 35 percent of those spaces may be compact parking. Compact parking spaces shall be permanently identified.

3. ***Parking Space Widths.*** Parking space width is measured from the inside edge of the parking space striping to the outside edge of parking space striping.

4. ***Parking Space Dimensions.*** Table 20.330.010 and Figure 20.330.010.D.1 provide the dimensions of spaces (stalls) and aisles according to angle of parking spaces. The required aisle width may be modified upon a finding by the City Engineer that sufficient space is provided so that maneuvering areas will not interfere with traffic and pedestrian circulation.

5. ***Setback of Cross Drive Aisles.*** Cross drive aisles along main drive aisles connecting directly to a street shall be set back at least 50 feet from the lot line abutting the street. This setback may be reduced through a Conditional Use Permit if the Review Authority finds that sufficient setback is provided so that traffic and pedestrian circulation will not be impeded.

6. ***Parking Spaces Abutting Wall, Fence, or Column.*** Each parking space adjoining a wall, fence, column, or other obstruction higher than 0.5 feet shall be increased by one foot on each obstructed side, provided that the increase may be reduced by 0.25 feet for each one foot of unobstructed distance from the edge of a required aisle, measured parallel to the depth of the parking space.

7. ***Minimum Dimensions for Residential Carports.*** Each single-car carport shall measure at least 10 feet wide by 20 feet long. Each double carport shall measure at least 20 feet wide by 20 feet long. The width of the carport is to be measured from inside face of support to inside face of opposite support. The carport roof shall cover the entire 20-foot length of the space. Unless adequate enclosed storage area is provided elsewhere on-site, the carport shall include a minimum 80 cubic feet of enclosed, un-inhabitable and nonconditioned storage space.

8. ***Minimum Dimensions for Residential Enclosed Garages.*** Enclosed garages serving residential uses shall be constructed to meet the following minimum inside dimensions.

    a. A single-car garage shall be at least 10 feet wide and 20 feet long.

    b. A double-car garage shall be at least 20 feet wide and 20 feet long.

    c. Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door which does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.

    d. For the purpose of determining the existing number of garage spaces for an existing dwelling unit the following dimensions shall apply:

        i. An existing garage with minimum interior dimensions of 8 ½ feet in width and 18 feet in length shall qualify as one existing enclosed parking space.

        ii. An existing garage with minimum interior dimensions of 17 feet in width and 18 feet in length shall qualify as two existing enclosed parking spaces.

        iii. If the minimum interior dimensions of an existing garage parking space exceeds the minimum dimensions in this subsection, the existing enclosed space dimensions shall be maintained.

        iv. The vertical clearance for garage or carport parking spaces shall not be less than seven feet.

F. **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, the City of South San Francisco Source Control Measures, and the City of South San Francisco Site Design Standards Checklist 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.

Table 20.330.010: Standard Parking Space and Aisle Dimensions

Angle of Parking	Stall Width	Curb Length Per Stall	Stall Depth	Aisle Width
Parallel	8′6″	20′0″	8′0″	12′
30°	8′6″	16′0″	16′0″	12′
45°*	8′6″	12′0″	18′0″	13′
60°*	8′6″	9′6″	19′6″	18′
75°	8′6″	9′0″	19′6″	21′
90°*	8′6″	8′0″	18′0″	24′
*Most frequently used.				

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.

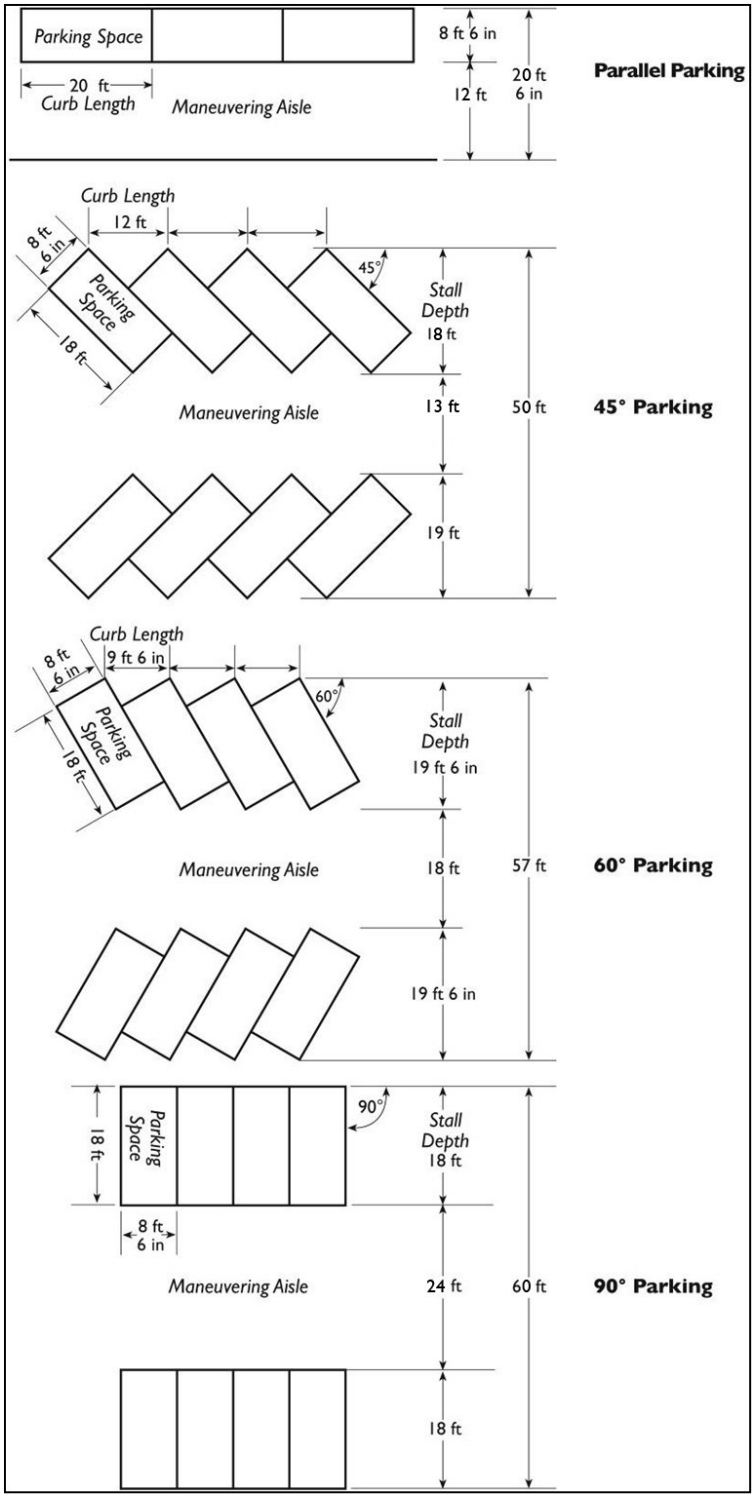
H. **Wheel Stops.** Concrete bumper guards or wheel stops shall be provided for all unenclosed parking spaces on a site with 10 or more unenclosed parking spaces. A six-inch high concrete curb surrounding a landscape area at least six feet wide may be used as a wheel stop, provided that the overhang will not damage or interfere with plant growth or its irrigation. A concrete sidewalk may be used as a wheel stop provided the overhang will not reduce the minimum required walkway width.

I. **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.

J. **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 50 percent of the areas not landscaped shall be shaded, of light colored materials with a Solar Reflectance Index (SRI) of at least 29, or a combination of shading and light colored materials. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. Trees shall be selected from a list maintained by the Planning Division. If shade is provided by trees, the amount of required shading is to be reached within

15 years. The amount of shade provided by a given tree is determined by using the approximate square footage of the tree crown as indicated on the approved shade tree list.

Figure 20.330.010.D(1) Standard Parking Spaces



K. ***Lighting.***

1. Parking lots, driveways, circulation areas, aisles, passageways, recesses and ground contiguous buildings shall be provided with sufficient wattage to provide make clearly visible the presence of any person on or about the premises during the hours of darkness. Such lighting shall be equipped with vandal-resistant covers. The following minimum levels of illumination shall be achieved:

    a. *Open parking lots:* One to two foot-candles at ground level.

    b. *Pedestrian path/bike path:* One-half to one foot-candle at ground level.

    c. *Covered parking:* Five foot-candles at ground level.

2. Parking lot lighting shall be designed and installed so that light and glare is not directed onto residential use areas or adjacent public rights-of-way, consistent with Section 20.300.010 ("Performance Standards").

L. ***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 80,000 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.

M. **Landscaping.** Landscaping of parking areas shall be provided and maintained according to the general standards of Section 20.300.008 ("Landscaping"), as well as the standards of this subsection. The provisions of this subsection apply to all uses except Single-Unit Dwellings and Duplexes.

1. ***Landscape Area Required.*** A minimum of 10 percent of any parking lot area shall be landscaped. For the purpose of calculating required parking lot landscaping, parking lot areas are deemed to include parking and loading spaces as well as aisles, vehicle entry and exit areas, and any adjacent paved areas. Parking lot area does not include enclosed vehicle storage areas.

2. ***Minimum Planter Dimension.*** No landscape planter that is to be counted toward the required landscape area shall be smaller than 25 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 15-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 10 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 24 inches around the entire perimeter of the top floor. Exceptions to this standard are subject to Planning Commission approval.

9. ***Trees.***

a. *Number Required.* Trees shall be provided at a rate of one tree for each five parking spaces.

b. *Distribution.* Trees shall be distributed relatively evenly throughout the parking area.

c. *Species.* Required trees for parking lots shall be selected from a list of recommended trees maintained by the Planning Division.

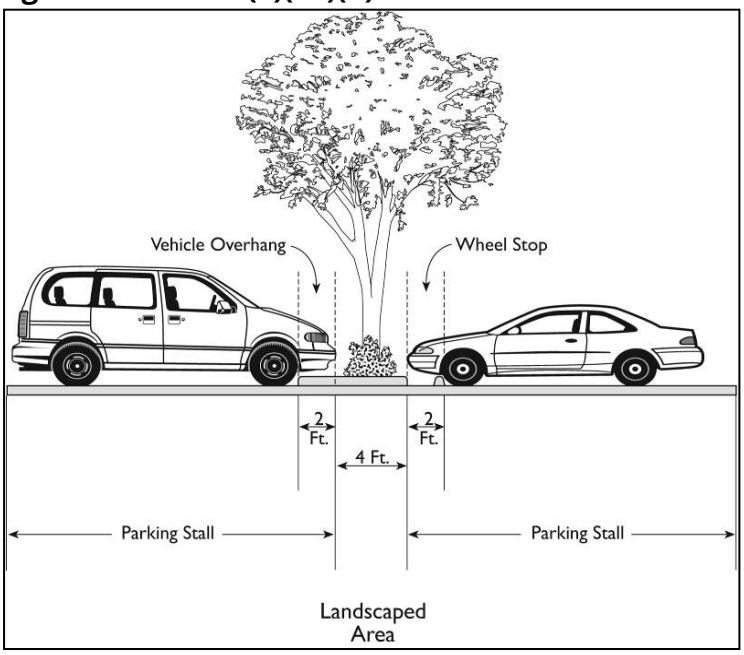
d. *Size.* All trees shall be a minimum 15-gallon size with a one-inch diameter at breast height (dbh).

e. *Minimum Planter Size.* Any planting area for a tree must have a minimum interior dimension of five feet. Additional space may be required for some tree species.

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.

Figure 20.330.010(L)(10)(a) Clearance from Vehicles



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.

11. ***Irrigation.*** All landscaped areas shall be provided with an automatic sprinkler system.

12. ***Visibility and Clearance.*** Landscaping in planters at the end of parking aisles may 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 should not exceed 30 inches in height.

N. **Screening.** Parking and loading areas shall be screened from view from public streets and adjacent properties 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 Chief Planner 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 Chief Planner.

   b. *Fences.* An open fence of wrought iron or similar material combined with plant materials to form an opaque screen. This option does not include the use of chain-link or vinyl fencing.

   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 18 months after initial installation.

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

O. **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 and loading areas shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only. This standard does not apply to parking areas serving Single-Unit Dwellings or duplexes served by individual driveways.

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. 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 80 feet or more in depth and/or include 50 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:

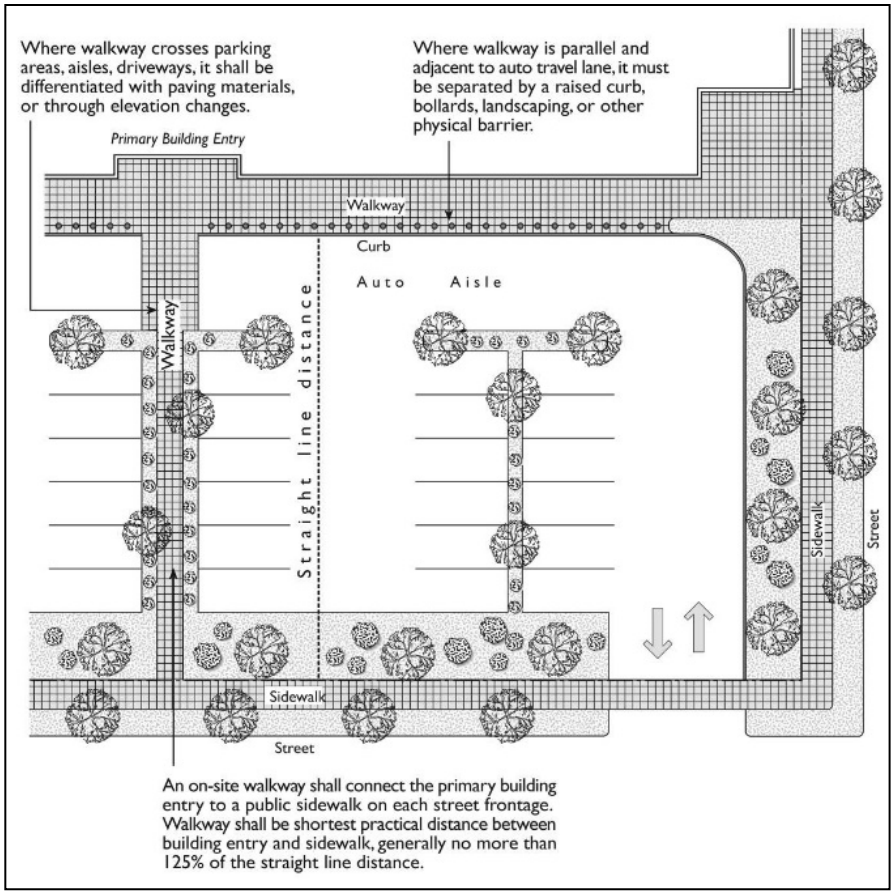
a. *Connection to Public Sidewalk.* An on-site walkway shall connect the main building entry to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main building entry and sidewalk, generally no more than 125 percent of the straight-line distance.

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.

Figure 20.330.010(N) Circulation and Safety



P. **Alternative Parking Area Designs.** Where an applicant can demonstrate to the satisfaction of the Chief Planner that variations in the dimensions otherwise required by this section are warranted in order to achieve to environmental design and green building objectives, including but not limited to achieving certification under the LEED™ Green Building Rating System, a specific alternative parking area design may be approved.

Q. **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.

20.330.011 Private Residential Handicap Parking

One handicap, off-street parking space and its driveway may be allowed within the front yard setback of residential properties where no other feasible location exists on the property subject to approval by the Chief Planner and the following standards:

A. The space shall be used by a resident of the dwelling entitled to display a handicap parking placard only for parking vehicles displaying a handicap parking placard;

B. The space shall be paved;

C. The driveway and any curb cut shall comply with City standards;

D. A covenant or other instrument in a form acceptable to the City Attorney requiring removal and restoration to the original or better condition of the space within 60 days of the date of either the sale of the property or when said space is no longer required by a resident of the property, whichever occurs first, shall be recorded in the county's recorder's office;

E. The space shall not be included when calculating the property's required parking; and

F. Any necessary encroachment permits have been attained.

Chapter 20.340 Temporary Uses

20.340.001 Purpose

This chapter establishes standards for certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the property where they occur.

20.340.002 Temporary Uses Not Requiring a Temporary Use Permit

The following types of temporary uses may be conducted without a temporary use permit. Other permits, such as Building Permits, may be required.

A. **Garage Sales.** Garage sales of personal property conducted by a resident of the premises for no more than three consecutive days twice a year.

B. **Live Music.** Temporary live music performances that do not require a temporary use permit include:

1. Non-amplified music performances, indoor or outdoor.

2. Indoor amplified music performances accessory to a commercial use, provided the temporary use complies with the Performance Standards of Section 20.300.010 ("Performance Standards").

C. **Mobile Vendor Services.** Mobile vendor services as described in Chapter 20.350.

D. **Real Estate Sales.** Real estate sales from a manufactured or mobile unit office for the temporary marketing, sales, or rental of residential, commercial, or industrial development.

E. **Temporary Construction Office Trailers.** On-site temporary construction offices during the period of construction. Screening may be required by the Chief Planner.

F. **Seasonal Sales.** The annual sales of holiday related items such as Christmas trees, pumpkins, and similar items may be permitted in accordance with the following standards:

1. ***Time Period.*** Seasonal sales associated with holidays are allowed up to a month preceding and one week following the holiday. Christmas tree sales are allowed from Thanksgiving Day through December 31st.

2. ***Goods, Signs and Temporary Structures.*** All items for sale, as well as signs and temporary structures, shall be removed within 10 days after the end of sales, and the appearance of the site shall be returned to its original state.

G. **Special Events Exempt.** Special events, as defined and regulated by Chapter 6.48, are exempt from the requirements of this chapter.

20.340.003 Temporary Uses Requiring a Temporary Use Permit

Other temporary uses may be permitted pursuant to Chapter 20.520 ("Temporary Use Permits"), subject to the following standards. Additional or more stringent requirements may be established through the Temporary Use Permit process in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.

A. **Temporary Commercial Uses.** Short-term temporary commercial uses, such as business promotions, outdoor sales, and displays that do not exceed three consecutive days, may be permitted in accordance with the following standards:

1. ***Location.*** Limited to nonresidential districts.

2. ***Frequency.*** No more than four temporary commercial uses at one site shall be allowed within any 12-month period.

3. ***Signs.*** Temporary signs for temporary commercial uses are subject to the temporary sign regulations of Chapter 20.360 ("Signs").

4. ***Existing Parking.*** The available parking shall not be reduced to less than 75 percent of the minimum number of spaces required by Chapter 20.330 ("On-Site Parking and Loading").

5. ***Outdoor Sales.*** Temporary outdoor sales—including, but not limited to, grand opening events, and other special sales events—are also subject to the following standards:

    a. Temporary outdoor sales shall be part of an existing business on the same site.

    b. Outdoor display and sales areas must be located on a paved or concrete area on the same lot as the structure(s) containing the business with which the temporary sale is associated.

    c. Location of the displayed merchandise must not disrupt the normal circulation of the site, nor encroach upon driveways, pedestrian walkways, or required landscaped areas, or obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.

B. **Amplified Outdoor Live Entertainment.** Outdoor live entertainment accessory to a primary use is allowed subject to base district regulations. A Temporary Use Permit is required for amplified outdoor live entertainment events subject to the following standards;

1. An application shall be made no less than 15 days prior to the date of commencement of the live entertainment event;

2. The duration of use shall not exceed one day;

3. There shall be a minimum of 30 days between events;

4. Events lasting more than one day or occurring more frequently than every 30 days shall require a Minor Use Permit.

20.340.004 Temporary Uses Requiring a Minor Use Permit

A. Temporary uses, such as business promotions, outdoor sales, and displays that either: (1) exceed three consecutive days, but not more than one month; or (2) do not exceed three consecutive days but exceed the frequency standards stated in Section 20.340.003(A)(2) ("General Provisions") of more than four distinct occurrences at one site may be allowed with the approval of a Minor Use Permit by the Chief Planner so long as the temporary use is determined to not impact neighboring uses or otherwise create significant impacts. Further, temporary uses that exceed the frequency standards stated in Section 20.340.003(A)(2) ("General Provisions") of more than four distinct occurrences at one site may be permitted with the approval of a Minor Use Permit, provided that no more than 12 distinct occurrences take place within a 12-month period.

B. Permitted uses that need to be temporarily relocated due to construction activities may be allowed with the approval of a Minor Use Permit by the Chief Planner. Such uses may utilize a temporary nonresidential structure and/or compatibly zoned site for use as office, retail, or storage space, subject to appropriate screening, security, trash management, parking, and other relevant performance standards, as determined by the Chief Planner.

   1. ***Time Period.*** Permitted uses that are temporarily relocated due to construction may commence no more than two weeks prior to start of related permitted construction activity and shall terminate concurrent with issuance of a certificate of occupancy or within two years from initiation, whichever occurs earlier, and the appearance of the site shall be returned to its original state, unless the Minor Use Permit stipulates differently.

Chapter 20.350 Standards and Requirements for Specific Uses and Activities

20.350.001 Purpose

The purpose of this chapter is to establish standards for specific uses and activities that are permitted or conditionally permitted in several or all districts. These provisions are supplemental standards and requirements to minimize the effect of these uses and activities on surrounding properties and to protect the health, safety, and welfare of their occupants and of the general public.

20.350.002 Applicability

Each land use and activity covered by this chapter shall comply with the requirements of the sections applicable to the specific use or activity, in addition to any applicable standard this Ordinance requires in the district where the use or activity is proposed and all other applicable provisions of this Ordinance.

A. The uses that are subject to the standards in this chapter shall be located only where allowed by base district or overlay district use regulations.

B. **Planning Permit Requirements.** The uses that are subject to the standards in this chapter are allowed only when authorized by the planning permit required by base district regulations, such as a Conditional Use Permit, except where this chapter establishes a different planning permit requirement for a specific use.

20.350.003 Accessory Dwelling Units

A permit shall be issued as a ministerial matter without discretionary review or hearing for an accessory dwelling unit within 60 days of receiving a complete application if there is an existing single-unit or multiple-unit residential dwelling on the lot and if the requirements of this chapter, other requirements of the Zoning Ordinance, and other applicable City codes are met. If the permit application to create an accessory dwelling unit is submitted with a permit application to create a new single-unit or multiple-residential unit dwelling on the lot, the application for the accessory dwelling unit shall not be acted upon until the application for the new single-unit or multiple-unit dwelling is approved.

A. **Location.** Accessory dwelling units may be established on any lot in any district where single-unit and/or multiple-unit residential dwellings are permitted or conditionally permitted, and a single-unit or multiple-unit residential dwelling has been previously established or is proposed to be established in conjunction with construction of an accessory dwelling unit.

B. **Type of Unit.** An accessory dwelling unit shall provide separate, independent living quarters for one or more persons. An accessory dwelling unit may be one of the following:

1. ***Attached accessory dwelling unit:*** Added to a primary single-unit dwelling unit, typically to the side or rear that is either newly constructed or an expansion of existing structure that is not a converted accessory dwelling unit as defined herein.

2. ***Detached accessory dwelling units:*** A freestanding structure that is newly constructed, demolished and reconstructed, or an expansion of an existing freestanding structure that is not a converted accessory dwelling unit as defined herein. Detached accessory dwelling units may be located on a single-unit or multiple-unit residential low, as provided in subsection I below.

3. ***Converted accessory dwelling unit:*** Located within the physical dimensions of an existing or proposed single-unit dwelling (with exterior access therefrom) existing accessory structure, or within the non-livable area in an existing multiple-unit residential dwelling structure. Modifications to building footprints and physical dimensions are not permitted for converted accessory dwelling units within an existing or proposed single-unit dwelling or existing accessory structure, except where necessary to accommodate ingress and egress or habitability requirements under applicable building code provisions. In such instances, an expansion of up to 150 square feet would be permitted as long as the side and rear setbacks are sufficient for fire and safety.

C. **Number of Units Allowed.**

1. ***Single-Unit Lot:*** On a lot with an existing or proposed single-unit dwelling, one accessory dwelling units, of any type, and one junior accessory dwelling unit.

2. ***Multiple-Unit Residential Lot.***

a. Up to two detached accessory dwelling units are permitted on a lot with an existing or proposed multiple-unit residential dwelling. Within an existing multiple-unit residential dwelling structure, converted accessory dwelling units shall be permitted up to 25 percent of the existing number of units or one unit, whichever is greater. Such converted accessory dwelling unit shall only be permitted within the portions of the structure that is not used as livable pace provided that the unit complies with the California Building Standards Code as set forth in Title 15.

b. If there are existing accessory structures on a lot with an existing or proposed multiple-unit residential dwelling, converted accessory dwelling units may be permitted within all such existing accessory structures provided that the lot does not otherwise contain one or more proposed or existing accessory dwelling unit permitted under subsection (C)(2)(a) above, and that the converted accessory dwelling units meet the requirements of subsection (B)(3) above, the development standards of the zoning district in which the property is located, and all other applicable requirements of this chapter.

c. One attached accessory dwelling unit, provided that there is no existing or proposed accessory dwelling units on the same lot utilizing subsection (a) or (b) above.

D. **Development Standards.** Accessory dwelling units shall conform to the specific development standards set forth below, and unless specified otherwise below, shall comply with the landscaping, lot coverage, and other zoning requirements of the zoning district in which the site is located; other applicable development standards in

this chapter; other requirements of the Zoning Ordinance; and other applicable City building, electrical, fire, utility and structural safety codes.

1. ***Setbacks.*** The minimum street side, interior side, and rear yard setbacks for accessory dwelling units shall be as follows:
    a. Detached accessory dwelling unit: 4 feet
    b. Attached accessory dwelling unit: 4 feet
2. ***Separation Between Units.*** The distance between an accessory dwelling unit to the rear of the primary dwelling and any other existing proposed structures on the lot, inclusive of eaves, as applicable, shall be as follows:
    a. Detached accessory dwelling unit: 6 feet
    b. Attached accessory dwelling unit: 6 feet
3. ***Height.*** The maximum height for an accessory dwelling unit shall be as follows:
    a. Detached accessory dwelling unit:

        one story, up to 16 feet

    b. Attached accessory dwelling unit: the height requirements of the zoning district where the site is located
4. ***Entry and Exterior Access.*** Each accessory dwelling unit shall have a separate entry or exterior door access from the primary unit. Where possible, the exterior entry for an attached accessory dwelling unit or an accessory dwelling unit located within an existing single-unit dwelling shall not be located adjacent to the primary front door of the primary dwelling unit.
5. ***Exceptions.*** Development standards described in this chapter and elsewhere in the Zoning Ordinance shall be waived for:
    a. Converted accessory dwelling units located on single-unit dwelling lots;
    b. Attached or Detached accessory dwelling units that have a maximum size of 800 square feet with at most 16 feet in height, does not exceed 4-foot side and rear yard setbacks, and located on single-unit dwelling lots;
    c. Converted accessory dwelling units located on a lot with one or more existing multiple-unit residential dwelling as set forth in subsection (C)(2)(a) above; and
    d. Detached accessory dwelling units located on a lot with one or more existing multiple-unit residential dwelling as permitted by subsection (C)(2)(a) above, provided that such units have a maximum height of 16 feet and 4-foot rear and side yard setbacks.

However, the foregoing accessory dwelling units under subsections 5(a)-(d) shall continue to comply with applicable building, electrical, fire, utility and structural safety codes for the issuance of a City building permit.

E. **Maximum Floor Area.**

1. ***Attached Accessory Dwelling Unit.*** The total floor area of an attached accessory dwelling unit shall not exceed 50 percent of the floor area of the primary unit or 800 square feet, whichever is greater, with a maximum allowable floor area of 1,000 square feet.

2. ***Detached Accessory Dwelling Unit.*** The total floor area of a detached accessory dwelling unit shall not exceed 1,000 square feet.

F. **Architectural Compatibility.** Except as provided in subsection (D) above, an accessory dwelling unit shall be designed and constructed according to the follow:

1. Detached accessory dwelling unit: the design shall incorporate the same aesthetic and structural design of the existing or proposed single-unit or unit multiple-unit residential dwelling in terms of roofing, siding materials and color, as applicable.

2. Attached accessory dwelling unit: the design shall be integrated with the design of the existing or proposed single-unit dwelling by use of similar exterior wall materials, identified color tones, window types and styles, door and window trims, roofing materials and roof pitch, as applicable.

G. **Parking.** One independently usable on-site parking space shall be provided for each accessory dwelling unit or bedroom, whichever is less, unless the accessory dwelling unit meets any of the following criteria, in which case no parking spaces shall be required:

1. Within a half-mile walking distance of public transit;

2. Within an architecturally and historically significant historic district, as determined by the Chief Planner;

3. Is an accessory dwelling unit described in Section 20.350.035 (“Personal Storage”);

4. Is in an area where on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or

5. Within one block of a car share area.

If a space is required, it shall be provided in addition to the required parking for the primary single-unit or multiple-unit residential dwelling and shall comply with all development standards set forth in Chapter 20.330 (“On-Site Parking and Loading”). Required parking may be provided as tandem parking on a driveway or in setback

areas unless the Chief Planner makes specific findings that tandem parking and parking in setback areas is not feasible because of specific topographical conditions and/or conditions that would pose a risk to health and safety or violate any fire or building code provisions. Replacement parking shall not be required when existing off-street parking for the primary single-unit or multiple-unit residential dwelling is converted to an accessory dwelling unit or demolished in conjunction with the construction of an accessory dwelling unit.

H. **Code Compliance.** An accessory dwelling unit shall comply with all applicable provisions of the South San Francisco Municipal Code relating to health, welfare, public peace and safety, in effect at the time of approval of the Building Permit, and as follows:

1. If the proposed accessory dwelling unit is attached or within the primary dwelling unit, the primary unit must comply with all building, electrical, plumbing, and housing code requirements in effect at the time the Building Permit is issued for the accessory dwelling unit.

2. Products of combustion detectors shall be required for each primary and accessory dwelling unit.

3. ***Delay of Enforcement of Building Standards.***

   a. Prior to January 1, 2030, the owner of an accessory dwelling unit that was built before January 1, 2020 may submit an application to the Chief Building Official requesting that correction of any violation of building standards be delayed for five years. For purposes of this section, "building standards" refers to those standards enforced by local agencies under the authority of Section 17960 of the California Health and Safety Code.

   b. The Chief Building Official shall grant the application if the Chief Building Official determines that enforcement of the building standard is not necessary to protect health and safety. In making this determination, the Chief Building Official shall consult with the Fire Chief.

   c. No applications pursuant to this section shall be approved on or after January 1, 2030. However, any delay that was approved before January l, 2030, shall be valid for the full term of the delay that was approved at the time of the approval of the application.

   d. Until January l, 2030, any notice to correct a violation of building standard that is issued to the owner of an accessory dwelling unit built before January l, 2020 shall include a statement that the owner has a

right to request a delay in enforcement of the building standard for an accessory dwelling unit pursuant to this section.

e. This section shall remain in effect until January 1, 2035 or, if such date is further extended by state law, until that extended date, and thereafter is repealed.

I. **Use Limitation.**

1. An accessory dwelling unit may be rented separate from a primary single-unit or multiple-unit residential dwelling but may not be sold or otherwise conveyed separately from the primary unit, unless specifically authorized under California Government Code Section 65852.26.

2. An accessory dwelling unit shall not be used for rentals of terms shorter than 31 consecutive days.

J. **Deed Restrictions.** Prior to obtaining a Building Permit for an accessory dwelling unit, a deed restriction, approved as to form and content by the City Attorney, shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of an accessory dwelling unit identified in this chapter. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:

1. The accessory dwelling unit cannot be sold separately. However, this clause shall be omitted from a deed restriction for an accessory dwelling unit that is specifically authorized under California Government Code Section 65852.26.

2. The accessory dwelling unit cannot be used for rentals for terms shorter than 31 consecutive days.

3. The accessory dwelling unit is restricted to the maximum size allowed per the requirements of this chapter.

4. The restrictions shall be binding upon any successor in ownership of the property, the City may enforce these provisions at the cost of the owner, and enforcement may include legal action against the property owner including revocation of any right to maintain an accessory dwelling unit on the property.

K. **Junior Accessory Dwelling Units.** A junior accessory dwelling unit is a unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-unit dwelling within the existing footprint. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

1. ***Development Standards.*** Junior accessory dwelling units shall comply with the following standards:

a. *Number of Units Allowed.* Only one junior accessory dwelling unit may be located on any lot in any district where single-unit dwellings are permitted or conditionally permitted. A junior accessory dwelling unit may only be combined with an accessory dwelling unit that conforms to the development standards in this chapter.

b. *Location.* A junior accessory dwelling unit may only be located on a lot where a single-unit dwelling has been previously constructed or is proposed to be constructed in conjunction with construction of a junior accessory dwelling unit. A junior accessory dwelling units must be created within the walls of an existing or proposed single-unit dwelling.

c. *Separate Entry Required.* A separate exterior entry shall be provided to serve a junior accessory dwelling unit. Where possible, the exterior entry for a junior accessory dwelling unit shall not be located adjacent to the primary front door of the primary dwelling unit.

d. *Interior Entry Required.* If a junior accessory dwelling unit is constructed without a separate sanitation facility, the unit shall have interior doorway access to the primary dwelling unit.

e. *Kitchen Requirements.* The junior accessory dwelling unit shall include an efficiency kitchen, requiring and limited to the following components:

   i. A sink;

   ii. A cooking facility with appliances; and

   iii. A food preparation counter and storage cabinets that are of reasonable size in relation to the size of the unit.

f. *Minimum and Maximum Floor Area.* The minimum total floor area of a junior accessory dwelling unit shall be at least the minimum area of an efficiency unit as described in Section 17958.1 of the California Health and Safety Code but shall not exceed a maximum of 500 square feet of floor area.

2. ***Parking.*** No additional parking shall be required.

3. ***Owner Occupancy.*** The owner of a parcel proposed for a junior accessory dwelling unit shall occupy as a principal residence either the primary dwelling unit or the accessory dwelling unit.

4. ***Sale Prohibited.*** A junior accessory dwelling unit shall not be sold independently of the primary dwelling on the parcel.

5. ***No Short Term Rental.*** A junior accessory dwelling unit shall not be used for rentals of terms shorter than 31 consecutive days.

6. ***Deed Restriction.*** Prior to obtaining a Building Permit for a junior accessory dwelling unit, a deed restriction, approved by the City Attorney, shall be recorded with the County Recorder's office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this section. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:

    a. The junior accessory dwelling unit shall not be sold separately from the primary dwelling unit;

    b. The junior accessory dwelling unit is restricted to the maximum size allowed per the development standards;

    c. The junior accessory dwelling unit shall be considered legal only so long as either the primary dwelling unit, or the junior accessory dwelling unit, is occupied by the owner of record of the property;

    d. The restrictions shall be binding upon any successor in ownership of the property and lack of compliance with this provision may result in legal action against the property owner, including revocation of any right to maintain a junior accessory dwelling unit on the property.

L. **Utilities and Impact Fees.**

1. No accessory dwelling unit shall be permitted if it is determined that there is not adequate water or sewer service to the property.

2. For all utility services other than sewer services, only an accessory dwelling unit constructed with a new single-unit or multiple-unit residential dwelling shall be required to have a new or separate utility connection, including a separate sewer lateral, between the accessory dwelling unit and a utility. If a new or separate utility connection is required pursuant to this section or installed upon request of the property owner, a connection fee or capacity charge shall be charged that is proportionate to the size in square feet of the accessory dwelling unit or its drainage fixture unit (DFU) values. Separate electric and water meters shall be required for the accessory dwelling unit. For sewer services, the number of sewer laterals/connections to the City's wastewater collection system shall comply with Section 14.14.040 ("Building Drain and Building Sanitary Sewer Lateral") of this Ordinance and only an accessory dwelling unit constructed with a new single-unit or multiple-unit residential dwelling shall be required to pay a sewer capacity charge, the amount of which shall be proportionate to the size in square feet of the accessory dwelling unit or its DFU values.

3. ***Impact Fees.*** No impact fees may be imposed on an accessory dwelling unit that is less than 750 square feet in size. For purposes of this section, "impact fees" include the fees specified in Sections 66000 and 66477 of the Government Code, but do not include utility connection fees or capacity charges. For accessory dwelling units that have a floor area of 750 square feet or more, impact fees shall be charged proportionately in relation to the square footage of the primary dwelling unit in accordance with the then most current applicable fee schedule as adopted by the City Council.

20.350.004 Accessory Uses

A. An accessory use shall be secondary to a primary use and shall be allowed only in conjunction with a primary use permitted in the applicable zone. The accessory use may be subject to specific standards found in this Chapter or within each zone, as specified in the use tables. Accessory uses are also subject to citywide standards found in Chapter 20.300 ("Lot and Development Standards"),

B. Commercial accessory uses shall encompass no more than 30 percent of the business floor area. Any expansion of the building footprint or business floor area to accommodate an accessory use shall require a minor use permit and/or design review as appropriate.

C. A business may have more than one accessory use, but each accessory use must comply with the limitations on floor space, and the total combined area of accessory uses shall not exceed 30 percent of the business floor area.

20.350.005 Adult-Oriented Businesses

A. **Purpose.** It is the intent of this section to prevent community-wide adverse economic impacts, increased crime, decreased property values, and the deterioration of neighborhoods, which can be brought about by the concentration of adult-oriented businesses in close proximity to incompatible uses such as schools for minors, churches, and residentially zoned districts or uses. The City Council finds that it has been demonstrated in various communities that adult-oriented businesses can cause an increase in the number of transients in the area, and an increase in crime, and in addition to the effects described above can cause other businesses and residents to move elsewhere. It is, therefore, the purpose of this article to establish reasonable and uniform regulations to prevent the close proximity of adult-oriented businesses to incompatible uses, while permitting the location of adult-oriented businesses in certain areas.

B. **Applicability.** This section applies to the establishment of any Adult-Oriented Business, including the operating of such a business as a new business, the relocating

of such business, or the conversion of an existing business location to any sex oriented entertainment business use as follows:

1. The opening or commencement of any adult-oriented business as a new business;
2. The conversion of an existing business, whether or not an adult-oriented business, to any adult-oriented business defined herein;
3. The addition of any of the adult-oriented businesses defined herein to any other existing adult-oriented business;
4. The relocation of any such adult-oriented business; or
5. The opening or commencement of any adult-oriented business as an accessory use of an existing business.

C. **Standards.** The following standards apply to Adult-Oriented Businesses.

1. **Location.** No adult-oriented business shall be established or located in any district in the City other than the Business Commercial or Mixed Industrial districts east of South Airport Boulevard and the Bayshore Freeway, or within certain distances of certain specified land uses or districts as set forth below:
   a. No such business shall be established or located within 300 feet from any existing residential district or use, park, religious facility, school, or public facilities serving children, or within 600 feet of any other Adult-Oriented Business.
   b. The distances set forth above shall be measured as a radius from property line to property line without regard to intervening structures.
2. ***Loitering.*** No loitering or consumption of alcoholic beverages shall be allowed in Adult-Oriented Business parking lots. Parking lots shall contain signage stating that loitering and consumption of alcoholic beverages are prohibited in parking lots.
3. ***Screening.*** All windows, doors or other apertures shall be architecturally screened or otherwise obscured so as to prevent public viewing of the interior of the Adult-Oriented Business from a public street or sidewalk.
4. ***Security.*** All Adult-Oriented Businesses shall provide security personnel (at a ratio of one per 10 parking spaces) to control behavior of both indoor and outdoor patrons so they do not violate any laws.
5. ***Signs.*** No advertisement displays or merchandise available for sale or rent that includes or depicts specified sexual activities or specified anatomical areas shall be visible from any public right-of-way. Total wall sign area shall not exceed 20 square feet. Businesses located on a corner lot may have a

maximum of 25 square feet. No signage associated with the business, including monument signs, shall be visible from a State highway.

6. ***Time Limits.*** Hours of operation of the business shall be limited to the time period between 10:00 a.m. and midnight daily.

D. **Definitions.** Unless otherwise specifically provided, the terms used in this section shall have the following meanings:

1. "Adult-oriented business" means any of the following:

a. "Adult arcade" means an establishment where, for any form of consideration, one or more still or motion picture projectors, or similar machines, for viewing by five or fewer persons each, are used to show films, computer generated images, motion pictures, video cassettes, slides or other photographic reproductions as part of its regular course and scope of conduct of its business and which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas.

b. "Adult bookstore" means an establishment that a result as part of the regular course and scope of conduct of its business has its stock in books, magazines, periodicals or other printed matter, or of photographs, films, motion pictures, video cassettes, slides, tapes, records or other form of visual or audio representations which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities and/or specified anatomical areas, or in goods specifically designed to be used to achieve sexual gratification and constituting a substantial portion of the adult bookstore's revenues.

c. "Adult cabaret" means a nightclub, restaurant, or similar business establishment which:

i. Regularly features live performances which are distinguished or characterized by an emphasis upon the display of specified anatomical areas or specified sexual activities; and/or

ii. Which regularly features live performances by persons who appear semi-nude; and/or

iii. Shows films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions that are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas as part of the regular course and scope of conduct of its business.

d. "Adult hotel/motel" means a hotel or similar business establishment offering public accommodations for any form of consideration which:

   i. Provides patrons with closed-circuit television transmissions, films, computer generated images, motion pictures, video cassettes, slides, or other photographic reproductions that are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas as part of the regular course and scope of conduct of its business constituting a substantial portion of the adult hotel/motel's revenues, and/or

   ii. Rents, leases, or lets any room for less than a six-hour period, or rents, leases, or lets any single room more than twice in a 24-hour period.

e. "Adult motion picture theater" means a business establishment where, for any form of consideration, films, computer generated images, motion pictures, video cassettes, slides or similar photographic reproductions are shown, which are distinguished or characterized by an emphasis upon the depiction or description of specified sexual activities or specified anatomical areas as part of the regular course and scope of conduct of its business.

f. "Adult theater" means a theater, concert hall, auditorium, or similar establishment which, for any form of consideration regularly features live performances which are distinguished or characterized by an emphasis on the display of specified anatomical areas or specified sexual activities or which features live performances by persons who are semi-nude.

g. "Modeling studio" means a business which provides, for pecuniary compensation, monetary or other consideration, hire or reward, figure models who, for the purposes of sexual stimulation of patrons, display specified anatomical areas or are semi-nude to be observed, sketched, photographed, painted, sculpted or otherwise depicted by persons paying such consideration. "Modeling studio" does not include schools maintained pursuant to standards set by the State Board of Education. "Modeling studio" further does not include a studio or similar facility owned, operated, or maintained by an individual artist or group of artists, and which does not provide, permit, or make available specified sexual activities.

h. "Outcall service" means any establishment, business, or person that provides an outcall service consisting of individuals leaving a premises

upon request or by appointment to visit other premises for a period of time for the purpose of providing any service during which time specified anatomical areas are displayed, specified sexual activities occur, or semi-nude live performances or activities occur.

i. "Sexual encounter establishment" means an establishment, other than a hotel, motel or similar establishment offering public accommodations which, for any form of consideration, provides a place where two or more persons may congregate, associate or consort in connection with specified sexual activities or the exposure of specified anatomical areas or live semi-nude displays. This definition does not include an establishment where a medical practitioner, psychologist, psychiatrist or similar professional person licensed by the state engages in sexual therapy.

j. "Distinguished or characterized by an emphasis upon" means and refers to the dominant or essential theme of the object described by such phrase. For instance, when the phrase refers to films "which are distinguished or characterized by an emphasis upon" the depiction or description of specified sexual activities or specified anatomical areas, the films so described are those whose dominant or predominant character and theme are the depiction of specified sexual activities or anatomical areas. See *Pringle v. City of Covina, 115 Cal. App.3d 151 (1981)*.

2. "Figure model" means any person who, for pecuniary compensation, consideration, hire or reward, poses in a modeling studio to be observed, sketched, painted, drawn, sculptured, photographed or otherwise depicted.

3. "Regularly features" with respect to an adult theater or adult cabaret, means a regular and substantial course of conduct. The fact that live semi-nude performances or other activities occur on two or more occasions within a 30-day period; three or more occasions within a 60-day period; or four or more occasions within a 180-day period, shall to the extent permitted by law be deemed to be a regular and substantial course of conduct.

4. "Semi-nude" or "semi-nudity" means a state of dress in which clothing covers no more than the genitals, pubic region, buttocks, areola of the female breast, as well as portions of the body covered by supporting straps or devices.

5. "Specified anatomical areas" means and includes any of the following:

a. Less than completely and opaquely covered human genitals or pubic region, buttocks or female breast below a point immediately above the top of the areola;

b. Human male genitals in a discernibly turgid state, even if completely and opaquely covered;

c. Any device, costume or covering that simulates any of the body parts included in subsections A or B of this definition.

6. "Specified sexual activities" means and includes any of the following, whether performed semi-nude or directly or indirectly through clothing or other covering:

a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breast;

b. Sex acts, actual or simulated, including intercourse, oral copulation, or sodomy;

c. Masturbation, actual or simulated;

d. Excretory functions as part of or in connection with any of the other activities described in subsections A through C of this definition.

20.350.006 Animal Care, Sales, and Services

Animal care, sales, and services facilities, including shall be located, developed, and operated in compliance with the following standards:

A. **Noise.** Noise produced by animal care, sales, and services activities shall be attenuated as necessary by interior noise insulation or other measures so that it does not exceed 60 dB at the interior lot lines of the site.

B. **Waste.** Animal waste shall be properly disposed of, consistent with California Regional Water Quality Control Board and City requirements; and

C. **Operating Procedures.** Applicants must submit written operating procedures, such as those recommended by the American Boarding and Kennel Association. Such procedures must include provisions for identifying and correcting behavior that may adversely affect surrounding uses including excessive barking.

D. **Animal Boarding Facilities.** Animal boarding facilities, including kennels, pet day care facilities and veterinary services, are also subject to the following standards:

1. Location.

a. *Separation from Other Facilities*. An animal boarding facility shall be separated by at least 300 feet in all directions from any other animal boarding facility. This spacing requirement may be reduced with Minor Use Permit approval if the Chief Planner first finds that adjacent businesses and neighborhoods are not adversely impacted.

b. *Separation from Residential Areas.* An animal boarding facility shall not be located within 200 feet from any residential district or an existing residential use.

c. *Outdoor Facilities.* Outdoor animal boarding facilities must be located at least 200 feet from any lot line.

d. *Street Type.* Animal boarding facilities shall be located on a highway or arterial street.

2. ***Pick-up/Drop-off Plan.*** A plan for employee and client parking and the pick-up and drop-off of animals shall be provided for review and approval by the Chief Planner. The plan shall demonstrate that adequate parking and loading are provided on-site to prevent excessive on-street parking and to minimize congestion and conflict points on travel aisles and public streets. The plan shall take into consideration such factors as the number of animals that may be boarded and the anticipated number of employees on the largest shift.

3. Animals must be kept in an enclosed area or on a leash no longer than six feet.

20.350.007 Animal Keeping

Animal keeping is allowed as an accessory use to a primary residential use. To permit the keeping of animals and ensure that their presence does not create an undue burden on neighboring residents, the following standards apply:

A. **Household Pets.** Small domestic household pets such as cats, dogs, and birds, fish and hamsters kept for non-commercial purposes is permitted.

B. **Domestic Animals.** Other animals may be kept as an accessory to a primary single-family detached dwelling unit subject to the following standards:

1. ***Lots of One Half Acre or Less.*** The keeping of chicken, hens, rabbits, guinea pigs, or similar small animals, not exceeding a combined total of six (excluding the offspring thereof, up to the age of six months), may be kept for home enjoyment or consumption, subject to the provisions of other applicable laws. No hoofed animals or roosters are permitted, except up to two potbellied pigs are allowed as pets.

2. ***Lots Exceeding One Half Acre.*** The keeping of more than six chickens, hens, rabbits, guinea pigs or similar small animals or keeping of roosters, hoofed animals, or other types of livestock is allowed with an approved Conditional Use Permit. Such animals must be housed in pens or buildings set back at least 35 feet from any lot line and 40 feet from any residence.

C. **Beekeeping.** Beekeeping is permitted subject to the following standards:

1. It shall be the duty of every person on whose property bees are kept to adhere to good management practices and maintain bees in a condition that will reasonably prevent swarming and aggressive behavior.
2. It shall be the responsibility of the person on whose property the bees are kept to provide adequate water for the bees to prevent bees from seeking water in neighboring swimming pools, birdbaths, ponds or other community bodies of water.
3. A maximum of two beehives per lot are permitted on a parcel of land less than 10,000 square feet.
4. A maximum of four beehives per lot are permitted on a parcel of land with an area over 10,000 square feet.
5. Beehives are restricted to rear yards.
6. In order to ensure the appropriate height of the honeybee flight path:
    a. The beehive entrance will be directed away from the neighboring property and situated behind a solid fence or hedge that is six feet in height running parallel to the property line; or
    b. A beehive will be located a minimum of 25 feet away from the neighboring property line.
7. ***Registration.*** Beekeeping registration is required prior to establishment of an apiary, as follows:
    a. The applicant must submit and the Planning Director must review plans demonstrating compliance with the standards of this section.
    b. The applicant must register the apiary with the San Mateo County Agricultural Commissioner to receive notification of pesticide applications, pursuant to Section 29101 of the California Food and Agricultural Code.
    c. The applicant must submit plans and a signed statement showing and agreeing to compliance with all obligations imposed by this section and holding the City harmless if the owner does not so comply.
8. ***Nuisance.*** Bees or hives shall be considered a public nuisance and subject to Chapter 20.580 ("Enforcement and Abatement Procedures") when any of the following occurs:
    a. Colonies of bees exhibit defensive or objectionable behavior or interfere with the normal use of neighboring properties.
    b. Colonies of bees swarm.
    c. Bees or hives do not conform to this Section.

d. Hives become abandoned by resident bees or by the owner.

20.350.008 Automobile/Vehicle Sales and Leasing

Automobile/Vehicle Sales and Leasing shall be located, developed and operated in compliance with the following standards:

A. **Landscaping.** At least 10 percent of the site shall be landscaped, unless the Chief Planner determines that due to the characteristics of a specific site, a lower percentage of proposed landscaping is sufficient to adequately screen the site. All landscaped areas shall be permanently maintained in compliance with Section 20.300.008 ("Landscaping"), and the following standards:

1. A minimum six-foot wide inside dimension and a six-inch high curbed landscaped planter area shall be provided along the front and street property lines, except for vehicular circulation openings. A three-foot wide landscaping buffer shall be provided along all other property lines.
2. A 600-square-foot planter with a minimum dimension of 20 feet shall be provided at the corner of intersecting streets unless a building is located at the corner.
3. Additional landscaping may be required where necessary to prevent visual impacts on adjacent properties.

B. **Lighting.** In addition to the lighting standards required in Section 20.300.009 ("Lighting and Illumination"), all exterior light sources, including canopy, perimeter, and flood, shall be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.

C. **Signs.** The use of flag banners, vertical banners, feather banners, and other signs may be permitted for occasional special events or temporary sales, subject to the requirements of Chapter 20.360 ("Signs").

20.350.009 Automobile/Vehicle Service and Repair, Major and Minor

Major and Minor Automobile/Vehicle Service and Repair uses must comply with the following standards.

A. **Landscaping.** A minimum six-foot wide inside dimension and a six-inch high curbed landscaped planter area shall be provided along the front and street property lines, except for vehicular circulation openings. A three-foot wide landscaping buffer shall be provided along all other property lines. Additional landscaping may be required where necessary to prevent visual impacts on adjacent properties. All landscaped

areas shall be permanently maintained in compliance with Section 20.300.008 ("Landscaping").

B. **Noise.** All body and fender work or similar noise-generating activity shall be conducted within an enclosed masonry or similar building with sound-attenuating construction to absorb noise. Air compressors and similar equipment shall be located inside a building.

C. **Litter.** The premises shall be kept in an orderly condition at all times. No used or discarded automotive parts or equipment or permanently disabled, junked, or wrecked vehicles may be stored outside a building.

D. **Work Areas.**

1. All work shall be conducted within an enclosed building except: pumping motor vehicle fluids, checking and supplementing various fluids, and mechanical inspection.

2. Work activities conducted outdoors must meet the following conditions:

   a. The work must be is performed within 20 feet of the primary structure;

   b. The work is performed entirely within a clearly marked area that is at least 40 feet from the property line of the nearest residence or within a clearly marked area that is not visible from the nearest residence

   c. The work area does not exceed 50 percent of the facility's existing outdoor area or 400 square feet, whichever is greater;

   d. The work does not involve the use of pneumatic tools or power tools unless battery-powered;

   e. The work is not audible at the property line of the nearest residence; and

   f. The work is performed between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday and between 9:00 a.m. and 5:00 p.m. Saturday.

E. **Vehicle Storage.** Vehicles being worked on or awaiting service or pick-up shall be stored within an enclosed building or in a parking lot on the property that is screened in compliance with Section 20.300.012 ("Screening"). Unattended vehicles may not be parked or stored on the sidewalk adjoining the property, in the street, or in any portion of the public right-of-way within the City.

20.350.010 Automobile/Vehicle Washing and Service Stations

Service stations, automobile/vehicle washing facilities, and any other commercial use that includes fuel pumps for retail sales of gasoline shall be located, developed, and operated in compliance with the following standards. Such uses warrant special consideration because

of potential traffic hazards, the physical appearance of outdoor facilities, hours of operation, noise, use of hazardous materials, and potential effects on adjacent uses and properties in the surrounding area.

A. **Landscaping.** At least 10 percent of the site shall be landscaped. All landscaped areas shall be permanently maintained in compliance with Section 20.300.008 ("Landscaping"), and the following standards:

1. A minimum six-foot wide inside dimension and a six-inch high curbed landscaped planter area shall be provided along the front and street property lines, except for vehicular circulation openings. A three-foot wide landscaping buffer shall be provided along all other property lines.
2. A 600-square-foot planter with a minimum dimension of 20 feet shall be provided at the corner of intersecting streets unless a building is located at the corner.
3. Additional landscaping may be required where necessary to prevent visual impacts on adjacent properties.

B. **Lighting.** In addition to the lighting standards required in Section 20.300.009 ("Lighting and Illumination"), all exterior light sources, including canopy, perimeter, and flood, shall be energy-efficient, stationary, and shielded or recessed within the roof canopy to ensure that all light is directed away from adjacent properties and public rights-of-way. Lighting shall not be of a high intensity so as to cause a traffic hazard, be used as an advertising element, or adversely affect adjacent properties.

C. **Pump Islands.** Pump islands shall be located a minimum of 15 feet from any property line to the nearest edge of the pump island. A canopy or roof structure over a pump island may encroach up to 10 feet within this distance.

D. **Washing Facilities.** No building or structure shall be located within 30 feet of any public street or within 20 feet of any interior lot line of a residential use or residential district. Car wash openings shall be screened from public streets to a height of 40 inches. Screening devices shall consist of walls and/or berms with supplemental plant materials.

E. **Hours of Operation.** Automobile/vehicle washing facilities are limited to 7:00 a.m. to 10:00 p.m., seven days a week unless additional hours are allowed subject to Minor Use Permit approval. When abutting a residential district, the hours of operation shall be between 8:00 a.m. to 8:00 p.m., seven days a week.

F. **Application Review and Findings for Approval.** In reviewing proposals, emphasis shall be placed on quality design of building materials and landscape features. The decision-making authority shall only approve a Conditional Use Permit for a service station or washing facility if it finds that:

1. The project is designed so that form and scale are harmonious and consistent with the character of the specific site, the adjacent uses and structures, and the surrounding neighborhood.
2. The site design, including the location and number of driveways, will promote safe and efficient on-site and off-site traffic circulation.
3. Service bay openings are designed to minimize the visual intrusion on surrounding streets and properties.
4. Lighting is designed to be low-profile, indirect or diffused, and avoid adverse impacts on surrounding uses.
5. The washing facility will not have an adverse impact on water supply and quality.

G. **Conditions of Approval.** Conditions of approval may address operational characteristics of the use; impose restrictions on outdoor storage and display, location of pump islands, canopies and service bay openings; and/or require buffering, screening, lighting, planting areas, or other site elements, in order to avoid adverse impacts on properties in the surrounding area.

H. **Abandonment.** Any service station shall in the case of abandonment or non-operation of the primary use be dismantled and the site cleared within twelve months subsequent to the close of the last business day.

20.350.011 Bed and Breakfast Lodging

Bed and breakfast establishments shall be located, developed, and operated in compliance with the following standards:

A. **Type of Residence.** Must be located, developed and operated in a single-unit dwelling and is and is not allowed in any accessory dwelling unit or junior accessory dwelling unit as defined under Chapters 20.620 (“Use Classifications”) and 20.630 (“Terms and Definitions”), and Section 20.350.035 (“Accessory Dwelling Units”).

B. **Number of Rooms.** A Minor Use Permit is required for Bed and Breakfast uses with three or more rooms.

C. **Owner Occupancy.** The primary residence of a Bed and Breakfast owner/operator must be on-site.

D. **Duration.** Bed and breakfast inns must be rented for periods of less than 30 days.

E. **Appearance.** In all residential districts, the exterior appearance of a structure housing a bed and breakfast establishment shall not be altered from its original single-unit character.

F. **Parking.** Parking spaces shall be provided according to the standards of Chapter 20.330 ("On-Site Parking and Loading"), at a ratio of one space per room for rent in addition to parking required for the residential use. Such spaces shall not encumber access to a required parking space for the residential use.

G. **Limitation on Services Provided.** Meals and rental of bedrooms shall be limited to registered guests. Separate or additional kitchens for guests are prohibited.

20.350.012 Community Assembly, Small and Large

All community assembly uses shall be located, developed, and operated in compliance with the following standards:

A. **Location.** Community assembly uses with more than 2,000 square feet of gross floor area shall be located on a corner lot, not at mid-block, unless the site area is greater than 20,000 square feet.

B. **Access.** Community assembly uses shall take primary access from a public street with a minimum of 50 feet in width and improved with curbs, gutters, sidewalks and streetlights.

C. **Buffer, Where Required.** A minimum 20-foot perimeter buffer shall be included adjacent to any residential district or use. This buffer area may be used for parking or landscaping but shall not be used for structures or outside activities.

D. **Amplified Sound.** Sound amplification equipment shall be operated in compliance with the requirements of Chapter 8.32 ("Noise Regulations") of the South San Francisco Municipal Code.

E. **Outdoor Recreation.** Outdoor recreation areas shall be at least 50 feet from any residential district or use. Sound amplification equipment may not be used in outdoor areas.

F. **Parking Area Screening.** In addition to the standards of Section 20.330.10 ("Parking Areas Design and Development Standards"), parking areas for Large Community Assembly uses adjacent to any residential district or use, including within the front setback, shall be screened with a wall, opaque fence, or hedge six feet in height.

G. **Outdoor Lighting.**

1. Outdoor lighting shall be shielded to direct light and glare only onto the community assembly facility premises. Such lighting shall be deflected, shaded, and focused away from all adjoining property.

2. Outdoor lighting shall not exceed an intensity of one foot-candle of light throughout the facility.

20.350.013 Convenience Markets

Convenience markets shall be located, developed, and operated in compliance with the following standards:

A. **Maximum Size.** 2,500 square feet. Additional floor area requires approval of a Conditional Use Permit.

B. **Setbacks.** No building or structure shall be located within 20 feet of an interior lot line abutting a residential district or use.

C. **Landscaping.** Landscaping shall comprise a minimum 10 percent of the site area, exclusive of required setbacks. All landscaped areas shall be permanently maintained in compliance with Section 20.300.008 ("Landscaping").

D. **Litter.** One permanent, non-flammable trash receptacle shall be installed in the parking area adjacent to the entrance/exit.

E. **Alcoholic Beverage Sales.** Convenience markets which sell alcoholic beverages are also subject to the following standards:

1. ***Location—Minimum Distances Required.***

   a. *From a Residential District Boundary.* Convenience markets that sell alcoholic beverages shall be located at least 500 feet from any residential district boundary, unless part of a shopping center with at least 50,000 square feet of floor area.

   b. *From Specified Public Uses.* Convenience markets that sell alcoholic beverages shall be located at least 500 feet from any Community Assembly Facility, Cultural Institution, Day Care Center, Public Park and Recreation Facility, or Public or Private School.

   c. *From Other Retail Sales that Sell Alcoholic Beverages for Off-Site Consumption.* A convenience market that sells alcoholic beverages shall be located at least 1,000 feet from any other retail establishment selling alcoholic beverages for off-site consumption unless there is a finding of public convenience or necessity pursuant to State law.

2. ***Hours of Operation.*** Convenience markets that sell alcoholic beverages may only be operated between 9:00 a.m. and 9:00 p.m., seven days per week. Additional hours may be allowed subject to the approval of a Minor Use Permit.

20.350.014 Day Care Centers

Adult and child day care centers other than family childcare homes shall be located, developed and operated in compliance with the following standards:

A. **License.** The operator shall secure and maintain a license from the State of California Department of Social Services.

B. **Hours of Operation.** Day care centers shall operate only between the hours of 6:00 a.m. to 8:00 p.m., Monday through Friday. Additional hours may be allowed subject the approval of a Minor Use Permit.

C. **Noise.** Outdoor activities shall not occur before 8:00 a.m., when the site is located within or adjacent to a residential district or a residential use. Day care centers shall comply with the requirements of the City's noise ordinance limits.

D. **Pick-up/Drop-off Plan.** A plan and schedule for the pick-up and drop-off of children or clients shall be provided for review and approval by the Chief Planner. The plan shall demonstrate that adequate parking and loading are provided on-site to minimize congestion and conflict points on travel aisles and public streets. The plan shall also demonstrate that increased traffic will not cause traffic levels to exceed those levels customary in residential neighborhoods except for higher traffic levels during the morning and evening commute. The plan shall include an agreement for each parent or client to sign which includes, at minimum:

1. A scheduled time for pick-up and drop-off with allowances for emergencies.
2. Prohibitions of double-parking, blocking driveways of neighboring houses, or using driveways of neighboring houses to turn around.

20.350.015 Domestic Violence Shelter

Domestic violence shelters shall be located, developed, and operated in compliance with the following standards.

A. **Maximum Occupancy.** No more than 30 adult residents, not including staff, shall be allowed at one time, if such shelter is located on a lot or parcel of land of less than two acres.

B. **Off-Street Parking.** The number of required parking spaces, plus adequate access thereto, shall be determined by the Chief Planner for each shelter, in an amount adequate to prevent excessive on-street parking, and with such factors as the number of adult beds to be provided by the shelter, the anticipated number of employees on the largest shift, and the distance from the closest transit stop taken into consideration. In no case shall the number of required spaces be less than the number of such spaces required for a group residential facility specified by Chapter 20.330 ("On-Site Parking and Loading").

C. **Land Use Compatibility.** The land uses and developments in the immediate vicinity of the shelter shall not constitute an immediate or potential hazard to occupants of the shelter.

D. **Useable Open Space.** Minimum 20 square feet per resident.

20.350.016 Drive-Through Facilities

Drive-through facilities shall be located, developed and operated in compliance with the following standards:

A. **Permit Required.** A Conditional Use Permit is required for all drive-through facilities.

B. **Traffic Study Required.** A traffic study is required for all proposed drive-through facilities.

C. **Maximum Number per Shopping Center.** A maximum of one drive-through facility shall be permitted per shopping center.

D. **Drive-Through Aisles.** Drive-through aisles shall be designed to allow safe, unimpeded movement of vehicles at street access points and within the travel aisles and parking space areas.

1. Drive aisles are prohibited between the building and street unless no alternative exists.
2. A minimum 15-foot interior radius at curves and a minimum 12-foot width is required.
3. Each drive-through entrance and exit shall be at least 100 feet from an intersection of public rights-of-way, measured at the closest intersecting curbs, and at least 25 feet from the nearest curb cut on an adjacent property.
4. Each entrance to an aisle and the direction of flow shall be clearly designated by signs and/or pavement markings or raised curbs outside of the public right-of-way.

E. **Landscaping.** Each drive-through aisle shall be screened with a combination of decorative walls and landscape to a height of 20 inches to prevent headlight glare and direct visibility of vehicles from adjacent streets and parking lots.

F. **Pedestrian Walkways.** Pedestrian walkways shall not intersect drive-through aisles, unless no alternative exists. In such cases, pedestrian walkways shall have clear visibility, emphasized by enhanced paving or markings.

20.350.017 Emergency Shelters

Emergency shelters shall be located, developed, and operated in compliance with the following standards:

A. **Number of Residents.** The number of adult residents, not including staff, who may be housed on a lot that is smaller than one acre shall not exceed the number of

persons that may be accommodated in any hospital, convalescent home, residential, transient occupancy, or similar facility allowed in the same district.

B. **Limitation On Time of Occupancy.** Occupancy by an individual or family may not exceed 180 consecutive days unless the management plan provides for longer residency by those enrolled and regularly participating in a training or rehabilitation program.

C. **Outdoor Activities.** All functions associated with the shelter, except for children's play areas, outdoor recreation areas, parking, and outdoor waiting must take place within the building proposed to house the shelter. Outdoor waiting for clients, if any, may not be in the public right-of-way, must be physically separated from the public right-of-way, and must be large enough to accommodate the expected number of clients.

D. **Hours of Operation.** To limit outdoor waiting, the facility must be open for at least eight hours every day between 7:00 a.m. and 7:00 p.m.

E. **Supervision.** On-site supervision must be provided at all times.

F. **Toilets.** At least one toilet must be provided for every 15 shelter beds.

G. **Management Plan.** The operator of the shelter must submit a management plan for approval by the Chief Planner. The Plan must address issues identified by the Chief Planner, including transportation, client supervision, security, client services, staffing, and good neighbor issues.

20.350.018 Family Day Care Homes

Family Day Care Homes (including small and large facilities) shall be located, developed, and operated in compliance with the applicable requirements of State law and shall comply with all applicable requirements of the underlying residential zoning district where the day care home is located. Family Day Care Homes shall also comply with all requirements of this Code applicable to single-family residential homes in their respective zoning districts, including the requirements of the City's noise ordinance limits.

20.350.019 Freight/Truck Terminal, Warehouses and Parcel Hubs

A. Freight/Truck Terminals, Warehouses and Parcel Hubs shall provide adequate parking, loading, queuing, and circulation areas on-site and shall not have a detrimental impact on the circulation or on-street parking in the surrounding area.

B. **Parking Management and Monitoring Study.** A parking management and monitoring study shall be submitted for review and approval by the Chief Planner and City Engineer which demonstrates compliance with the above criteria. The study shall, at minimum, include the following:

1. Description of the type of freight to be distributed.
2. Size of trucks and shipping containers.
3. Number and schedule of deliveries.
4. Trip generation.
5. Threshold for TDM required per Chapter 20.400 ("Bonus Residential Density") and demonstration of required compliance.
6. Amount and duration of storage.
7. Loading and unloading procedures.
8. Circulation plan.
9. Radius of delivery map.
10. Demonstration of compliance with Climate Action Plan requirements.
11. Other information as required by the City.

20.350.020 Gated Communities

Gated residential communities are prohibited within the City of South San Francisco. Existing, nonconforming communities are subject to the requirements of Chapter 20.320 ("Nonconforming Uses, Structures, and Lots").

20.350.021 Group Residential

Group residential facilities shall be located, developed and operated in compliance with the following standards:

A. **Location.** Minimum distance from any other group residential facility shall be 300 feet.

B. **Screening.** A minimum six-foot high solid wall or fence shall be provided for purposes of securing outdoor recreational areas and screening the site. Chain metal fencing and barbed wire are prohibited.

C. **Usable Open Space.** At least 20 square feet of usable open space shall be provided for each person who resides in the facility.

D. **Licensing.** Group residential facilities that provide permanent living accommodations and 24-hour primarily nonmedical 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 shall be licensed and certified by the State of California and shall be operated according to all applicable State and local regulations.

E. **No Drug or Alcohol Use.** Residents and staff shall sign an agreement affirming that use of drugs or alcohol on the premises is prohibited and acknowledging that drug or alcohol use will result in termination or eviction.

20.350.022 Home Occupations

A resident of a dwelling unit may conduct a Home Occupation that is incidental to the residential use of the structure and within the habitable area of the dwelling in compliance with the following standards.

A. The home occupation may not occupy more than 450 square feet.

B. The home occupation must be located in the principal dwelling, attached garage and/or detached accessory buildings. An attached or detached garage may be used for storage or workspace as long as one garage parking space is maintained at all times for the dwelling and as long as the required on-site parking spaces are provided.

C. No person not residing on the premises may be employed, either for pay or as an independent contractor or a volunteer, at the site of the home occupation.

D. No sign or advertising shall be published or displayed on the premises, unless required by State law. If applicable, the applicant shall provide the necessary evidence that identification is required by State law.

E. Sale of goods on the premises shall be limited to the products of the home occupations, and no other merchandise or goods shall be sold, kept or displayed for the purposes of sale on the premises. Mail order of products of home occupations are permitted.

F. The home occupation shall not attract or generate excessive auto or foot traffic, require additional off-street parking spaces, or involve the use of commercial vehicles for delivery of materials or supplies to or from the premises in excess of that which is customary for a dwelling unit.

G. No tractor-trailer or similar heavy-duty delivery or pickup, no other vehicle of more than three-quarter ton capacity, and no limousine or other vehicle for hire used in connection with the home-based business shall be kept on the site or parked in the public right-of-way in the vicinity of the site.

H. Any trailer, wheeled equipment, or any vehicle displaying or advertising the home occupation shall not be visible from off the premises.

I. No customer or client visits are permitted except for instructional services for not more than two students at a time.

J. No stock in trade, inventory, or display of goods or materials shall be kept on the premises except for incidental storage that is confined to the dwelling or an accessory building.

K. No dwelling shall be built, altered, finished, or decorated externally for the purposes of conducting the home occupation in such a manner as to change the residential character and appearance of the dwelling, or in such a manner as to cause the structure to be reasonably recognized as a place where a home occupation is conducted.

L. No equipment or process shall be used which creates noise, vibration, glare, fumes, odor, or electrical interference detectable to the normal senses off the lot if the occupation is conducted in a single-unit detached residence, or outside the dwelling unit if conducted in other than a single-unit detached residence.

M. The home occupation shall not involve the use of power equipment on the premises using motors exceeding one horsepower combined capacity.

N. No equipment or process shall be used which creates visual or audible electrical interference in any radio or television receiver off the premises, or causes fluctuations in line voltage off the premises. There shall be no storage or use of toxic or hazardous materials other than the types and quantities customarily found in connection with a dwelling unit.

O. If any home occupation becomes dangerous or unsafe; presents a safety hazard to the public, pedestrians on public sidewalks, or motorists on a public right-of-way; or presents a safety hazard to adjacent or nearby properties, residents, or business, the Chief Planner shall issue an order to the dwelling owner and/or tenant on the property on which the home occupation is being undertaken, directing that the home occupation immediately be made safe or be terminated.

P. The property owner and/or tenant shall take the necessary corrective steps or measures but, in the event of a failure to do so by the owner and/or tenant, after notice and a reasonable period of time, the City may initiate any enforcement action available under this Ordinance or Municipal Code to render the home occupation and dwelling safe.

Q. Costs incurred by the City to take enforcement actions, shall be borne by the property owner and shall be treated as a zoning violation.

R. The following uses are not permitted as a home occupation:

1. Adult business;
2. Ambulance service;
3. Automotive repair, painting, body/fender work, upholstering, detailing, washing, including motorcycles, trucks, trailers and boats;
4. Beautician or barber services on-site for more than one client at a time;
5. Commercial food preparation, food handling, processing or packing, other than specialized cooking or baking;

6. Firearms manufacture, sales, or repair;
7. Furniture refinishing or upholstery;
8. Gymnastic facilities;
9. Repair, reconditioning, servicing or manufacture of any internal combustion or diesel engine or of any motor vehicle, including automobiles, trucks, motorcycles, or boats;
10. Repair, fix-it or plumbing shops;
11. Medical services except as a secondary office that does not involve patient visits as an adjunct to a principal office located elsewhere;
12. Restaurant;
13. Retail sales;
14. Spa retreat center;
15. Tattoo studio;
16. Tow truck service;
17. Veterinary services and other uses that entail the harboring, training, care, breeding, raising or grooming of dogs, cats, birds, or other domestic animals on the premises, except those that are owned by the resident or otherwise permitted by this article;
18. Welding or machine shop; and
19. Yoga or exercise studio for more than two clients at a time.

20.350.023 Hotels and Motels

Hotels and Motels shall provide adequate parking, loading, queuing, and circulation areas on-site and shall not have a detrimental impact on the circulation or on-street parking in the surrounding area

A. **Parking Management and Monitoring Study.** A parking management and monitoring study per Subsection 20.330.004.D ("Use Not Specified") shall be submitted for review and approval by the Chief Planner and City Engineer which demonstrates compliance with the above criteria.

B. **Automobile Rental Facilities in Hotels**. Automobile rental agencies located in hotels are accessory uses. Automobile rental agencies that include the storing of vehicles on the hotel site are subject to the following criteria:

1. The use is intended to serve hotel guests;
2. The rental facility point of sale must be in the City of South San Francisco.

3. Adequate parking is available, as determined by a parking demand study approved by the Planning Commission;

4. No preparation, maintenance or cleaning of rental vehicles occurs on-site; and

5. No more than 10 vehicles are stored on the hotel site.

20.350.024 Large Format Retail

Large Format Retail establishments with 80,000 square feet of floor area or more must comply with the following standards:

A. **Surety Bond.** As a condition of approval for a Large Format Retail establishment, the applicant shall be required to post a cash or surety bond in a form and amount acceptable to the City Manager to cover the cost of complete building demolition and maintenance of the vacant building site if the primary building is ever vacated or abandoned, and remains vacant or abandoned for a period of more than 12 consecutive months following primary business closure.

B. **Vacated Facility.** If the facility is vacated, the owner or operator, within 12 months, shall submit, to the Planning Commission, a plan contemplating the removal or reuse of the facility. If the owner or operator is unable to provide a plan which is acceptable to the Planning Commission, the City may utilize the surety bond to take whatever action is permitted by law to assure appropriate demolition, redevelopment, or reuse of the facility.

20.350.025 Live-Work Units

A. **Applicability.** The provisions of this subsection apply to the design, development, and operation of live-work units, including new live-work units, conversions of existing residential and nonresidential buildings to live-work buildings, and any change of use or occupancy in a live-work unit.

B. **Establishment.**

1. Live-work units may be established through the conversion of existing commercial and industrial buildings or by new construction.

2. The work activity must be permitted by-right in the zone where the use is proposed.

3. No work activity shall be permitted that contains those uses which the review authority finds would, by virtue of size, intensity, hours of operation, number of employees or the nature of the operation, have the potential to adversely affect others living or working in or nearby the live-work development by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous by way of materials, process, product

or wastes including. Such uses include but are not limited to: automobile/vehicle sales and services, bars/lounges/night clubs, adult businesses, animal sales and services, liquor stores, funeral parlors and mortuaries, outdoor storage as a primary use, salvage and wrecking, and unenclosed kitchens.

Uses that may, depending on how they are operated, have the potential to generate impacts or would constitute a change in occupancy under the Building Code shall not be approved unless the review authority finds that as proposed to be conducted, or as modified by conditions of approval, they would not conflict with or adversely affect others living or working in or nearby the live-work development.

C. **Design of Live-Work Units.**

1. ***Floor Area*.** Each live-work unit shall include at least 1,000 square feet of gross floor area.

2. ***Improvements.*** Live-work units shall be designed to accommodate commercial or industrial uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively commercial or industrial facilities used for the same work activity.

3. ***Separation Required.*** In a multi-unit live-work building, each live-work unit shall be separated from other live-work units or other uses in the building. Access to each live-work unit shall be provided from common access areas, common halls or corridors, or directly from the exterior of the building.

4. ***Mixed Occupancies.*** If a building contains mixed occupancies of live-work units and other nonresidential uses, occupancies other than live-work shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the live-work units and other occupancies, as determined by the Building Official.

5. ***Parking and Loading.***

   a. *Required Parking.* Parking requirements are established in Chapter 20.330 (“Parking and Loading”).

   b. *Required Loading.* Each live-work unit shall have at least one off-street loading area for every 50,000 gross square feet of space occupied by live-work units. No additional loading areas are required if the loading requirements for industrial or commercial occupants of a live/work building exceed the loading requirements for the live-work use.

c. Requirements for parking and parking spaces may be waived or modified through the Minor Use Permit if the Review authority finds that:

i. That the proposed parking will be adequate to meet the demand created by the project given the character of the proposed uses; and

ii. That a waiver or modification of parking requirements will not, under the circumstances of the particular project, either conflict with nor adversely affect commercial or industrial uses or residential districts in the area where the project is proposed.

D. **Business License Required.** At least one occupant of each live-work unit shall maintain a current City of South San Francisco business license for a business located in that unit.

E. **Nonresident Employees.** Up to two persons who do not reside in the live-work unit may work in the unit.. The employment of three or more persons who do not reside in the live-work unit may be permitted subject to a Conditional Use Permit based on additional findings that such employment will not adversely affect traffic, parking, or other conditions in the area where the live-work unit is located.

F. **On-Premise Sales.** On-premises sales of goods is limited to those produced within the live-work unit. Sales of goods produced within the live-work unit shall be incidental to the primary work use in any building used exclusively for live-work occupancy. These provisions shall permit participation in occasional open studio programs and gallery shows.

G. **Notice to Occupants Required.** The owner or developer of any building containing live-work units shall provide written notice to all live-work occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in residential areas. State and federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the district where the project is located. For purposes of noise control, live-work units shall be classified as commercial property.

H. **No Separate Sale or Rental of Portions of Unit.** No portion of a live-work unit may be separately rented or sold as a commercial space for a person or persons not living in the premises or as a residential space for a person or persons not working in the same unit.

20.350.026 Massage Businesses

Massage businesses, including massage businesses conducted as accessory uses, are subject to the requirements in Municipal Code Chapter 10.16 ("Regulation of Massage Businesses"), and the following standards.

A. **Exceptions.** The provisions of this subsection do not apply to the following classes of individuals or businesses while engaged in the performance of their duties:

1. Physicians, surgeons, chiropractors, osteopaths, nurses or any physical therapists who are duly licensed to practice their respective professions in the state of California and persons working directly under the supervision of such licensed persons;

2. Barbers and beauticians who are duly licensed under the laws of the state of California while engaging in practices within the scope of their licenses;

3. Hospitals, nursing homes, sanitariums, or any other similar health facilities duly licensed by the state of California;

4. Accredited high schools, junior colleges, medical schools, schools of chiropractic, and colleges or universities whose coaches, trainers, or medical or chiropractic students are acting within the scope of their employment or instruction;

5. Trainers of amateur, semi-professional or professional athletes or athletic teams while engaging in their training responsibilities for and with athletes; and trainers working in conjunction with a specific athletic event;

6. Massage practitioners who perform massages which are clearly incidental to the operation of a personal fitness training center, gymnasium, athletic facility or health club, when the giving of massage for compensation is not a principal function of such businesses. In determining whether massage constitutes a principal or incidental function of personal fitness training centers, gymnasiums, athletic facilities or health clubs, the police chief shall consider the percent of income derived from massages, the amount of floor space devoted to and the number of employees assigned to massage services, as well as the manner in which the business advertises and holds itself out to the public;

7. Individuals administering massages or health treatment involving massage to persons participating in single-occurrence athletic, recreational or festival events, such as health fairs, road races, track meets, triathlons and other similar events; provided, that all of the following conditions are satisfied:

    a. The massage services are made equally available to all participants in the event,

b. The event is open to participation by the general public or a significant segment of the public such as employees of sponsoring or participating corporations,

c. The massage services are provided at the site of the event and either during, immediately preceding or immediately following the event,

d. The sponsors of the event have been advised of and have approved the provisions of massage services,

e. The persons providing the massage services are not the primary sponsors of the event;

8. Individuals providing out-call massage services.

B. **City Registration Certificates/Use Permit Required.** All massage businesses are required to obtain either a Conditional Use Permit or a Minor Use Permit pursuant to Chapter 20.490 ("Use Permits") and a City registration certificate pursuant to Section 10.16.040 ("Massage businesses registration") of the South San Francisco Municipal Code.

C. **Location.** No such business shall be established or located within 500 feet from any other massage business.

D. **Hours.** Massage shall be provided or given only between the hours of 7:00 a.m. and 9:00 p.m. No massage business shall be open and no massage shall be provided between 9:00 p.m. and 7:00 a.m. A massage commenced prior to 9:00 p.m. shall nevertheless terminate at 9:00 p.m., and all clients shall exit the premises at that time.

E. **Facility Requirements.** Every massage business shall maintain facilities meeting the following requirements:

1. A list of the services available and the cost of such services shall be posted in the reception area within the massage premises, and shall be described in readily understandable language.

2. A copy of the California Massage Therapy Council (CAMTC) certificate of each and every massage practitioner employed in the business shall be displayed in the reception area or similar open public place on the premises. CAMTC certificates of former employees and/or contractors shall be removed as soon as those massage practitioners are no longer employed by or offering services through the massage business.

3. Massage businesses shall at all times be equipped with an adequate supply of clean sanitary towels, coverings, and linens. Clean towels, coverings, and linens shall be stored in enclosed cabinets.

4. Where the business has staff available to assure security for clients and massage staff are behind closed doors, the entry to the reception area of the

massage business shall remain unlocked during business hours when the business is open for business or when clients are present.

5. No massage business located in a building or structure with exterior windows fronting a public street, highway, walkway, or parking area shall, during business hours, block visibility into the interior reception and waiting area through the use of curtains, closed blinds, tints, or any other material that obstructs, blurs, or unreasonably darkens the view into the premises. For the purpose of this sub-section, there is an irrebuttable presumption that the visibility is impermissibly blocked if more than 10 percent of the interior reception and waiting area is not visible from the exterior window.
6. All signs shall be in conformance with Chapter 20.360 ("Signs").
7. Minimum lighting consisting of at least one artificial light of not less than 40 watts shall be provided and shall be operating in each room or enclosure where massage services are being performed on clients, and in all areas where clients are present.
8. Minimum ventilation shall be provided in accordance with the Uniform Building Code and any other applicable regulations.
9. Hot and cold running water shall be provided at all times.
10. Adequate dressing, locker and toilet facilities shall be provided for patrons.
11. A minimum of one wash basin for employees shall be provided at all times. The basin shall be located within or as close as practicable to the area devoted to performing of massage services. Sanitary towels shall also be provided at each basin.
12. All massage businesses shall comply with all state and federal laws and regulations for handicapped clients.
13. Other than custodial or maintenance staff, no persons shall be permitted within the premises of a massage business between the hours of 11:00 p.m. and 6:00 a.m.

20.350.027 Mobile Home Parks

Mobile home parks shall be located, developed, and operated in compliance with the following standards:

A. **Maximum Density.** The maximum density is as allowed by the base zoning district in which the manufactured home park is located.

B. **Maximum Allowable Height.** Maximum building or structural height of any buildings appurtenant to mobile home or trailer courts or subdivisions shall be 28 feet.

C. **Setback from Adjacent Streets.** All manufactured home spaces shall be set back a minimum of 20 feet from all public street rights-of-way adjacent to the site, and the setback area shall be landscaped.

D. **Setbacks for Individual Units.** Minimum setbacks for individual units are as follows:

1. Front: Five feet.
2. Side: Five feet.
3. Rear: Ten feet.
4. Awnings and carports may not be closer than three feet from any manufactured home space boundary.

E. **Access.** Access to internal private streets is required for all manufactured home lots or spaces within the manufactured home park. Direct access from a manufactured home lot or spaces to a public street or alley is not permitted. All points of vehicular access to and from public streets shall be approved by the City Engineer.

F. **Internal Streets.** All private internal streets within the mobile home or trailer park shall not be less than 30 feet in width and shall be surfaced and maintained with not less than two-inch of plant mix placed on four inches of aggregate base or equivalent.

G. **Walkways.** Walkways linking the manufactured homes with recreational and other internal facilities and other manufactured homes shall be provided.

H. **Walls and Screening.** Exterior boundaries of a manufactured home park must be screened with a six-foot high solid wall. Such walls shall be composed of decorative block, concrete panels or similar materials and include architectural relief through variations in height, the use of architectural "caps," columns, or similar measures. All trash and garbage collection areas shall be surrounded on at least three sides by a five foot block wall, and shall have adequate access for collection vehicles.

I. **Common Open Space.** Recreation, or common open spaces, shall be provided for each mobile home park or subdivision. An area of at least 300 square feet for each mobile home space must be provided. This open space may be used in more than one location, but no location shall contain less than 1,000 square feet in the aggregate. Each recreational space shall be accessible to all of the mobile home spaces in the park and shall not be used for any other purpose.

J. **Landscaping.** Landscaping as prescribed in Section 20.300.008 ("Landscaping") is required for all common open space areas, exterior front and street side yards, and common parking areas. A 15-foot landscaped buffer shall be provided along streets adjoining the park.

K. **Certification.** All manufactured houses shall be certified under the National Manufactured Home Construction and Safety Act of 1974.

L. **Compliance.** Mobile home parks must comply with all applicable federal and State regulations; the mobile home park regulations as contained and from time to time amended in the California Code of Regulations, Title 25, Division 1, Chapters 2 and 2.2 relating to the maintenance, use and occupancy of mobile homes, seismic bracing, and the construction and operation of mobile home parks; and all other applicable State and local regulations.

20.350.028 Mobile Vendor Services

Mobile Vendor Services that provide temporary personal and support services to employees from a readily moveable unit shall be located and operated in compliance with the following requirements and development standards:

A. **Location.** All activities must be conducted entirely on private property and wholly within an approved vehicle.

B. **General Standards.** All mobile vending operations must have a South San Francisco business license and must comply with all applicable State and county health codes, including any required restroom agreement letter.

C. **Alteration of Site Prohibited.** Mobile vendor services shall not permanently alter the character or physical facilities of the property where they occur.

D. **Automobile/Vehicle Services.** Automobile/vehicle services are prohibited as mobile vendor services, except car washing which shall be subject to a Minor Use Permit.

E. **Parking.** Mobile vendor services shall not:

1. Park or be located within 20 feet of a fire hydrant or public safety alarm box.
2. Obstruct any walkways, drive aisles, sidewalks or path of travel.
3. Park on any unimproved (unpaved) surface.

F. **Duration of Stay.** Mobile vendor services shall not be on-site in the approved location for more than 16 consecutive hours, nor more than twice during any given week. Upon request, the Chief Planner may approve additional hours to accommodate Special Events of limited duration.

G. **Vehicle Type.** Mobile vendor services shall be limited to vans, mobile homes, trailers, or similar contained vehicles.

H. **Procedures.** Mobile vendor services that comply with all of the standards and requirements in subsections A through F may be approved by the Chief Planner subject to the requirements of Chapter 20.470 (“Site Clearance”) and a Business License. The Chief Planner may approve a Minor Use Permit to allow car washing or a mobile vendor service that does not comply with the standards and requirements in subsections E through I subject to the following:

1. ***Automobile/Vehicle Services.*** Automobile/vehicle services are prohibited as mobile vendor services except car washing conducted in compliance with the California Regional Water Quality Control Board San Francisco Bay Regional Municipal Regional Stormwater NPDES Permit, the City of South San Francisco Source Control Measures, and all other applicable stormwater control requirements.
2. ***Other.*** Any reasonable conditions the Chief Planner deems necessary to ensure compliance with the purposes of the district and to make the findings required by Section 20.490.004 ("Required Findings") based on the information contained in the application, public records, and/or recommendations from departmental staff.

20.350.029 Other Financial Services

Other financial services subject to this section, which includes alternative loan businesses and pawnbrokers, shall be located, developed, and operated in compliance with the following:

A. **Maximum Size.** Limited to 2,500 square feet in size.

B. **Location.** Other financial services shall be located on a major arterial or higher classification street, and at least 1,000 feet from any other financial services business.

C. **Queuing Area.** Adequate queuing area shall be provided within the building. Queuing on the sidewalk is prohibited.

D. **Security.** A security plan shall be provided for review and approval by the Chief Planner and the City of South San Francisco Police Department. The plan shall provide for adequate security, including a central station alarm system to the Police Department. Bars on the windows, exterior phones and roll up doors are prohibited.

E. **Hours of Operation.** The business shall not open prior to 7:00 a.m. or close for business after 7:00 p.m., daily. Any alteration to these hours of operation may be granted with approval of a Conditional Use Permit.

F. **Pawnbrokers.** Pawnbrokers subject to this section shall be located, developed, and operated in compliance with the following standards:

1. **Customer Circulation and Display.** The business shall dedicate at least 25 percent of the gross floor area to customer circulation and the display of goods for sale to the public. The display of firearms is prohibited and any firearm sales shall be an accessory use to the operation of the Pawnbroker business.
2. **Compliance with Chapter 6.92.** Pawnbrokers shall comply with all regulations and requirements contained in Chapter 6.92 ("Pawnbroker/Secondhand Dealer").

20.350.030 Outdoor Market

Outdoor sales shall be located, developed, and operated in compliance with the standards of this section.

A. **Temporary Outdoor Display and Sales.** The temporary outdoor display and sale of merchandise shall comply with Chapter 20.340 ("Temporary Uses").

B. **Produce Displays.** The outdoor display of produce associated with an existing Food and Beverage Retail Sales establishment on the same site is allowed, subject to the following standards:

1. The display does not disrupt the normal function of the site or its circulation and does not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas; and

2. All produce is removed or enclosed at the close of each business day.

C. **Permanent Outdoor Display/Sales.** The permanent outdoor display of merchandise requires approval of a Minor Use Permit in accordance with Chapter 20.490 ("Use Permits"), and shall comply with the following minimum standards:

1. ***Location.*** Outdoor sales shall be located entirely on private property outside any required setback, fire lane, fire access way, or landscaped planter in zoning districts that do not have required setbacks. A minimum setback of 15 feet from any public right-of-way is required.

2. ***Screening.*** All outdoor sales and activity areas shall be screened from adjacent public rights-of-way and residential districts by decorative solid walls, solid fences, or landscaped berms pursuant to Section 20.300.008 ("Landscaping").

3. ***Location of Merchandise.*** Displayed merchandise shall occupy a fixed, specifically approved and defined location that does not disrupt the normal function of the site or its circulation and does not encroach upon parking spaces, driveways, pedestrian walkways, or required landscaped areas. These displays shall also not obstruct sight distances or otherwise create hazards for vehicle or pedestrian traffic.

20.350.031 Outdoor Seating

Eating and drinking establishments with outdoor seating areas shall be located, developed, and operated in compliance with the following standards:

A. **Size.** Outdoor seating areas shall not exceed 50 percent of the total building floor area occupied by the eating and drinking establishment, or 300 square feet of outdoor seating area, whichever is greater, unless approved with a Minor Use Permit.

B. **Minor Use Permit.** A Minor Use Permit is required for outdoor dining when the outdoor seating area:

1. Abuts the property line of a residential district outside of the Downtown / Caltrain Station Area Zoning District.

2. Is located in an on-street parking lane.

C. **Barriers.** The use of barriers around the outdoor seating area may be permitted, provided they are in a manner acceptable by the City and the design is approved by the Chief Planner. Barriers must be integrated into the design of the outdoor seating area and shall not encroach into the adjacent travel lane or pedestrian path of travel.

D. **Hours of Operation.** Hours of operation shall be limited to the hours of operation of the associated eating and drinking establishment, but in no case shall be permitted earlier than 7:00 a.m. or later than 10:00 p.m.

E. **Refuse Storage Area.** No structure or enclosure to accommodate the storage of trash or garbage shall be erected or placed on, adjacent to, or separate from an outdoor seating area on the public sidewalk or right-of-way. Refuse areas shall be screened with a solid masonry wall at least six feet in height.

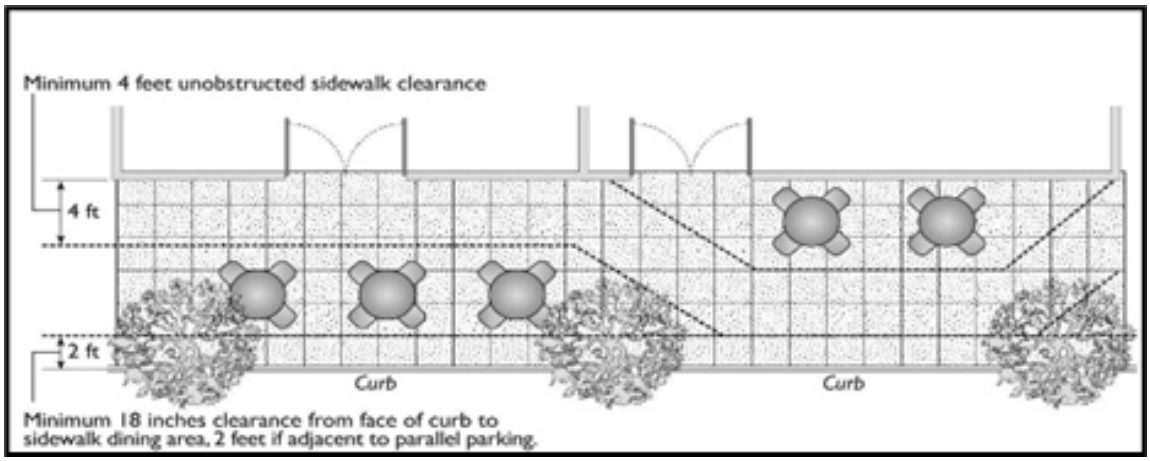
F. **Permitted Locations.** Outdoor seating areas within the public right-of-way are allowed in commercial and mixed-use areas subject to the requirements listed above and the following standards.

1. ***Procedure.*** Any permit to allow dining within the right-of-way is nontransferable and, unless revoked, shall remain valid for one year from the date of issuance. In order to continue operation of an outdoor dining area beyond the term of the permit, the owner/operator shall submit a new application for an outdoor dining area.

2. ***Sidewalk Dining Areas.*** The following standards shall be met for the establishment and maintenance of a sidewalk dining area within the public right-of-way.

a. An unobstructed sidewalk clearance of four feet shall be maintained for pedestrians at all times from the edge of any table, chair, bench, planter, or other appurtenances used as part of a sidewalk dining area (see Figure 20.350.030(F)(2)).

Figure 20.350.030(F)(2) Sidewalk Dining Physical Requirements



b. Where the sidewalk dining area is located adjacent to the street, and in addition to the requirements stated in subparagraph 1 above, an 18-inch clearance shall be maintained from the face of the curb to the sidewalk dining area unless there is parking parallel to the street, in which case a two-foot clearance is required (see Figure 20.350.030(F)(2)).

c. No sidewalk dining area shall obstruct any points of building ingress and/or egress.

d. On a corner lot, no sidewalk dining area shall be located within the area bound by the extensions of the corner building walls between the building and the curb.

e. All sidewalk dining furniture and appurtenances shall be removed at the close of each business day. No storage of materials on sidewalks is allowed.

f. No portion of a sidewalk dining area shall be permanently attached to the sidewalk or building.

g. Sidewalk seating is exempt from the parking requirements of Chapter 20.330 ("On-Site Parking and Loading").

3. ***Parking Lane Dining Areas.*** The following standards shall be met for the establishment and maintenance of dining areas within on-street parking lanes within the right-of-way.

a. Dining areas in parking lanes are permitted only in the Downtown within on-street parking lanes directly facing a property.

b. Dining areas must be located on constructed dining platforms.

c. Dining platforms shall not encroach into the adjacent travel lane and shall be located a minimum of six inches from lines marking a parking space.

d. A dining platform shall not be closer than 25 feet from the intersection of corner property lines or driveways.

e. Dining platforms shall have a flush transition to the sidewalk to avoid tripping hazards.

f. Dining areas shall not include cords, wires or any elements between the dining area and the building.

g. Dining areas shall incorporate vertical elements that enhance visibility from traffic, and the corners of the structure fencing shall be fitted with reflectors.

h. Platforms shall not interfere with utility access, bus zones, or curbside drainage. Every platform shall meet accessibility standards of the Americans with Disabilities Act Accessibility Guidelines.

i. The sub-structure of the dining platform shall ensure a level surface and a minimum of 12-inch drainage for the adequate passage and use of the curb and storm drain.

j. All parking lane dining furniture shall be removed or secured at the close of each business day. No storage of materials on sidewalks is allowed when outdoor dining space is not used.

k. Traffic barricades: If establishing a dining area in the parking lane for seating, retail, or other business activity, applicant must install barricades between the parking area and the traffic lane or any active parking. Barricades must be:

   i. 36 inches to 42 inches high

   ii. Not easily moved, altered or stolen

   iii. Stable and sturdy enough not to fall over or be pushed over (like when leaned against)

   iv. Marked with yellow high intensity retroreflective tape or reflectors to be visible at night

4. ***Design Requirements.***

   a. Any umbrella, heater, or similar feature used in a sidewalk dining area shall be safely secured during use.

   b. The design and appearance of all proposed improvements or furniture, including, but not limited to, tables, chairs, benches, umbrellas and

planters, to be placed in the sidewalk dining area shall present a coordinated theme and be compatible with the appearance and design of the building, as determined by the Chief Planner.

c. The design of all improvements and furniture shall be of a quality to sustain weather and wear, shall be of a material other than molded plastic.

d. Planters and planter boxes, if used as temporary dividers, must be planted and maintained with live plants.

e. The establishment shall utilize the same utensils and dishes for sidewalk dining as used for indoor dining areas to minimize the amount of disposable service ware.

f. No signs shall be permitted in a sidewalk dining area (including sign copy on umbrellas) except as may be required by the City or Department of Alcoholic Beverage Control for reasons of public health or safety.

g. All entertainment use, operation, or playing of musical instruments, loudspeakers, sound amplifiers, or other machine for the production or reproduction of sound is subject to the standards of Chapter 20.340 ("Temporary Uses").

h. No electrical appliances, heating or cooking of food or open flames shall be allowed in the outdoor dining area. Use of portable heating devices may be permitted with approval from the Fire Chief.

i. Overhead coverings of an outdoor dining area shall have a minimum clear height of 8 feet and a maximum overall height of 25 feet.

5. ***Maintenance of Outdoor Dining Areas.***

a. The permittee and the property owner shall maintain the outdoor dining area and the adjoining street, curb, gutter and sidewalk in a neat, clean and orderly condition at all times, regardless of the source of the refuse and litter. This shall include all tables, chairs, benches, planters, or other appurtenances placed in the public right-of-way. Provisions shall be made for trash receptacles to serve the sidewalk dining area, subject to the approval of the Chief Planner.

b. Activities involving the outdoor dining area shall be conducted in a manner that does not interfere with pedestrians, parking or traffic.

c. The permittee shall ensure that the outdoor dining area is limited to business patrons.

d. The permittee and the property owner shall be responsible for preventing excessive noise to ensure minimal or no intrusion on surrounding merchants and inhabitants.

e. If necessary, the permittee or the property owner shall clean the surface of the outdoor dining area by washing or buffing to remove any stains, marks, or discoloration to the satisfaction of the Department of Public Works and in accordance with prevailing storm water and water quality regulations.

f. Umbrellas, canopies, or other shade elements shall be kept clean and in good condition, secure in windy conditions, and fire-treated.

6. ***Special Standards for Outdoor Dining Areas with Alcoholic Beverage Service.***

a. A Minor Use Permit shall be required for all outdoor dining areas serving alcoholic beverages.

b. Alcoholic beverages may only be served in outdoor dining areas which are established in conjunction with a full service restaurant as defined in Chapter 20.620 ("Use Classifications").

c. Design of outdoor dining areas shall comply with the standards of Section 20.350.031.F.2, F.3, and F4.

d. All entrances/exits of the sidewalk dining area shall be posted with signs stating that alcoholic beverages must be kept within the sidewalk dining area at all times. In addition, small cards shall be placed on each table giving notice that removal of alcoholic beverages from the sidewalk dining area is not allowed.

e. The capacity of the sidewalk dining area shall be limited to the number of seats approved in the Sidewalk Dining Permit or Parking Lane Dining Area Permit.

f. Provisions for the storage and/or preparation of alcoholic beverages shall not be permitted in the sidewalk dining area.

g. Alcoholic beverages shall be served with glasses. Transportation by patrons of any alcoholic beverage beyond the sidewalk dining area or the interior of the restaurant shall be a violation of the proprietor's Sidewalk Dining Permit or Parking Lane Dining Area Permit. Empty beverage containers shall be removed from the outdoor dining area as soon as possible.

h. A license shall be obtained from the Department of Alcoholic Beverage Control (ABC) prior to the operation of an outdoor dining area serving alcoholic beverages and shall be maintained continuously as long as

alcoholic beverages are served in the sidewalk dining area. Loss of such license shall automatically constitute termination of the City permit to serve alcoholic beverages in the outdoor dining area.

7. ***Indemnification/Insurance.*** The permittee shall defend, indemnify and hold harmless the City and its officers and employees from and against all claims, losses, damage, injury and liability for damages arising from the permittee's use of the public right-of-way. The permittee shall provide to the City, in a form and in amounts acceptable to the City Attorney, certificates of insurance substantiating the existence of a general liability policy covering the area subject to the permit.

8. ***Temporary Suspension of Permit.*** The Director of Public Works shall have the right to suspend or prohibit the operation of an outdoor dining area at any time because of anticipated or actual problems or conflicts in the use of the sidewalk area. Such problems or conflicts may arise from, but are not limited to, scheduled festivals, parades, marches and similar special events; repairs to the street, sidewalk or other public facility; or from demonstrations or emergencies occurring in the area. To the extent possible, the City will give prior written notice of any time period during which the operation of the outdoor dining area must be suspended.

20.350.032 Outdoor Storage

Outdoor storage shall be located, developed and operated in compliance with the following standards.

A. **Applicability.** Open storage of goods, materials, machines, equipment, and vehicles or parts outside of a building for more than 72 hours must conform to the standards of this section. The regulations of this section do not apply to temporary storage of construction materials reasonably required for construction work on the premises pursuant to a valid Building Permit.

B. **Permitted Locations.** The table below states the districts where outdoor storage is permitted and prohibited.

Table 20.350.030 Outdoor Storage Regulations by District and Location

Base Districts	Permissibility of Open Storage
Residential Districts	Not permitted. (All storage must be within an enclosed building.)
Non-residential Districts	Permitted as an accessory use outside of required yards, parking and circulation areas, and required landscaped areas subject to the standards of this section.

Table 20.350.030 Outdoor Storage Regulations by District and Location	
Base Districts	**Permissibility of Open Storage**
Downtown Residential Districts and Downtown / Caltrain Station Area Districts	Permitted as an accessory use outside of required yards, parking and circulation areas, and required landscaped areas with Minor Use Permit approval and subject to the standards of this section.

C. **Fencing and Screening.** Outdoor storage areas shall be screened so as not to be visible from any public street or highway; residential or downtown district; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare.

1. All screening walls and fences visible from any public street or highway; residential or downtown 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 chain-link fencing, barbed wire or razor wire.

2. Screening walls and fences shall not exceed maximum fence heights in required yards, and in other areas shall not exceed 10 feet in height. A screening wall or fence up to 15 feet in height may be allowed outside of required setback areas with Minor Use Permit approval.

3. All fences and walls, excluding masonry and approved permanent-finish panels, shall be painted a uniform, neutral color, excluding black, which blends with the surrounding terrain, and improvements shall be maintained in a neat, orderly condition at all times.

4. ***Exemptions.*** The following uses are exempt from the fencing and screening requirement:

   a. Automobile service stations, limited to automobile accessories and facilities necessary to dispensing petroleum products only.

   b. Automobile and vehicle sales, limited to automobiles and vehicles held for sale or rental only.

   c. Mobilehome sales.

   d. Parking lots.

5. ***Modification.*** The Chief Planner may modify the standards for fencing and screening for outdoor storage areas not open to view from any public street or highway, or any area in a residential, downtown, commercial, or form-based zoning district:

   a. Where adjoining property is located in a non-residential and is developed with another outside storage use; or

b. Where fences, walls or buildings are located adjacent to lot lines on surrounding property which serve to enclose such yard as well or better than the wall or fence required by this section.

c. Should the use, fence, wall or building providing justification for such modification be removed, such wall or fence shall be provided in compliance with this section within six months from the date of such removal.

D. **Landscaping Requirements.**

1. All required fencing and screening which are open to view from any street or highway, or any area in a residential, downtown or commercial district, shall be provided with at least one square foot of landscaping for each linear foot of such frontage, and this landscaping shall meet the following standards:

   a. Landscaping shall be distributed along said frontage in accordance with the site plan approved by the Chief Planner.

   b. No planting area shall have a horizontal dimension of less than three feet.

   c. Landscaping shall be maintained in a neat, clean and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing and replacement of plants when necessary.

   d. A permanent watering system shall be provided which irrigates all planted areas. Where the watering system consists of hose bibs alone, these bibs shall be located not more than 50 feet apart within the required landscaped area. Sprinklers used to satisfy the requirements of this provision shall be spaced to assure complete coverage of the required landscape area.

2. The Chief Planner may approve alternative methods of providing landscaping where the criteria provided herein would cause unnecessary hardship or constitute an unreasonable requirement and an alternative plan will, in his or her opinion, provide as well or better for landscaping within the intent of this provision.

E. **Surfacing.** Outdoor storage areas shall be surfaced with a minimum thickness of two inches of Type A asphalt concrete over 95 percent relative compaction native soil, or a minimum thickness of six inches of Class B concrete. Such surfacing shall be permanently maintained free of structural defects. A waiver or exception may be granted to allow outdoor storage of non-hazardous materials on other surfacing only if the following findings can be made:

1. The proposed surfacing is appropriate to the type of product displayed; and

2. The proposed surfacing will conform to all applicable federal and State air and water quality standards.

F. **Storage Restrictions.** All portions of outside storage and display areas shall have adequate grading and drainage and shall be continuously maintained, and all raw material, equipment or finished products stored or displayed pursuant to the provisions of this section:

1. No stored goods may exceed the height of the screening wall or fence;

2. Shall be stored in such manner that it cannot be blown from the enclosed storage area; and

3. Shall not be placed or allowed to remain outside the enclosed storage area.

20.350.033 Personal Services

Personal Services shall be located, developed, and operated in compliance with the following standards:

A. **Hours of Operation.** Hours of operation shall be limited to 7:00 a.m. to 10:30 p.m.

B. **Business License Required.** All Personal Services establishments shall maintain a current City of South San Francisco business license.

20.350.034 Personal Storage

Personal storage facilities shall be located, developed and operated in compliance with the following standards.

A. **Business Activity.** All personal storage facilities shall be limited to storage only. No retail, repair, or other commercial use shall be conducted out of the individual rental storage units. No activities other than rental of storage units and pick-up and deposit of storage shall be allowed on the premises. Examples of activities prohibited in said facilities include, but are not limited to the following:

1. Auctions, commercial wholesale or retail sales, or miscellaneous garage sales. Excepting auctions required by law to comply with lien sale requirements. During the course of said lien sales, customer vehicles shall not be allowed to obstruct travelways within the self-service storage facility.

2. The servicing, repair, or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances, or other similar equipment.

3. The operation of power tools, spray-painting equipment, table saws, lathes, compressors, welding equipment, kilns, or other similar equipment.

4. The establishment of a transfer and storage business.

5. Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.

B. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.

C. **Size Limitations.** Total lot coverage by any and all structures shall be limited to 50 percent of the total lot area.

D. **Circulation.** Driveway aisles shall be a minimum of 20 feet wide.

E. **Screening.** Where exterior wall are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or similar material. The walls shall include architectural relief through variations in height, the use of architectural "caps," attractive posts, or similar measures. A gate(s) shall be decorative iron or similar material. Chain link or wood is not appropriate.

F. **Fencing.** A six-foot-high security fence shall be provided around the perimeter of the development at locations where the solid façades of the storage structures do not provide a perimeter barrier.

G. **Open Storage.** Open storage, outside an enclosed building, shall be limited to vehicles and trailers and screened from public view by building façades or solid fences.

H. **Outdoor Lighting.** All outdoor lights shall be shielded to direct light and glare only onto the personal storage premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.

I. **Signs.** Outdoor advertising displays besides those for the personal storage facility itself shall not be permitted on the premises.

J. **Fire Protection.** One hour rated construction fire walls shall be provided to separate every 3,000 square feet within any personal storage structure.

K. **Portable Storage Buildings.** Movable storage buildings shall be allowed if they are constructed to appear as conventional storage buildings and adhere to all applicable Building and Fire Codes.

20.350.035 Recycling Facilities

A. **Purpose.** The purpose of these provisions is to promote recycling in compliance with the requirements of the California Beverage Container Recycling and Litter Reduction Act (Public Resources Code Section 14500 et seq.).

B. **Criteria and Standards.** Those recycling facilities permitted by right and design review approval shall meet all of the applicable criteria and standards listed below. Those recycling facilities permitted with a Conditional Use Permit shall meet the applicable criteria and standards, provided that the Chief Planner, Planning Commission or City Council, as the case may be, may relax such standards or impose stricter standards as an exercise of discretion upon a finding that such modifications are reasonably necessary in order to implement the general intent of this section and the purposes of this Ordinance.

If the zoning district in which the facility is located has a provision requiring all activities to be conducted completely within an enclosed structure, recycling collection facilities are exempt from that requirement.

1. ***Reverse Vending Machines.*** Reverse vending machines located within a commercial structure do not require discretionary permits. Reverse vending machines must comply with the following standards:

    a. Shall be established in conjunction with a commercial use or community service facility which is in compliance with the Zoning Ordinance and Building and Fire Codes of the City;

    b. Shall be located within 30 feet of the entrance to the commercial structure and shall not obstruct pedestrian or vehicular circulation;

    c. Shall not occupy parking spaces required by the primary use;

    d. Shall occupy no more than 50 square feet of ground or floor space per installation, including any protective enclosure, and shall be no more than eight feet in height;

    e. Shall be constructed and maintained with durable waterproof and rustproof material;

    f. Shall be clearly marked to identify the type of material to be deposited, operating instructions, and the identity and phone number of the operator or responsible person to call if the machine is inoperative;

    g. Shall have a sign area of a maximum of four feet per machine, exclusive of operating instructions;

    h. Shall be maintained in a clean, litter-free condition on a daily basis;

    i. Shall have operating hours at least the equivalent of the operating hours of the host use;

    j. Shall be illuminated to ensure comfortable and safe operation if operating hours are between dusk and dawn.

2. ***Small Collection Facilities.*** Small collection facilities shall meet all the following standards:

   a. Shall be established in conjunction with an existing commercial use or community service facility which is in compliance with the Zoning Ordinance, Building and Fire Codes of the City;

   b. Shall be no larger than 500 square feet and occupy no more than five parking spaces not including space that will be periodically needed for removal of materials or exchange of containers;

   c. Shall be set back at least 10 feet from any property line and shall not obstruct pedestrian or vehicular circulation;

   d. Shall accept only glass, metals, plastic containers, papers and reusable items. Used motor oil may be accepted with permission of the local health official;

   e. Shall use no power-driven processing equipment except for reverse vending machines;

   f. Shall use containers that are constructed and maintained with durable waterproof and rustproof material, covered when site is not attended, secured from unauthorized entry or removal of material and shall be of a capacity sufficient to accommodate materials collected and collection schedule;

   g. Shall store all recyclable material in containers or in the mobile unit vehicle, and shall not leave materials outside of containers when attendant is not present;

   h. Shall be maintained free of litter and any other undesirable materials, and mobile facilities, at which truck or containers are removed at the end of each collection day, shall be swept at the end of each collection day;

   i. Shall not exceed noise levels of 60 dBa as measured at the property line of a residential district or residential use, otherwise shall not exceed 70 dBa;

   j. If the facility is located within 100 feet of a residential district or residential use it shall operate only during the hours between 9:00 a.m. and 7:00 p.m.;

   k. Containers for the 24-hour donation of materials shall be at least 30 feet from any residential district or residential use unless there is a recognized service corridor or acoustical shielding between the containers and the residential use;

l. Containers shall be clearly marked to identify the type of material which may be deposited; the facility shall be clearly marked to identify the name and telephone number of the facility operator and the hours of operation, and display a notice stating that no material shall be left outside the recycling enclosure or containers;

m. Signs may be provided as follows:

  i. Recycling facilities may have identification signs with a maximum of 20 percent per side or 16 square feet, whichever is larger, in addition to informational signs required in subsection (B)(1)(f) above. In the case of a wheeled facility, the side will be measured from the pavement to the top of the container,

  ii. Signs must be consistent with the character of the location,

  iii. Traffic signs may be installed with the approval of the City Engineer and Police Department if necessary to facilitate traffic circulation, or if the facility is not visible from the public right-of-way;

n. The facility shall not impair the landscaping required by local ordinances for any concurrent use of this Ordinance or any permit issued pursuant thereto;

o. No additional parking spaces will be required for customers of a small collection facility located at the established parking lot of a host use. One space will be provided for the attendant, if needed;

p. Mobile recycling units shall have an area clearly marked to prohibit other vehicular parking during hours when the mobile unit is scheduled to be present;

q. Occupation of parking spaces by the facility and by the attendant may not reduce available parking spaces below the minimum number required for the primary host use unless all of the following conditions exist:

  i. The facility is located in a convenience zone or a potential convenience zone as designated by the California Department of Conservation, and

  ii. A parking study shows that existing parking capacity is not fully utilized during the time the recycling facility will be on the site, and

  iii. The permit will be reconsidered at the end of 18 months;

r. A reduction in available parking spaces in an established parking facility may then be allowed as follows:

i. For a Commercial Host Use. As shown in Table 20.350.034.

Table 20.350.034 Commercial Host Parking Reduction

Number of Parking Spaces Available	Maximum Reduction
0 — 25	0
26 — 35	2
36 — 49	3
50 — 99	4
100+	5

ii. *For a Community Facility Host Use.* A maximum five spaces reduction may be allowed when not in conflict with parking needs of the host use;

s. If the permit expires without renewal, the collection facility shall be removed from the site on the day following permit expiration.

3. ***Large Collection Facilities.*** Large collection facilities shall meet all the following standards:

a. Facility shall not abut a property zoned or planned for residential use;

b. Facility shall be screened from the public right-of-way by operating in an enclosed building, or:

i. Within an area enclosed by an opaque fence at least six feet in height with landscaping as specified in Section 20.300.008 (“Landscaping”), and

ii. At least 150 feet from property zoned or planned for residential use;

c. Setback requirements shall be those required in the zoning district in which the facility is located;

d. All exterior storage of material shall be in sturdy containers which are covered, secured and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material and approved by the fire department. Oil storage must be in containers approved by the Fire Department and Health Official. No storage, excluding truck trailers and overseas containers shall be visible above the height of the fencing;

e. Site shall be maintained free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis;

f. Space shall be provided on site for six vehicles or the anticipated peak customer load, whichever is higher, to circulate and to deposit recyclable materials, except where it is determined that allowing overflow traffic above six vehicles is compatible with surrounding businesses and public safety;

g. One parking space shall be provided for each commercial vehicle operated by the recycling facility;

h. Noise levels shall not exceed 55 dBa as measured at the boundary of a residential district, or otherwise shall not exceed 70 dBa;

i. If the facility is located within 50 feet of a residential district or property planned or occupied for residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m.;

j. Any containers provided for the donation of recyclable materials after hours shall be at least 50 feet from any residential district or residential use, shall be sturdy, rustproof construction, shall have sufficient capacity to accommodate materials collected, and shall be secure from unauthorized entry or removal of materials. Containers shall be at least ten feet from any building;

k. Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. A notice stating that no material shall be left outside the recycling containers must be displayed;

l. Facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation; identification and informational signs shall meet the standards of the district; and traffic signs may be installed with the approval of the City Engineer and Police Department, if necessary, to facilitate traffic circulation or if the facility is not visible from the public right-of-way; and

m. Power-driven processing, including aluminum foil and can compacting, baling, plastic shredding, or other light processing activities necessary for efficient temporary storage and shipment of material, may be approved through the Minor Use Permit process if noise and other conditions are met.

4. ***Processing Facilities.*** A light processing facility may be sited in an MI district with a Minor Use Permit, provided the facility meets all the following standards:

a. Facility shall not abut a residential district or residential use;

b. Processors shall operate in a wholly enclosed building except for incidental storage, or:

   i. Within an area enclosed on all sides by an opaque fence or wall not less than eight feet in height and landscaped according to the provisions of Section 20.300.008 ("Landscaping"), and

   ii. Located at least 150 feet from a residential district or residential use;

c. Power-driven processing shall be permitted, provided all noise level requirements are met. Light processing facilities are limited to baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials;

d. A light processing facility shall be no larger than 45,000 square feet and shall have no more than an average of two outbound truck shipments of material per day and may not shred, compact or bale ferrous metals other than food and beverage containers;

e. A processing facility may accept used motor oil for recycling from the generator in accordance with Section 25250.11 of the California Health and Safety Code;

f. Setback requirements shall be those required in the MI district;

g. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the fire department and health official. No storage excluding truck trailers and overseas containers shall be visible above the height of the fencing;

h. Site shall be maintained free of litter and any other undesirable materials, and shall be cleaned of loose debris on a daily basis and will be secured from unauthorized entry and removal of materials when attendants are not present;

i. Space shall be provided on site for the anticipated peak load of customers to circulate, park and deposit recyclable materials. If the facility is open to the public, space will be provided for a minimum of 10 customers except where it is determined that allowing overflow traffic above six vehicles is compatible with surrounding businesses and public safety;

j. One parking space shall be provided for each commercial vehicle operated by the processing center. Parking requirements will otherwise be as mandated by the district in which the facility is located;

k. Noise levels shall not exceed 60 dBa as measured at the property line of residentially zoned or occupied property, or otherwise shall not exceed 70 dBa;

l. If the facility is located within 500 feet of a residential district or residential use, it shall not be in operation between 7:00 p.m. and 7:00 a.m. The facility will be administered by on-site personnel during the hours the facility is open;

m. Any containers provided for the donation of recyclable materials after hours will be at least 50 feet from any residential district or residential use; shall be of sturdy, rustproof construction; shall have sufficient capacity to accommodate materials collected; and shall be secure from unauthorized entry or removal of materials;

n. Donation areas shall be kept free of litter and any other undesirable material. The containers shall be clearly marked to identify the type of material that may be deposited. A notice stating that no material shall be left outside the recycling containers must be displayed;

o. Sign requirements shall be those provided for the MI zoning district. In addition, facility shall be clearly marked with the name and phone number of the facility operator and the hours of operation; and

p. No dust, fumes, smoke, vibration or odor above ambient level may be detectable on neighboring properties.

20.350.036 Short-Term Vacation Rentals

Short-term vacation rental uses shall be located, developed, and operated in compliance with the following standards:

A. **Type of Residence.** Must be located and operated in a single-unit dwelling and is not allowed in any accessory dwelling unit or junior accessory dwelling unit as defined under Chapters 20.620 and 20.630 and Section 20.350.035 (“Accessory Dwelling Units”).

B. **Number of Uses.** Short-term vacation rental uses shall be permitted in no more than one single-unit dwelling per lot.

C. **Permit Required and Duration of Permit.** Any short-term vacation rental must apply for a short-term vacation rental permit on a form approved by the Chief Planner. The short-term vacation rental permit for a short-term vacation rental is

permits a rental term of fewer than 30 consecutive days and is valid for one year from date of issuance.

D. **Residency Requirements.** Only permanent residents (owner or tenant) of the dwelling unit are eligible to operate a short-term vacation rental use.

E. **Transient Occupancy Limits.**

1. ***Hosted Rentals.*** If the host is onsite, the number of transient occupants must be limited to two or fewer.

2. ***Non-hosted Rentals.*** If the host is offsite, the number of transient occupants must be limited to two persons/bedroom, plus two additional persons.

F. **Limit on Duration.** The aggregate number of days for transient occupancy of a non-hosted short-term vacation rental is capped at 90 per term of the permit. There is no annual cap for hosted short-term vacation rentals.

G. **Local Contact Information.** The permit holder shall keep on file with the City the name, telephone number, and email address of a local contact person who shall be responsible for responding to questions or concerns regarding the operation of a short-term vacation rental. This information shall be posted in a conspicuous location within the rental dwelling. The local contact person shall be available 24 hours a day to accept telephone calls and respond physically to the short-term vacation rental within one hour when the unit is occupied.

H. **Noise.** The short-term vacation rental use must comply with the adopted noise standards for the district in accordance with Section 8.32.030 ("Maximum Permissible Sound Levels").

I. **Conduct.** The permit holder must ensure that transient occupants of the short-term vacation rental do not engage in disorderly conduct or violate code provisions or state law.

J. **Safety.** All short-term vacation rentals must comply with all applicable building laws, including, but not limited to, providing working smoke detectors, carbon monoxide detectors, contain working heating, and otherwise satisfy all applicable requirements of the California Building Standards Code.

K. **Health and Safety Information.** Hosts shall provide local health and safety information to renters, including locations of local hospitals and clinics, and non-emergency police contact information.

L. **Commercial Activities.** Any commercial use beyond a permitted short-term vacation rental is prohibited. No Special Event as defined by Chapter 6.48 ("Special Event Permits") can be conducted as part of a short-term vacation rental.

M. **Advertising.** All advertising (print or digital) for a short-term vacation rental shall include the number of the permit granted for the use.

N. **Business License.** The permit holder shall obtain a city business license in accordance with Chapter 6.12 ("Licensing Procedures").

O. **Applicable Taxes.** The permit holder shall collect and remit all applicable City Taxes, including, but not limited to, Transient Occupancy Taxes and Conference Center Taxes in accordance with Chapter 4.20 ("Transient Occupancy Tax"), as required.

P. **Consistency with Other Agreements.** A short-term vacation rental use must be permitted by applicable HOA bylaws; Covenants, Conditions and Restrictions (CC&Rs); and rental agreements.

20.350.037 Social Service Facilities

All Social Service Facilities shall provide the following:

A. Adequate and accessible sanitary facilities, including lavatories, rest rooms and refuse containers;

B. Sufficient patron seating facilities for waiting and/or dining, whether indoor or outdoor;

C. Effective screening devices such as landscaping and masonry fences in conjunction with outdoor activity areas;

D. A plan of operation, including, but not limited to, patron access requirements, hours of operation, control of congregate activity, security measures, litter control, and noise attenuation; and

E. Evidence of compliance with all Building and Fire Safety regulations and any other measures determined by the Review Authority to be necessary and appropriate to ensure compatibility of the proposed use or uses with the surrounding area.

20.350.038 Tattoo or Body Modification Parlor

A. **Purpose and Intent.** It is the purpose and intent of this section to regulate the operation of facilities that perform tattooing and body modification to provide for the health, safety and welfare of the public and ensure compliance with California Health and Safety Code Section 119300 et seq.

B. **Location.** Tattoo and body modification parlors shall be located a minimum of 500 feet from any other such establishment, any public park and any school for students in any grade from kindergarten through 12th grade.

C. **Registration Required.** Any person who is engaged in the business of tattooing or body modification shall provide evidence of registration with the San Mateo County Department of Health.

D. **No Persons Under 18.** A sign shall be posted on the door or in view of the entrance stating that no person under the age of 18 is allowed on site, unless accompanied by his or her parent or documented legal guardian. The operator of the establishment shall require all customers to show proof of age.

20.350.039 Taxi and Limousine Services

A. Taxi and limousine services shall provide one off-street parking space for every employee working during the largest shift in addition to one adequately sized parking space for each fleet vehicle.

B. No unattended fleet vehicles shall be parked on a lot or in the public right-of-way within a residential district.

C. The legal resident of a dwelling unit may operate a taxi or limousine dispatch service as a home occupation so long as no fleet vehicles are parked on the residential property, in the vicinity of the subject dwelling unit, or in the public right-of-way.

D. Property used for storing taxis and limousines shall be located, developed and operated in compliance with the standards applicable to Automobile/Vehicle Sales and Leasing in Section 20.350.008 ("Automobile/Vehicle Sales and Leasing").

Chapter 20.360 Signs

20.360.001 Purpose

This chapter has been adopted to ensure that all signs installed in the City are compatible with the unique character and environment of the community, and in compliance with the General Plan. This chapter promotes the public health, safety, and welfare through a comprehensive system of reasonable, effective, consistent, content neutral, and nondiscriminatory sign standards and requirements. More specifically, this chapter is intended to:

A. Ensure that all signs are compatible with the unique character and environment of the City, and that they support the desired ambience and development patterns of the various districts and historic areas within the City;

B. Balance public and private objectives by allowing adequate avenues for both commercial and non-commercial messages;

C. Ensure pedestrian and traffic safety by promoting the flow of traffic and the protection of pedestrians and motorists from injury and property damage caused by, or which may be fully or partially attributable to, cluttered, distracting, and/or illegible signage;

D. Prevent property damage, personal injury, and litter caused by signs that are improperly constructed or maintained;

E. Protect and improve property values, the local economy, and quality of life by preserving and enhancing the appearance of the streetscape;

F. Provide clear and unambiguous sign design standards that enable the fair and consistent enforcement of these sign regulations; and

G. Ensure that the constitutionally guaranteed right of free speech is protected.

20.360.002 Applicability

A. This chapter applies to all signs in all zoning districts regardless of their nature or location, unless otherwise specifically exempted in Section 20.360.002.F ("Exempt Signs") or specified, constructed or physically altered on or after the Effective Date.

1. Standards for permanent signs are found in Section 20.360.006 ("Standards for Permanent Signs").

2. Standards for temporary signs are found in Section 20.360.008 ("Standards for Temporary Signs").

B. The provisions of this chapter shall be applied in a content-neutral manner. Noncommunicative aspects of all signs, not related to the content of the sign, shall comply with the provisions of this chapter. "Non-communicative aspects" include the time, place, manner, location, size, height, illumination, spacing, and orientation of signs.

C. Nothing in this chapter shall be construed to prohibit a person from holding a sign while picketing or protesting on public property that has been determined to be a traditional or designated public forum, so long as the person holding the sign does not block ingress and egress from buildings, create a safety hazard by impeding travel on sidewalks, in bicycle or vehicle lanes, or on trails, or violate any other reasonable time, place, and manner restrictions adopted by the City.

D. **Substitutions and Interpretations.**

1. This chapter is not intended to, and does not, restrict speech on the basis of its content, viewpoint, or message. No part of this chapter shall be construed to favor commercial speech over non-commercial speech. A non-commercial message may be substituted for any commercial or non-commercial message displayed on a sign, or the content of any non-commercial message displayed on a sign may be changed to a different noncommercial message, without the need for any approval or permit, provided that the size of the sign is not altered and the sign otherwise complies with the provisions of this chapter. To

the extent any provision of this chapter is ambiguous, the term will be interpreted not to regulate on the basis of the content of the message.

2. This chapter applies to all signs within the City.

3. When there is any question regarding the interpretation of a provision of this chapter, or its application to any specific case or situation, the Chief Planner shall interpret the intent of this chapter.

4. All regulations included in this chapter shall apply unless a master sign program is approved by the Planning Commission; see Subsection 20.360.003.B ("Master Sign Program"). Entry into agreement between the City and a developer for a master sign program may supersede this chapter except for matters of public safety.

E. **Conflicting Regulations.** Exceptions to this chapter may be made for signs subject to federal or state government regulations that may be in conflict with this chapter.

F. **Exempt Signs.** The following signs are not regulated under this chapter, do not count toward the maximum total sign area for all permanent signs, and do not require a Sign Permit:

1. ***Government Signs.*** Any sign, posting, notice or similar signs placed, installed, or required by law by a city, county, or a federal or state governmental agency in carrying out its responsibility to protect the public health, safety, and welfare, including the following:

   a. Numerals and letters identifying an address from the street to facilitate emergency response and compliant with City requirements;

   b. Emergency and warning signs necessary to warn of dangerous and hazardous conditions and that serve to aid public safety or civil defense;

   c. Traffic signs erected and maintained by an authorized public agency;

   d. Signs required to be displayed by any applicable federal, state, or local law, regulation, or ordinance;

   e. Signs directing the public to points of interest; and

   f. Signs showing the location of public facilities.

2. ***Incidental signs.*** Incidental signs not to exceed an total of three-square feet in sign area for all permanent signs in all single-family residential zoning districts and six square feet in all other zoning districts;

3. ***Bulletin Boards.*** One bulletin board not exceeding 20 square feet in area or five feet above existing grade, if located on the premises of a public, or quasi-public agency, community facility, or institution

4. Signs not readable from the public right-of-way. Signs not readable from the public right-of-way, including:

   a. Signs or displays located entirely inside of a building, within a courtyard, open-air pedestrian space or similar open area and not visible from the building's exterior;

   b. Signs intended to be readable from within a parking area or City park but not readable beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way; and

5. ***Historic Plaques and Commemorative Signs.*** Historic plaques, memorial signs or tablets either attached to or cut into the surface of buildings, provided that no such sign exceeds three square feet in area;

20.360.003 Administration and Procedures

A. **Permits Required; Review Process.**

1. ***Sign Permit Type.*** The physical classification of signs and the review criteria are as follows:

   a. *Type A.* Temporary wall banner signs and permanent signs that have a maximum freestanding height of six feet or less and have a maximum surface area of 25 square feet or less.

   b. *Type B.* Signs that have a freestanding height of more than six feet and less than 10 feet and have a maximum surface area of more than 25 square feet and less than 100 square feet.

   c. *Type C.* Signs that have a freestanding height of 10 feet or more, and less than 20 feet and have a maximum surface area of 100 square feet or more and less than 300 square feet.

   d. *Master Sign Program.* See Subsection 20.360.003.B ("Master Sign Program").

   e. *Special Circumstances Sign Permit*. See Subsection 20.360.003.C ("Special Circumstances").

2. ***Authority.*** The Chief Planner shall review and approve all Type A, Type B and Type C sign applications. The Planning Commission shall review and approve all Master Sign Program and Special Circumstances Sign applications.

3. ***Design Review Required.*** All signs 100 square feet or more in size are subject to the design review provisions of Chapter 20.480 ("Design Review").

4. ***Sign Permit Required.*** No sign shall be erected, re-erected, constructed, or altered (including change of copy or face change excluding Digital Billboards

approved subject to Subsection 20.360.003.D.6 ("Relocation Agreements"), except as provided by this section), unless a Sign Permit has been issued by the Chief Planner and a Building Permit issued by the Building Division, except for those signs exempted in compliance with Section 20.360.002 ("Applicability") and the temporary signs established in See Section 20.360.007 ("Standards for Temporary Signs"), except for temporary wall banner signs.

5. ***Applications for Filing, Processing and Review.***

   a. *Filing and Filing Fee.* Application for a Sign Permit shall be made upon forms furnished by the Chief Planner and accompanied by the required fee and working drawings adequate to show the location, construction and design, including colors, materials, lighting, electrical elements, and advertising copy, of the sign in accordance with applicable sign design guidelines.

   b. *Compliance with Standards.*

      i. Upon acceptance of a sign application, the Chief Planner shall review the request for compliance with the standards and requirements of this chapter, and with any standards established in a Master Sign Program pursuant to Subsection 20.360.003.B ("Master Sign Program").

      ii. The Chief Planner's decision shall clearly state any conditions of approval or reasons for disapproval and applicable appeal provisions.

      iii. All signs must meet the requirements of the Building and Electrical Code. No permit for construction will be issued until design review, if required, has been granted and the application has been found in conformance with the approved design.

6. ***Appeals.*** Decisions by the Chief Planner may be appealed subject to the provisions of Chapter 20.570 ("Appeals and Calls for Review").

B. **Master Sign Program.**

1. ***Purpose.*** The purpose of a Master Sign Program is to provide a method for an applicant to integrate the design and placement of signs within a project with the overall development design to achieve a more unified appearance.

2. ***Applicability.*** A Master Sign Program is required whenever any of the following circumstances exist:

   a. New nonresidential developments of two or more separate tenants that share either the same parcel or structure and use common access

and parking facilities (e.g., shopping centers, malls, office complexes and industrial parks);

b. New multi-family residential developments of 100 or more units; or

c. Whenever five or more signs are proposed for a building or site with one or more tenants.

3. ***Application.*** Master Sign Program applications shall contain all written and graphic information needed to fully describe the proposed sign program, including the proposed location and dimension of each sign, as well as proposed color schemes, font types, materials, methods of attachment or support, and methods of illumination. A Master Sign Program application shall also include calculation of total allowed sign area, and total proposed sign area, for the site.

4. ***Allowable Modifications.*** A Master Sign Program may provide for additional sign area and other deviations from the standards of this chapter, provided that the Master Sign Program is consistent with Subsection 20.360.004.G ("Sign Structure and Installation").

5. ***Review Authority.*** All Master Sign Programs are subject to review and approval of the Review Authority for the project with which the signs are associated, but at a minimum require approval by the Planning Commission. A Master Sign Program may be submitted as part of the Use Permit application for the project.

6. ***Required Findings.*** In order to approve a Master Sign Program, the Review Authority must find that all of the following are met, in addition to other applicable regulations in this section:

a. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site;

b. Future tenants will be provided with adequate opportunities to construct, erect or maintain a sign for identification; and

c. Traffic signage and building addressing is adequate for pedestrian and vehicular circulation and emergency vehicle access.

7. ***Lessees to Be Informed of Master Sign Program.*** Lessees within developments subject to the requirements of an approved Master Sign Program shall be made aware of the Master Sign Program in their lease.

8. ***Revisions to Master Sign Programs.*** Revisions to an approved Master Sign Program may be approved by the Chief Planner, or the Chief Planner may refer the matter to the Planning Commission.

C. **Special Circumstances.**

1. ***Purpose.*** Unusual site conditions, locations, particular unique signing requirements, or other design factors may warrant types, heights, and sizes of signs not otherwise permitted by the regulations of this chapter. Such signs, including, but not limited to, the following, shall require a Special Circumstances Sign Permit and shall be processed in accordance with Subsection 20.360.003.A ("Permits Required; Review Process").

    a. Roof signs which extend above the highest point on the roof or of the type not allowed by Section 20.360.006 ("Standards for Permanent Signs").

    b. Any individual sign, or combination of all signs on any one property, which exceeds the height, area, or location limitations prescribed in this chapter.

    c. Signs in the Grand Avenue Core (GAC) Zoning District which are of a classic design style, consistent with those designed and erected in the 1940s and 1950s.

    d. Signs in the Airport/South Airport Boulevard and Highway 101 corridor areas which have special sign needs due to the regional nature of the use, the traveler-oriented nature of the use, or other special requirements.

    e. Employee-oriented signs for multi-building campus-like facilities in the east of 101 area, of which at least 400,000 total square feet of development is occupied by a single tenant. Signs approved pursuant to this subsection shall:

        i. Be architecturally integrated with the buildings to which they are attached;

        ii. Be oriented toward the interior of the campus and not a public area, including public rights of way and public open space;

        iii. Hide from view or disguise any separate structure or apparatus required to attach the signs to buildings; and

        iv. Only contain copy that is directly associated with the entity for which the Sign Permit is issued.

    f. Electronic changeable copy signs for uses located in other zoning designations not specified by Subsection 20.360.004.F.6 ("Electronic Changeable Copy Signs").

2. ***Review Authority.*** All Special Circumstances Signs are subject to review and approval by the Planning Commission. An application for a Special

Circumstances sign may be submitted as part of the Conditional Use Permit application for the project.

3. ***Required Findings.*** In order to approve a Special Circumstances Sign, the Review Authority must find that all of the following are met, in addition to other applicable regulations in this section.

   a. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site.

   b. Special circumstances exist that warrant consideration for exceeding the prescribed standards.

D. **Relocation Agreements.**

1. The regulatory provisions of this chapter are designed to accomplish the purposes included in Section 20.360.001 ("Purpose") with respect to all signs reviewed and allowed in accordance with this chapter.

2. However, State law substantially limits the City's ability to eliminate signs legally established prior to the adoption of this chapter, thereby frustrating the accomplishment of the purposes included in Section 20.360.001 ("Purpose"). Therefore, it is advantageous to utilize relocation agreements as authorized by Business and Professions Code Section 5412 to accomplish the purposes of this chapter with respect to such signs.

3. In order to facilitate the use of relocation agreements to accomplish the purposes of this chapter, signs expressly allowed by relocation agreements shall be exempt from design limitations under this chapter but shall be subject to staff-level design review to ensure compliance with any provisions in the relocation agreement as well as to ensure the best possible design consistent therewith. Except as set forth in this section, signs authorized by relocation agreements shall not be subject to any other design-related limitations not set forth within the relocation agreement itself.

4. No relocation agreement may be approved unless the City Council determines that it will accomplish the purposes of this chapter better than the status quo that it replaces.

5. No relocation agreement may provide for the construction or expansion of a sign in a residential district or for automatic changeable copy in which copy can be changed or altered by electric, electromechanical, electronic, or any other artificial energy means, except as set forth in Subsection 20.360.003.D.6 below.

6. A relocation agreement may provide for the installation of a digital billboard provided that the City Council finds that all of the following are met:

a. The digital billboard is located in a nonresidential district, adjacent to U.S. Highway 101.

b. Installation of the digital billboard, containing up to two billboard faces, will result in a reduction of at least two billboard faces in the City for every digital billboard face installed. If a billboard applicant does not have sufficient existing billboard faces to remove within the City, the billboard applicant may request the City enter into a development agreement that will set forth the terms and conditions under which the billboard installation will be allowed to operate. The terms and conditions of such a development agreement may include, but are not limited to, the payment of fees, charges, and contributions as mutually agreed, and any such other terms which promote the public health, safety, and welfare in-lieu of applicant removing existing billboard(s) in order to satisfy the 2:1 removal-to-placement ratio requirement, as set forth in this subsection.

c. Installation of the digital billboard will advance adopted policies contained in the General Plan, and any applicable specific plan or area plan.

d. The digital billboard is operated in accordance with the operating standards set forth in Subsection 20.360.004.F.7 ("Digital Billboards").

20.360.004 General Standards for All Signs

A. **Sign Message.** Any allowed sign may contain, in lieu of any other message or copy, any lawful non-commercial message, so long as the sign complies with the size, height, area, location, and other requirements of this chapter.

B. **Prohibited Location Standards.** All signs may not be placed in the following locations or manner, except where specifically authorized in this chapter:

1. ***Architectural Features.*** Areas where a sign would cover the architectural features of a building, such as dormers, insignias, pilasters, soffits, transoms, trims, or another architectural feature;

2. ***Accessory Structures.*** Tacked, painted, pasted or otherwise affixed, to the walls of any building, barn or shed, accessory structure, or on trees, poles, posts, fences, ladders or other structures that are visible from a public way. Permanent signs may be attached to a fence or freestanding wall only when a monument is not present in the development and must be maximum three square feet in sign area;

3. ***Clearance Standards.*** Within the horizontal or vertical clearance standards from communications lines and energized electrical power lines prescribed by the laws of the State of California;

4. ***Conflict with Traffic Signs.*** Any location that obstructs the view of any authorized traffic sign, signal, or other traffic control device or which by reason of shape, color, or position interferes with or could be confused with any authorized traffic signal or device;

5. ***Exits and Entrances.*** Any sign which is placed in a manner that would prevent or inhibit free ingress to or egress from any door, window, vent, or any exit way required by the Building Code, or by Fire Department regulations (currently in effect);

6. ***Fuel Tanks, Storage Containers, and Solid Waste Receptacles.*** Painted, attached or mounted on fuel tanks, storage containers and/or solid waste receptacles or their enclosures, except for a manufacturer's or installer's identification, appropriate warning signs and placards, and information required by law;

7. ***Intersections and Site Visibility Triangle.*** Any sign erected or maintained at or near any street intersection or within the site visibility triangle as defined in Section 20.300.016 ("Visibility at Intersections and Driveways") that will obstruct the free and clear vision of drivers, bicycles, and pedestrians;

8. ***Obstruction of Pedestrian and Bicycle Ways.*** Any sign mounted or displayed in such a manner that impede, obstruct or create hazards with respect to pedestrian or bicycle traffic. A minimum width of four feet must be maintained on sidewalks at all times;

9. ***Off-premises.*** Off-the-premises to which the sign refers, except as provided in Section 20.360.007 ("Standards for Temporary Signs"). Legally established off-premises signs are subject to the nonconforming sign provisions of Section 20.360.008 ("Nonconforming Signs").

10. ***Public Utilities and Infrastructure.*** Any sign attached to any public utility pole, structure or streetlight, tree, fence, fire hydrant, bridge, curb, sidewalk, park bench, statue, memorial, or other location on public property, except those signs approved as part of a special event permit on City property or banner signs allowed by the City on light poles within the City;

11. ***Right-of-Way.*** Signs located within the public right-of-way including any sign or handbill attached to a utility pole or street sign pole except those required or allowed by federal, State or local law;

12. ***Vehicles.*** Mounted, attached, or painted on a trailer, boat, or motor vehicle when parked, stored, or displayed conspicuously on private premises in a

manner intended to attract attention of the public for the purpose of advertising or identifying the business premises. This provision excludes signs indicating the name of the owner or business that are permanently painted or wrapped on the surface of the vehicle, adhesive vinyl film affixed to the interior or exterior surface of a vehicle window, or signs magnetically attached to motor vehicles or rolling stock that are actively used in the daily conduct of the business. Vehicles must be operable and parked in a lawful or authorized manner.

C. **Display Standards.** This subsection regulates the manner in which signs convey their messages by specifying prohibited display features that create distractions to the traveling public and create visual clutter that mar the natural and architectural aesthetics of the City. Signs with the following display features are prohibited:

1. ***Devices Affected by Movement.*** Any sign animated by any means, including fixed aerial displays, airborne balloons, balloon bobbers, feather banners , pennants, propellers, spinners, streamers, lights, string of flags, tubes or other devices affected by movement of the air or other atmospheric or mechanical means;

2. ***Exposed Light Source.*** Any sign with an exposed light source, except for neon or LED strip lights incorporated into the design of the sign;

3. ***Flashing Lights.*** Any sign or lighting device, whether on the exterior of a building or on the inside of a window which is visible beyond the boundaries of the lot or parcel, or from any public right-of-way, with intermittent, flashing, rotating, blinking, or strobe light illumination, including search lights;

4. ***Fluorescent Colors.*** Any sign which uses florescent colors;

5. ***Rotating Signs and Barber Poles.*** Any sign in which the sign body or any portion of the sign body or any portion of the sign rotates, moves up and down, or any other type of action involving a change in position of the sign body or any portion of the sign, whether by mechanical or any other means. Barber poles no larger than three feet high and 10 inches in diameter, and clocks, are excepted from this restriction;

6. ***Visible Matter and Motion Picture Projection.*** Any sign which emits sound, odor, smoke, laser light display, hologram lights, or other visible matter, including any sign that uses motion picture projection.

D. **Prohibited Sign Types.** The following signs are prohibited within the City:

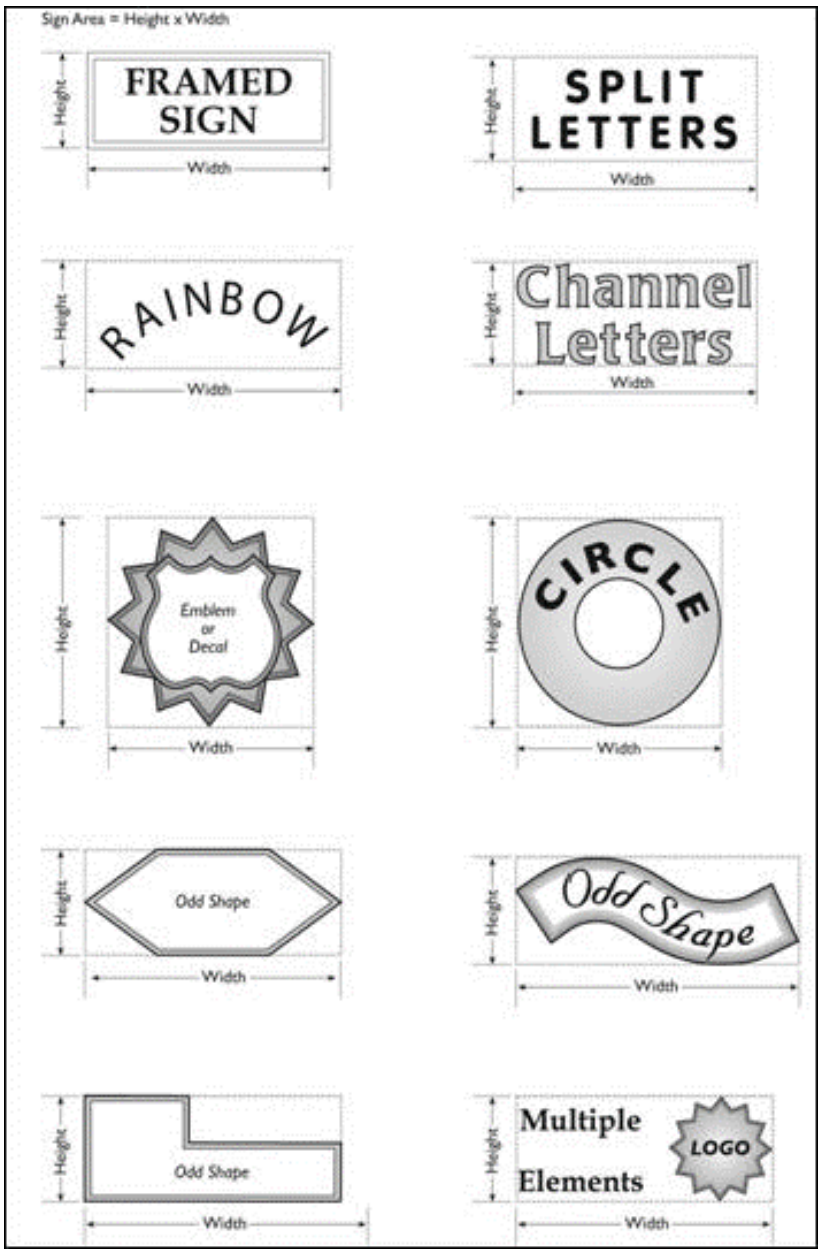
1. Any sign which advertises a business that is a prohibited use or no longer in existence or a product or service no longer being sold, except as provided in Section 20.360.008 (“Nonconforming Signs”) and historic signs;

2. Any signs that produce noise in excess of 40 decibels and signs that emit odor or visible smoke, vapor, or particles;
3. A-frame signs;
4. Billboards;
5. Cabinet signs;
6. Pole Signs;
7. Sign walkers; and
8. Stuffed or inflated animals or characters used as signs

E. **Rules of Measurement.**

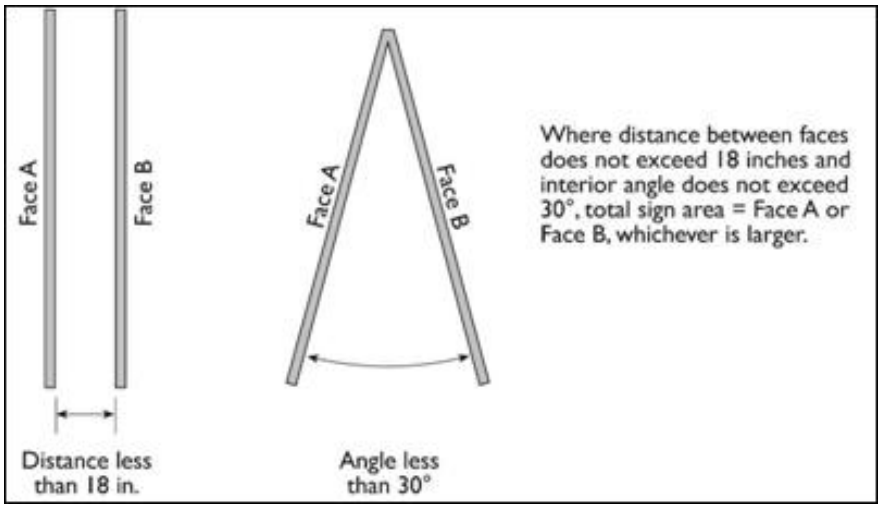
1. ***Measuring Sign Area.*** Sign area includes the entire face of a framed sign, but does not include the supporting structure. Individual letters attached to a building shall be measured by the area enclosed by a continuous line outlining the perimeter of the words, emblems, and logos.

Figure 20.360.004.A: Measuring Sign Area



a. *Double-Faced Signs.* For double-faced signs with less than 18 inches between faces, and less than a 30-degree interior angle between faces, only one side shall be counted as the total area. Where the faces are not equal in size, the larger sign face shall be used as the basis for calculating sign area.

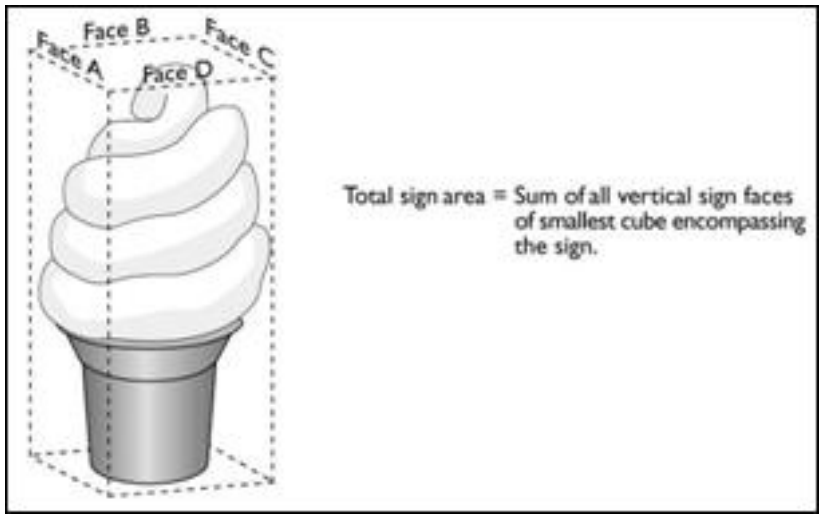
Figure 20.360.004.B: Double-Faced Signs



b. *Multi-Faced Signs.* The sign area of signs with three or more sign faces, or signs with two sign faces with a distance greater than 18 inches apart or that have an interior angle greater than 30 degrees, shall be calculated as the sum of all the sign faces.

c. *Three-Dimensional Signs.* Signs that consist of, or have attached to them, one or more three-dimensional objects (i.e. balls, cubes, clusters of objects, sculpture, or statue-like trademarks), shall have a sign area of the sum of two adjacent sides or sign faces.

Figure 20.360.004.C: Three-Dimensional Signs



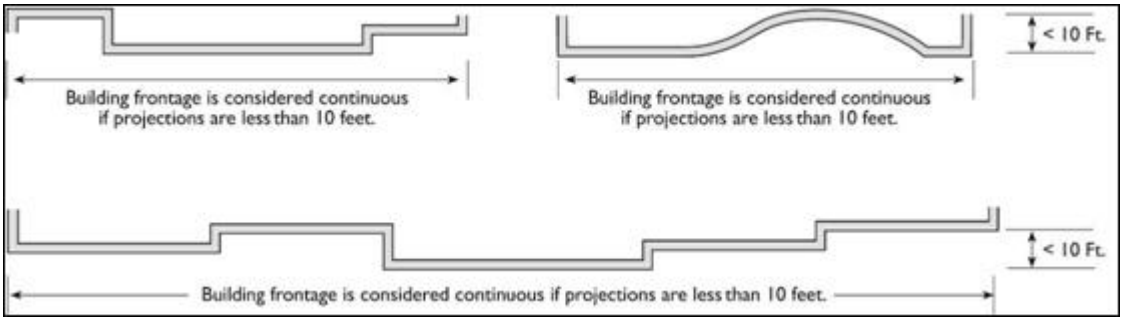
2. ***Measuring Sign Height.*** The height of a sign is the vertical distance from the uppermost point used to measure sign area to the existing grade immediately

below the sign or to the top of the nearest curb of the street on which the sign fronts, whichever measurement is the greatest.

3. ***Measuring Sign Clearance.*** Sign clearance shall be measured as the smallest vertical distance between finished grade and the lowest point of the sign, including any framework or other embellishments.

4. ***Building Frontage.*** A building's frontage is considered continuous if projections or recesses in a building wall do not exceed 10 feet in any direction. For buildings with two or more frontages, the length of the wall and allowable sign area shall be calculated separately for each building frontage.

Figure 20.360.004.D: Building Frontage



F. **Sign Illumination.**

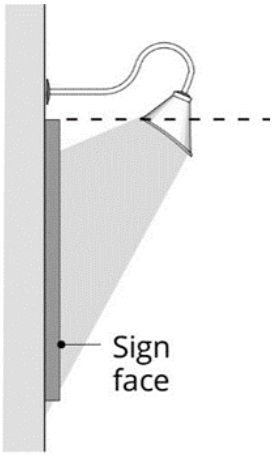
1. ***Internal Illumination.*** Internal illumination is allowed on single- or two-color LED signs, signs constructed with pan channel letters, or signs constructed with indirect halo illuminated channel letters (i.e. reverse pan channel letters) on an unlit or otherwise indistinguishable background on a freestanding sign or building wall.

2. ***External Illumination.***

   a. Externally illuminated signs must be illuminated only with steady, stationary, fully shielded light sources directed solely onto the sign from above without causing glare. Bottom or side-mounted light fixtures may be approved with a Minor Use Permit.

   b. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays onto the sign face and away from streets and adjacent properties as illustrated in Figure 20.360.004.

Figure 20.360.004.E: External Illumination



Permitted

3. ***Neon.***

   a. Exposed neon sign lighting on permanent signs and single-color or two-color LED signs are allowed in all non-residential zones..

   b. Neon signs placed in a window are counted toward the total aggregate area for all window signs (Refer to Subsection 20.360.006.D ("Standards for Permanent Building-Mounted and Freestanding Sign Types")).

4. ***Single-Color or Two-Color LED Signs.***

   a. Single-color or two-color LED signs are exempt from the sign area limitations for wall signs and window signs established in Subsection 20.360.006.D.5 ("Wall Signs") and Subsection 20.360.006.D.6 ("Window Signs").

   b. Any individual single-color or two-color LED sign must not exceed four square feet in area.

5. ***Direct Illumination.***

   a. Direct illumination is limited to marquee signs and is limited to letters, numbers, symbols and accents.

   b. All direct illumination must be turned off daily at the close of business or 10 p.m., whichever occurs last.

   c. Exposed lamps may only be animated to create an effect of patterned illusionary movement provided the alternate or sequential activation of illuminated elements occurs on a cycle that exceeds two seconds.

6. ***Electronic Changeable Copy Signs.***

a. Changeable copy shall cover no more than 25 percent of the total sign area, and be no larger than 75 square feet, except as otherwise provided in this chapter.

b. Electronic changeable copy signs are allowed for uses located in the Freeway Commercial zoning district, in accordance with the following standards:

   i. Electronic changeable copy signs are only allowed as on-site premises signs.

   ii. Maximum Number of Signs per Property. Where permitted, one electronic changeable copy sign is allowed per property.

   iii. Operational Limitations. Electronic changeable copy signs shall contain static messages only, and shall not contain any display with movement, or the appearance or optical illusion of movement during the static display period, or any part of the sign structure, including the movement or appearance of movement. Every static message contained on an electronic changeable copy sign shall not include flashing or the varying of light intensity. The content of an electronic changeable copy sign must transition by changing instantly, with no transition graphics.

   iv. Minimum Display Time. Each message on the electronic changeable copy sign must be displayed for a minimum of 15 seconds.

   v. Light Level. Lighting levels will not increase by more than 0.3 foot candles (over ambient levels) as measured using a foot candle meter at a distance of 150 feet.

   vi. Light Sensor. Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.

   vii. Hours of Operation. Electronic changeable copy signs may be illuminated from 6am until 11pm, or one half hour past the close of business that the electronic changeable copy sign is allowed for, whichever is later.

   viii. Alternative Lighting Technology. The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operates under the maximum brightness stated in this subsection shall not require a text amendment for approval, unless the Planning

Commission finds it in the best interest of the public to do so. The City shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

ix. Malfunction. Electronic changeable copy signs shall be operated with systems and monitoring in place to either turn the display off or show a "full black" image on the display in the event of a malfunction.

x. Emergency Information. Owners of electronic changeable copy signs are encouraged to coordinate with law enforcement and emergency management authorities to display, when appropriate, regional emergency information important to the traveling public including, but not limited to, Amber Alerts or emergency management information.

xi. Prohibited. The following are prohibited: addition of an electronic changeable copy sign to a nonconforming sign, an orientation of the electronic changeable copy sign towards Highway 101, and an electronic changeable copy sign located off-premises.

xii. Fuel Pricing Displays. Automobile Service Station fuel pricing displays are allowed as an Electronic Changeable Copy Sign.

c. Uses located in other zoning designations may be allowed an electronic changeable copy sign if granted a Type C Sign Permit pursuant to the Special Circumstances Section 20.360.003.C, subject to compliance with appropriate environmental review under CEQA.

7. ***Digital Billboards.*** Digital billboards are allowed in accordance with a relocation agreement under subsection A of this section. Digital billboards shall have the following operational limitations:

a. *Maximum Number of Signs and Faces.* Not more than three digital billboards, with two faces each, may be allowed within the City, and must be pursuant to the approval of a relocation agreement under subsection 20.360.003.A ("Permits Required; Review Process").

b. *Operational Limitations.* Digital billboards shall contain static messages only, and shall not contain any display with movement, or the appearance or optical illusion of movement during the static display period, or any part of the sign structure, including the movement or appearance of movement. Every static message contained on a digital billboard shall not include flashing or the varying of light intensity.

c. *Minimum Display Time.* Each message on the digital billboard must be displayed for a minimum of eight seconds.

d. *Face Size/Area.* The maximum allowable face size for a digital billboard shall be 1,200 square feet, excluding any cabinetry, framing or trim.

e. *Light Level.* Lighting levels will not increase by more than 0.3 foot candles (over ambient levels) as measured using a foot candle meter at a pre-set distance.

i. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size sign. Measurement distance criteria:

Table 20.360.004-1: Measurement Distance Criteria

Nominal Face Size	Distance to be Measured From
Up to 14 feet x 48 feet	250 feet
Up to 20 feet x 60 feet	350 feet

f. *Light Sensor.* Each display must have a light sensing device that will adjust the brightness as ambient light conditions change.

g. *Alternative Lighting Technology.* The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operates under the maximum brightness stated in Subsection 20.360.004.F.6.b.v ("Light Level") shall not require a text amendment for approval, unless the Planning Commission finds it in the best interest of the public to do so. The City shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

h. *Malfunction.* Digital billboards shall be operated with systems and monitoring in place to either turn the display off or show a "full black" image on the display in the event of a malfunction.

i. *Emergency Information.* Owners of digital billboards are encouraged to coordinate with law enforcement and emergency management authorities to display, when appropriate, regional emergency information important to the traveling public including, but not limited to, Amber Alerts or emergency management information.

j. *Location.* Digital billboards shall only be allowed in a non-residential district south of Sister Cities Boulevard and north of the City's southern boundary, and shall be located on parcels immediately adjacent to U.S. Highway 101. Notwithstanding the foregoing, digital billboards shall not

be allowed on parcels adjacent to San Bruno Mountain or in a location that significantly blocks views of San Bruno Mountain.

G. **Sign Structure and Installation.**

1. The installation of signs shall be enforced and administered by the Building Official. All signs and sign structures must be designed to comply with the provisions of this chapter, the applicable provisions of Title 15 (Building and Construction), and constructed to withstand wind loads, dead loads, and lateral forces.

   a. Where electrical service is provided to freestanding signs or landscape wall signs, the electrical service shall be placed underground and concealed. Electrical service to building mounted signs, including conduit, housings, and wire, shall be concealed or, when necessary, painted to match the surface of the structure upon which they are mounted. A Building Permit shall be issued prior to installation of any new signs requiring electrical service.

   b. All permanent signs allowed by this chapter shall be constructed of durable materials capable of withstanding continuous exposure to the elements and the conditions of a built-up environment, and shall be permanently attached to the ground, a building or another structure by direct attachment to a rigid wall, frame, or structure.

2. Signs shall be designed so that the support frameworks for the sign are an integral part of the design of the sign or within the structure of the building to which it is attached in such a manner as to not be visible. Any angle iron, bracing, guy wires, or similar features used to support a sign shall not be visible to the extent technically feasible.

3. Raceway cabinets, as illustrated in Figure 20.360.004.F, must only be used in building mounted signs when access to the wall behind the sign is not feasible, or when the Chief Planner determines that a benefit exists to preserve a historic or architectural feature of a building. In such cases, the raceway cabinet must not extend in width and height beyond the area of the sign and must match the color of the building to which it is attached. Where a raceway cabinet provides a contrast background to sign copy, the colored area is counted in the total allowable sign area allowed for the site or business.

Figure 20.360.004.F: Raceway Cabinet

H. **Sign Maintenance.** Each sign displayed within the City, including exempt signs, shall be maintained to comply with the following standards:

1. All signs shall be maintained by any property owner, lessor, lessee, manager, agent, or other person having lawful possession or control over a sign, building, structure, or parcel of land, in a condition or state of equivalent quality to which it was approved or required by the City.

2. All signs together with their supports and appurtenances must be maintained in good structural condition, in compliance with applicable Building Codes, and in conformance with this chapter. Maintenance of a sign includes annual cleaning; replacement of flickering, burned out or broken light bulbs or fixtures; repair or replacement of any faded, peeled, cracked, or otherwise damaged or broken parts of a sign; replacement of broken or removed components of the sign; and any other activity necessary to restore the sign so that it complies with the requirements and contents of the Sign Permit issued for its installation and the provisions of this chapter.

3. The Building Official is authorized to order the repair, maintenance, or removal of any sign or sign structure that has not been maintained and is dangerous or in disrepair, or which is erected or maintained contrary to the requirements of this section.

4. Failure to maintain a sign constitutes a violation of this chapter and will be subject to enforcement action, in which case the Building Official may order the removal of any sign that is determined to be in disrepair or dangerous.

5. Any owner of a sign victimized by graffiti shall remove, repair, or repaint sign(s) within two days of notice of the graffiti's placement on the sign..

6. Abandoned signs shall be removed in compliance with the following requirements. Any sign not removed within the required period shall constitute a nuisance and shall be removed pursuant to the procedures set

forth in Division 3, Chapter 2.6 of the Business and Professions Code (Section 5499.1 et seq.).

20.360.005 Sign Design Standards

A. **Applicability.** The standards established in this section apply to all permanent signs. These standards complement the mandatory sign regulations established in Section 20.360.006 ("Standards for Permanent Signs").

B. **General Sign Design Standards.** These general sign design standards will be utilized during the review of all permanent signs for which a Type A, Type B, or Type C Sign Permit (see Subsection 20.360.003.A ("Permits Required; Review Process")) is required to ensure the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the sign designer. However, unless there is a compelling reason, these design standards must be observed.

C. **Use a Brief Message.** Signs must be designed with a brief message because the fewer words used, the more effective the sign. A sign with a brief message is quicker and easier to read, looks cleaner, is more effective in conveying its message, and is more attractive.

D. **Avoid Overly Intricate or Unusual Fonts.** Simple, easy-to-read fonts must be utilized in signs to enhance their readability. Signs that include very intricate font styles are generally difficult to read and reduce a sign's ability to communicate effectively. Signs with unusual fonts may look good today, but soon go out of style, and the image conveyed may quickly become that of a dated and unfashionable business.

Figure 20.360.005.A: Examples of Signs with a Brief Message and Simple Font Style

E. **Emphasize One Line of Text.** Signs with more than one line of text must emphasize one line over the others to enhance the message conveyed.

F. **Limit the Number of Fonts.** The number of fonts used in a sign must be limited because the use of more than two font styles makes the sign harder to read. The

primary purpose of a sign is to quickly convey information to motorists and pedestrians.

G. **Sign Colors and Materials.** Sign colors and materials must contribute to sign legibility and design integrity. Signs with poor color selection are generally unattractive and unsuccessful at communicating the message. Too many different colors compete with the sign's content for a viewer's attention and makes the sign less effective. Sign materials must be durable and weather-resistant.

H. **Provide Contrast Between Background and Letters/Symbols.** Signs must be designed with high contrast between the sign's letter/symbol color and its background color to be most effective. Signs with little contrast in the hue (shade or tint) and/or intensity (brightness) between the background and letter/symbol colors are difficult to read.

Figure 20.360.005.B: Examples of Signs with a Simple Color Palette, Limited Fonts, and Good Contrast

I. **Graphic Relief.** Signs must utilize individual lettered business and logo design, or where appropriate, sign copy, logo, and/or decorative embellishments in relief on the face of the sign to enhance readability and project a positive image of the business or use. Signs must be designed to provide three-dimensional relief, i.e. be raised above, or set below the sign background.

Figure 20.360.005.C: Examples of Raised Letters

J. **Sign Placement.** Signs must be placed at or near the entrance of a site or building to show the most direct access to the business.

Figure 20.360.005.D: Examples of a Well-placed Sign Emphasizing a Building Entrance

K. **Proportion, Scale and Rhythm of Sign Placement.** Signs must be placed consistent with the proportions and scale of building elements within a building's façade:

1. A large sign may fit well on a large, plain wall area, but could overpower the finer scale and proportion if placed above a small storefront.
2. Signs must establish rhythm, scale, and proportion on a façade where these elements are weak in the building design. On buildings with plain façade, signs must establish or continue appropriate design rhythm, proportion, and scale.
3. The proportion of letter area to sign background area must be carefully considered. Letters must not appear to occupy more than 70 percent of the sign's background area. Signs where the letters take up too much of the

background area are harder to read. Generally, large letters are not necessarily more legible than smaller ones.

Figure 20.360.005.E: Examples of Signs with Good Proportion, Scale, and Rhythm

L. **Complementary Sign Design.** Where there is more than one sign for a business (e.g., single tenant buildings) or group of businesses (e.g., multiple tenant buildings, commercial centers, or business or industrial parks), all signs must be designed to ensure consistency of sign design and be complementary to one another in the following ways:

1. Type of construction materials used in the sign body, sign copy, sign base, supports, etc.;
2. Letter size and style of copy;
3. Method and design of sign support (wall mounting or monument base);
4. Configuration of sign area; and
5. Proportion of sign copy area to background.

M. **Artistry and Innovation.** The use of artistry and innovation in sign design will make the sign stand out and draw attention to the use or activity it is advertising. It can also improve the overall appearance of a building or neighborhood.

N. **Sign Scale.** Signs must be designed and placed relative to who the intended viewer will be. Signs intended to be read by pedestrians (i.e. usually read from a distance of 15 to 20 feet) must be smaller in scale than a vehicle-oriented sign which is designed to be viewed from a much greater distance. In general, the closer the sign's viewing distance, the smaller the sign needs to be.

O. **Freestanding Signs**. Freestanding signs must incorporate the materials and architectural features used in the building(s) they serve. Freestanding signs are most effective when placed perpendicular to approaching vehicular traffic.

Figure 20.360.005.F: Example of a Freestanding Sign Incorporating the Architectural Details of the Main Building

20.360.006 Standards for Permanent Signs

A. **Applicability.**

1. This section establishes the standards for permanent building-mounted and freestanding signs that are applicable in all zoning districts. Standards for each allowed sign type are provided in Subsection 20.360.006.D ("Standards for Permanent Building-Mounted and Freestanding Sign Types"). All permanent signs must comply with the standards for sign area, height, number, type, and the other requirements provided in these tables.

2. A sign type not specifically included in this section may be allowed by the Chief Planner provided the sign meets the intent of the zone in which it is proposed.

B. **Sign Standards for Residential Uses and Districts.** The following regulations shall apply to all Residential districts, as well as residential dwellings located in nonresidential district.

1. ***Nonresidential Uses in Residential Districts.*** One building-mounted sign per each allowable nonresidential use, not exceeding eight square feet in area. Community Assembly Facilities in Residential districts are allowed one building-mounted sign or monument sign not exceeding 20 square feet in area.

2. ***Residential Uses.*** One building-mounted sign or monument sign per street frontage with a maximum area of 72 square inches.

3. ***Illumination.*** Wall signs and bulletin boards may be illuminated provided that the light source thereof is not visible and the illumination is nonintermittent. No other signs shall be illuminated.

C. **Sign Standards for Non-Residential Districts.** Signage in nonresidential districts shall comply with the standards in Table 20.360.005-. All properties in nonresidential districts shall be allowed a minimum sign area of 25 square feet. The area of all building-mounted signs is included in the maximum total sign area, except when specifically exempted. Digital Billboards are exempt from this section and are governed by Subsection 20.360.004.F.7 ("Digital Billboards"). Further, Off-Premises signs allowed in accordance with a relocation agreement under Subsection 20.360.003.D ("Relocation Agreements") and a Master Sign Program under subsection 20.360.003.B ("Master Sign Program") are exempt from this section.

Table 20.360.005-1: Sign Standards for Non-Residential Zoning Districts

Zoning Districts (Frontage)	Sign Area Allowed (sq. ft. per linear ft. building frontage)	Total Maximum Sign Area (sq. ft.)	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area per Sign Type (sq. ft.)
DRL DRM DRH	1.5	300	Awning and Canopy	n/a	60
			Marquee	1 per site	1 per linear ft. of building frontage
			Projecting	1 per building or tenant space	16; 8 under a canopy of awning 6
			Shingle	1 per building or tenant space	6
			Wall	1 per building or tenant space	25
			Window	n/a	15% of window space, up to 30% of window space with MUP approval
			Monument	1 per site	25
LNC GAC	1.5	300	Awning and Canopy	n/a	100
			Marquee	1 per site	1.5 per linear ft. of building frontage

Table 20.360.005-1: Sign Standards for Non-Residential Zoning Districts

Zoning Districts (Frontage)	Sign Area Allowed (sq. ft. per linear ft. building frontage)	Total Maximum Sign Area (sq. ft.)	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area per Sign Type (sq. ft.)
DTC DRC ETC CC BPO OPSPD T3N T3C T4C T4M T5C T6C			Projecting	1 per building or tenant space	16; 8 under a canopy or awning 6
			Shingle	1 per building or tenant space	6
			Wall	1 per building or tenant space	100
			Window	n/a	15% of window space, up 30% of window space with MUP approval
			Monument	1 per site	60
			Skyline	2 per building with at least 4 stories	1 per linear ft. of building frontage
GMP BTM BTH MIM MIH	1.5	300	Awning and Canopy	n/a	100
			Marquee	1 per site	1.5 per linear ft. of building frontage
			Projecting	1 per building or tenant space	16; 8 under a canopy or awning 6
			Shingle	1 per building or tenant space	6
			Wall	1 per building or tenant space	100
			Monument	1 per site	60
			Skyline	2 per building with at least 4 stories	1 per linear ft. of building frontage
P	1.0	70	Wall	1 per building or tenant space	25
			Monument	1 per site	60

D. **Standards for Permanent Building-Mounted and Freestanding Sign Types.**

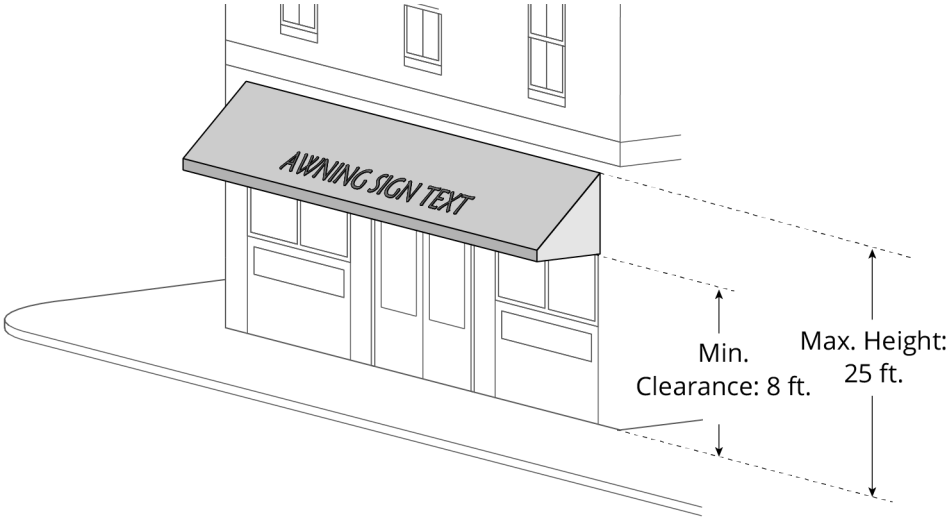
1. ***Awning and Canopy Signs.*** Awning and canopy signs may be attached to or painted on the vertical edges of awnings, canopies, arcades, or similar features or structures. Awning and canopy signs are also subject to the specific zoning district standards in Subsection 20.360.006.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts") and the following standards:

   a. *Sign Height.* Maximum of 25 feet.

   b. *Sign Clearance.* Minimum of eight feet.

   c. *Illumination.* Non-illuminated or internal illumination.

Figure 20.360.006.A: Awning and Canopy Signs



2. ***Projecting Signs.*** A sign may project horizontally from the exterior wall of a building provided that such projection conforms to the specific zoning district standards in Subsection 20.360.006.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts") and the following standards:

   a. *Sign Height.* Maximum of 20 feet above the surface of the sidewalk or street or no higher than the eave line or parapet wall, whichever is lower.

   b. *Sign Clearance.* Minimum of eight feet.

   c. *Width.* A projecting sign shall be no more than one foot thick.

   d. *Projection.* The outer edge of a projecting sign shall not extend more than four feet from the building to which it is attached. Projecting signs

shall be designed and located so as to cause no harm to street trees. Signs projecting into the public right-of-way are subject to an Encroachment Permit.

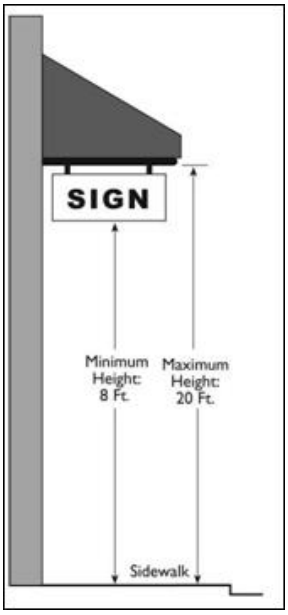
e. *Illumination.* Non-illuminated, internal illumination or external illumination.

3. ***Shingle Signs.*** Signs suspended beneath an overhead structure, covered walkway, or canopy in conjunction with pedestrian walkways, are allowed, subject to the specific zoning district standards in Subsection 20.360.006.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts"), the requirements for projecting signs in Subsection 20.360.005.D.2 above, and the following standard:

   a. *Sign Clearance.* Minimum of eight feet.

   b. *Illumination.* Non-illuminated, internal illumination, or external illumination.

Figure 20.360.006.B: Shingle Signs



4. ***Marquee Signs.*** Marquee signs are subject to the specific zoning district standards in Subsection 20.360.065.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts") and the following standards:

   a. *Sign Height.* No portion of a marquee sign shall be higher than the eave line or parapet wall of a building.

   b. *Sign Clearance.* Minimum of 12 feet.

c. *Projections.* A marquee sign may extend from the building to which it is attached subject to approval of an Encroachment Permit from the City Engineer provided the marquee is designed and located so as to cause no harm to street trees.

d. *Changeable Copy.* Changeable copy may occupy up to 75 percent of the area of a marquee sign.

e. *Illumination.* Direct or internal illumination.

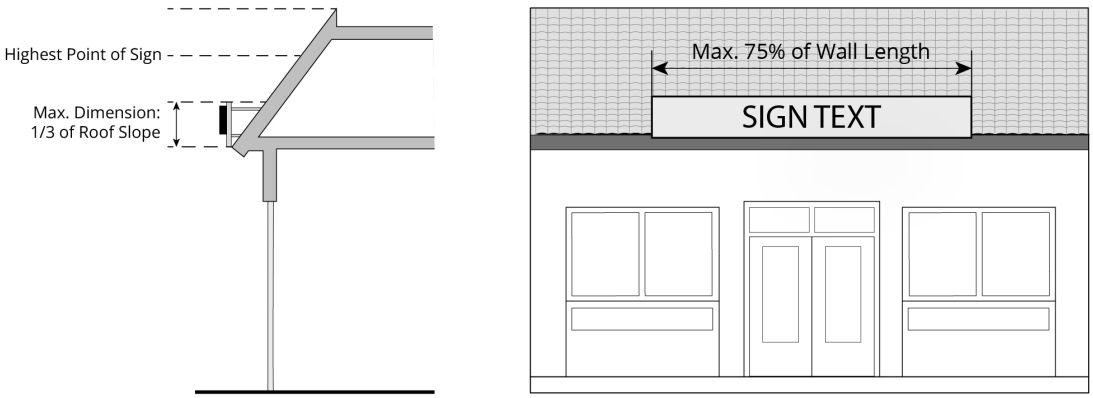
5. ***Wall Signs.*** Wall signs include any sign attached to, erected against or painted upon the wall of a building or structure, the face of which is in a single plane parallel to the plane of the wall. Wall signs also include signs on a false or mansard roof. No wall sign may cover wholly or partially any required wall opening. Wall signs are also subject to the specific zoning district standards in Subsection 20.360.006.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts") and the following standards:

a. *Height.* Wall signs shall not be mounted or placed higher than the second story and shall not extend higher than the building wall upon which they are attached except on a peaked, mansard, or shed roof where the sign may be placed in such a manner that the highest point on the sign shall be no higher than the lowest two-thirds of the roof height and providing that the vertical dimension of the sign shall be no greater than one-third the vertical dimension of the roof.

b. *Coverage.* Wall sign copy shall not occupy more than 75 percent of the length of the wall to which the sign is attached.

c. *Projection.* Wall signs cannot extend more than 12 inches beyond the face of the wall to which they are attached.

Figure 20.360.006.C: Wall Signs on Sloped Roofs



6. ***Window Signs.*** Permanent window signs painted or otherwise adhered directly onto a window are subject to the specific zoning district standards in Subsection 20.360.006.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts") and the following standards:

   a. *Height.* Window signs shall not be mounted or placed on windows higher than the second story.

   b. *Visibility.* Window signs shall allow visibility into the inside of building. See also Table 20.360.006.2 for standards for temporary and permanent window signs.

7. ***Monument Signs***. Freestanding signs erected on the ground or on a monument base designed as an architectural unit are allowed, subject to the specific zoning district standards in Subsection 20.360.006.B ("Sign Standards for Residential Uses and Districts") and Subsection 20.360.006.C ("Sign Standards for Non-Residential Districts") and the following standards:

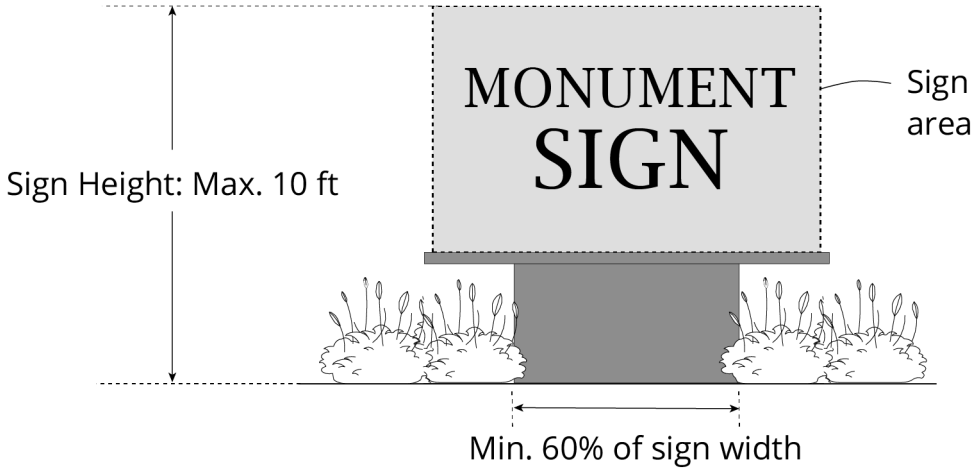
   a. *Height.* A maximum of 10 feet.

   b. *Sign Base.* The monument sign's base must be at least 60 percent of the width of the sign. The sign base must be maximum four feet in height.

   c. *Landscape.* All monument signs shall require automatic irrigated landscape at the base equivalent to two times the area of the sign copy.

   d. *Illumination.* Non-illuminated, internal illumination, or external illumination.

Figure 20.360.006.D: Monument Signs



8. ***Monument Signs – Developments with a Minimum Floor Area of 20,000 Square Feet.*** The following standards apply to a developments containing a minimum of 20,000 square feet with an integrated site and design plan creating a single unified development with one or more uses.

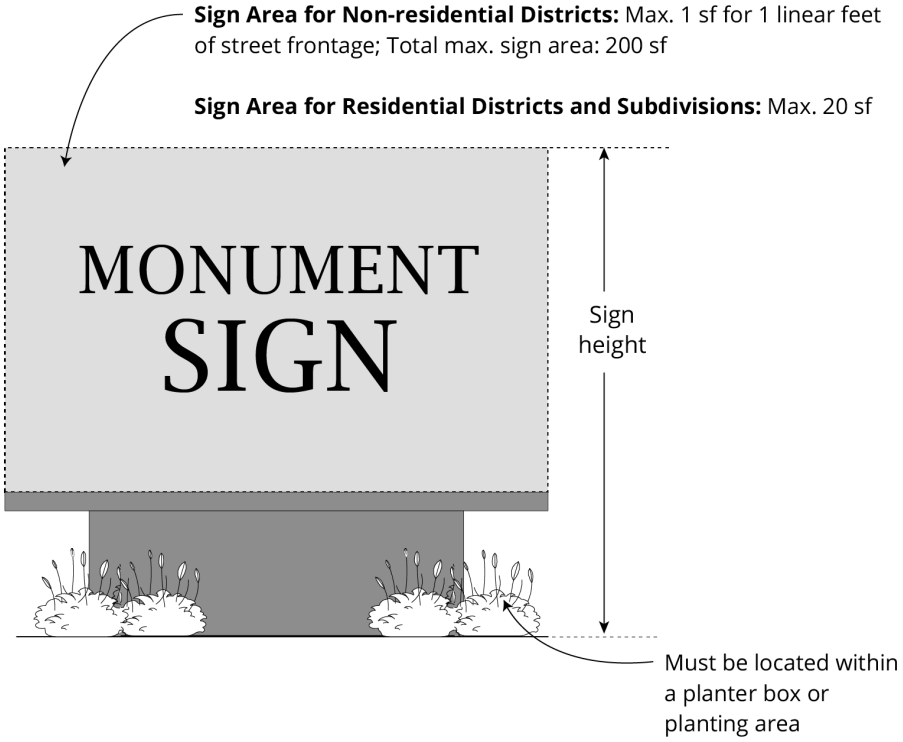
   a. *Non-Residential Districts.* The maximum sign area in nonresidential districts may be no more than one foot for each linear foot of street frontage, but in no case shall the total sign area exceed 200 square feet. If more than one entrance to the lot exists, the maximum sign area allowed will be divided among the number of entryways and signs requested.

   b. *Residential Districts and Subdivisions.* For subdivisions and other residential area entry signs, the maximum sign area allowed is 20 square feet. Signs shall be mounted on a fence, wall, or other similar entry feature. If more than one entrance exists, the sign area allowed will be divided between the number of entryways and signs requested.

   c. *Sign Base.* The sign base must be located within a planter box or planting area, the design and location of which is to be approved by the Chief Planner.

   d. *Area Not Counted.* The area of the sign shall not count towards the permissible sign area of the individual lot.

Figure 20.360.006.E: Monument Signs



9. ***Skyline Signs***. The following standards apply to buildings of at least four stories located in the commercial and employment districts.

   a. *Location.* The skyline sign shall be located within the upper 25 percent of the building face and the top of the sign must be placed within 10 feet of the top of the wall surface to which the sign is attached.

   b. *Number.* Only one skyline sign is allowed per building elevation.

   c. *Sign Type.* Signs shall be composed of individual, internally illuminated pan channel letters.

20.360.007 Standards for Temporary Signs

A. **Purpose.** The Council finds that the proliferation of temporary signs is a distraction to the traveling public and creates aesthetic blight and litter that threatens the public's health, safety, and welfare. In addition to the purpose provisions of Section 20.360.001 ("Purpose"), these regulations ensure that temporary signs do not create a distraction to the traveling public by eliminating the aesthetic blight and litter caused by temporary signs and that certain types of temporary signs are allowed to ensure that residences are not left vacant for extended periods of time.

B. **General to All Temporary Signs.** Temporary signs are allowed only in compliance with the provisions of this section.

   1. ***Permits.***

      a. A Type A Permit is required to display a Temporary Wall Banner Sign that is less than 32 square feet in area.

      b. Wall Banners larger than 32 square feet in area and less than 100 square feet in area require a Type B permit (see Section 20.360.003 ("Administration and Procedures")).

      c. All other temporary sign types do not require a permit (see Section 20.360.003 ("Administration and Procedures")).

      d. Each tenant in a multi-tenant building is entitled to a temporary wall banner sign in accordance with this section.

   2. ***Not Included in Permanent Sign Allowances.*** Temporary signs are not counted toward the maximum total sign area established in Section 20.360.006 ("Standards for Permanent Signs").

   3. ***General Time, Place, and Manner Restrictions.***

      a. *Location Standards.* Temporary signs must be placed in compliance with Subsection 20.360.004.B ("Prohibited Location Standards"), unless specifically exempted by this section.

b. *Time Limit.* Temporary signs shall be removed within 45 days after they are placed, erected or installed. In no case shall a temporary sign be allowed more than twice per year.

c. *Display Standards.* Temporary signs must comply with Subsection 20.360.004.C ("Display Standards").

d. *Design and Construction.* Temporary signs must be of sufficient weight and durability to withstand wind gusts, storms, etc. and must be professionally crafted.

C. Additional Standards for Temporary Signs.

1. Temporary signs are allowed in compliance with the provisions in Table 20.360.006-1.

Table 20.360.006-1: Standards for Temporary Signs

Standard	Requirement
"sf" = square feet; "lf" = linear feet	
Residential Districts	
Total Area of all Temporary Signs at Any One Time	Max. 6 sf
Number of Signs	Unlimited except that the total sign area of all temporary signs must not exceed 6 sf.
Distance between Signs	Min. 2 ft
Nonresidential Districts	
Total Area of all Temporary Signs at Any One Time	Max. 24 sf
Number of Signs	Unlimited except that the total sign area of all temporary signs (excludes temporary wall banner signs) must not exceed 24 sf per business. Exception: Multi-tenant shopping centers or offices—Max. 2 temporary banner signs per 150 linear feet of property frontage not to exceed 64 sf combined.
Distance between Signs	Min. 2 ft

2. ***Standards for Specific Temporary Signs***. Temporary signs must comply with the standards provided in Table 20.360.006.2.

Table 20.360.006-2: Standards for Specific Temporary Signs

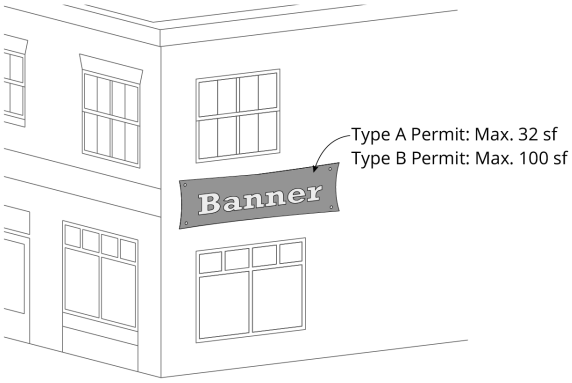
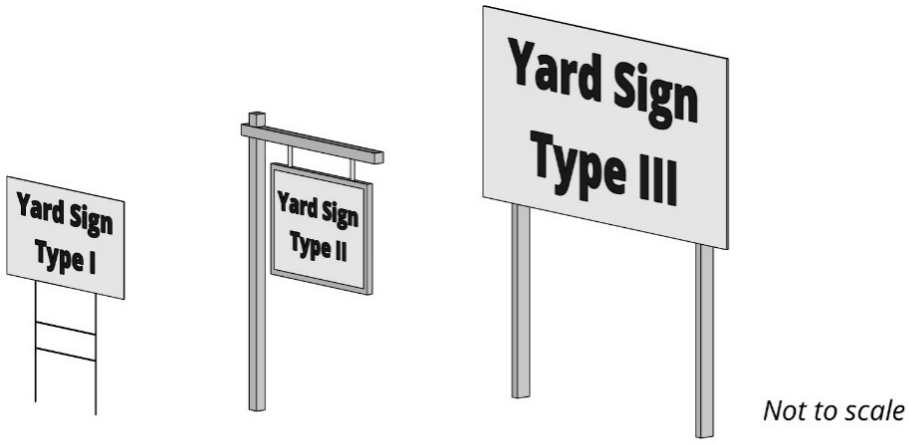
Temporary Sign Type[1]	Standards			Other Requirement
	Height (Max.)	Width (Max.)	Area (Max.)	
"sf" = square feet; "lf" = linear feet				
Wall Banner 	25 ft to top of banner	3 ft	Type A Permit – max. 32 sf Type B Permit – max. 100 sf	Prohibited in residential zoning districts. Must be mounted on a building wall or on T-posts or stakes installed ≤ 6" from a wall on which the wall banner would be hung.
Window Sign			See End Note[2]	Must be placed no higher than first story windows. Inside mounting required. Not included in the total sign area for all temporary signs.
Yard Sign Type I	4 ft	2 ft	3 sf	All yard signs must be installed securely in the ground.
Yard Sign Type II	6 ft	2 ft	5 sf	
Yard Sign Type III	7 ft	8 ft	32 sf	

Table 20.360.006-2: Standards for Specific Temporary Signs				
Temporary Sign Type[1]	**Standards**			**Other Requirement**
	Height (Max.)	**Width (Max.)**	**Area (Max.)**	



End Notes:

[1] Other temporary sign types may be allowed (e.g. fuel pump topper signs, wraps around waste receptacles, or balloon bobbers) provided the max. area limitation for all temporary signs is not exceeded. The max. height of tether and string support shall be 3 feet.

[2] The area of temporary and permanent window signs combined (including signs constructed of perforated vinyl or painted on the window) must not exceed 40% of the area of the window on or within which they are displayed.

20.360.008 Nonconforming Signs

A. A nonconforming sign is a sign lawfully constructed and maintained prior to the Effective Date, but which does not conform to the provisions of this chapter, or because of a district change after the Effective Date affecting the property upon which the sign is located, ceases to comply with the applicable zoning district regulations. This chapter is intended to limit the number and extent of nonconforming signs by prohibiting the alteration or enlargement of nonconforming signs, thereby reducing the discrepancy between existing conditions and the standards and requirements of this chapter, and to provide for the elimination of nonconforming signs in residential districts, in compliance with State law.

B. No nonconforming sign shall be altered, enlarged, relocated, and/or reconstructed, except in such manner as to comply with the requirements of this chapter or as authorized under a Relocation Agreement in compliance with Subsection

20.360.003.D. ("Relocation Agreements"). A nonconforming sign may be maintained or its text changed without affecting its nonconforming status.

C. **Repair or Reconstruction of Damaged or Destroyed Signs.** A nonconforming sign destroyed or damaged to the extent of 75 percent or greater of its fair market value as of the date of such destruction or damage is not a nonconforming sign pursuant to this chapter and shall be removed or repaired to conform with all applicable provisions of this chapter.

D. **Alteration.** Except as provided below, no nonconforming sign shall be altered or moved unless such alteration or moving reduces the degree of nonconformity.

1. A nonconforming sign may be removed from the building or structure to which it is attached for purposes of repair providing it is returned to the same place from which it was removed within 14 days after removal, and further providing there is no increase in size or change of copy.

2. Signs which reflect the unique historical characteristics of the development and heritage of South San Francisco may remain, subject to continued maintenance, until the use of the site on which the sign is located changes, subject to Planning Commission approval based on the following findings:

    a. The sign existed at the Effective Date and was originally erected at least 30 years prior to the date of the application.

    b. Based on a report from the Chief Building Official, the sign is structurally sound and complies with the provisions of the current building and associated codes.

    c. The design of the sign is common to the period in which it was built, is consistent with the structures on the site, and complements the unique characteristics of South San Francisco.

    d. The sign is maintained in compliance with provisions of Subsection 20.360.004.H ("Sign Maintenance"). Continued maintenance shall be a condition of approval of the permit.

    e. Retaining the sign will not result in visual clutter or blight and will not adversely affect the adjoining properties.

E. **Removal or Replacement of a Nonconforming Sign.** Removal of a nonconforming sign, or replacement of a nonconforming sign with a conforming sign, is required when:

1. A building is renovated and the cost of the renovation is 50 percent of more of the value of the building as determined by the Building Official or the building is demolished and rebuilt; or

2. The use of the sign and/or the property on which the sign is located has been abandoned, ceased operations, become vacant, or been unoccupied for a period of 90 consecutive days or more as long as the period of non-use is attributable at least in part to the property owner, tenant, or other person or entity in control of the use. For purposes of this section, rental payments or lease payments and taxes shall not be considered as a continued use. In the event this should occur, such conditions will be considered as evidence of abandonment, requiring removal of the sign by the owner of the property, his/her agent, or person having the beneficial use of the property, building or structure upon which such sign or sign structure is erected within 30 days after written notification from the Chief Planner. If, within the 30-day period, such sign(s) is (are) not removed, enforcement action shall be pursued.

20.360.009 Enforcement, Liability, and Penalty

A. **Liability for Damages.** The provisions of this chapter shall not be construed as relieving or limiting in any way the responsibility or liability of any person erecting or owning any sign for personal injury or property damage resulting from the placing of such signs, or resulting from the negligence or willful acts of such persons, their agents, employees or workers in the construction, maintenance, repair or removal of any sign. Nor shall this chapter be construed as imposing upon the City, or its officers, or employees any responsibility or liability by reason of the approval of any signs, materials or devices under the provisions of this chapter.

B. **Enforcement.** It shall be the duty of the Code Enforcement Officer to enforce the provisions of this Ordinance; referrals may be made by the Planning Division, Building Division, or Police Department.

C. **Violations.** If the Code Enforcement Officer finds any sign not complying with the regulations of this Ordinance, written notice shall be given to the sign owner and to the property owner. The notice shall specify the time period within which compliance must be achieved. If the sign owner or the property owner fails to remove or alter the sign so as to comply with the standards herein set forth after such notice, the Code Enforcement Officer may cause such sign to be removed, or altered to comply, at the expense of the sign owner or owner of the property upon which it is located.

D. **Removal.** Notwithstanding the foregoing, the Chief Building Official, Code Enforcement Officer, Director of Public Works or Police Department may have removed without prior notice any sign which is an immediate threat to persons or property or which is located on public property in violation of this chapter. Once such a sign is removed the Code Enforcement Officer shall immediately attempt to notify the owner of the sign, if ascertainable. If the sign is not retrieved within 15 days after removal, it shall be deemed abandoned and may be disposed of by the City.

E. **Penalty for Violation.** Any person violating a provision of this chapter or failing to comply with a mandatory requirement of this chapter shall be guilty of a misdemeanor and, upon conviction, such person shall be punished as set forth in Chapter 1.24 ("General Penalty") of the South San Francisco Municipal Code.

Chapter 20.370 Antennas and Wireless Communications Facilities

No changes recommended to this chapter.

Chapter 20.380 Inclusionary Housing Regulations

Chapter to be updated in accordance with final BAE Inclusionary Housing study.

Chapter 20.390 Bonus Residential Density

No changes recommended to this chapter.

Chapter 20.395 Community Benefits Program

20.395.001 Purpose

This Chapter establishes the South San Francisco Community Benefits Program by which the City may increase the value of private property by granting additional development capacity (i.e. a floor area ratio (FAR) bonus) in exchange for community benefits. The Program is a way for the City to derive greater benefit for the broader community from the granting of planning entitlements than would be otherwise possible through base zoning district standards. Community benefits include enhanced open spaces, enhanced connectivity, green buildings, social service uses, expanded transportation demand management, on-site and off-site affordable housing, or sea level rise adaptation measures.

20.395.002 Applicability

The Community Benefits Program allows bonus FAR for non-residential projects in the zoning districts and amounts indicated in Chapter 20.100 ("Non-Residential Districts") and in the East of 101 Transit Core ("ETC") zoning district in Chapter 20.090 ("Downtown/ Caltrain Station Area Zoning Districts").

20.395.003 Review and Approval

A. **Review.**

1. ***Up to 1.0 FAR.*** An increase in FAR up to 1.0 may be granted on a ministerial basis without a Community Benefits Agreement, provided the following:

   a. The proposed increase does not exceed the maximum amount indicated by the applicable base zoning district standard; and

   b. The project complies with the requirements of this Chapter and all other applicable requirements and standards of South San Francisco Municipal Code.

2. ***1.0 to 2.5 FAR.*** An increase in FAR greater than 1.0 but not exceeding 2.5 may be granted provided the following:

   a. The proposed increase does not exceed the maximum amount indicated by the applicable base zoning district standard;

   b. The project complies with the requirements of this Chapter and all other applicable requirements and standards of South San Francisco Municipal Code; and

   c. The applicant satisfies one of the following two options:

      i. *Community Benefits Fee.* The increase may be granted on a ministerial basis if the applicant pays the fee required in accordance with the Community Benefit Fee Schedule as adopted by separate resolution.

      ii. *Community Benefits Agreement.* The increase may be granted by City Council approval of a Community Benefits Agreement which may include payment of Community Benefits fees to satisfy part of the benefit.

3. ***More than 2.5 FAR.*** An increase of FAR in excess of 2.5 requires City Council approval of a Community Benefits Agreement, which may include payment of Community Benefits fees to satisfy part or all of the benefit.

4. ***Community Benefits Program Community Benefits Agreement Requirements.*** Requirements of the Community Benefits Agreement include the following:

   a. *Valuation Study.* An applicant seeking to provide a community benefit in-lieu of paying the Community Benefit Fee or seeking an FAR in excess of 2.5 through the Community Benefit Program is required to submit the following as part of the Community Benefits Agreement:

      i. A calculation of the applicable Community Benefit Fee that would apply, against which the value of the development's

public benefits will be credited in accordance with Section 20.395.003.A.4.ii below;

ii. An assessment of the economic and/or intrinsic value of the proposed public benefit as compared with the economic value of the proposed development incentives requested by the applicant. In this case, the benefit provided must be described in Section 20.395.004 ("Community Benefit Priorities"); or

iii. An assessment of the proposed fee as compared with the economic value of the proposed development incentives requested by the applicant. In this case, the fee provided will fund a benefit described in Section 20.395.004 ("Community Benefit Priorities"). The City may request an independent third-party review, by a qualified appraisal expert, hired by the City at the applicant's expense, to validate the valuation submitted by the applicant. This requirement is not intended to imply a need for the applicant to provide or disclose a complete project pro forma. Only the marginal costs of the proposed public benefit and incentive are required to be disclosed in the analysis.

20.395.004 Community Benefit Priorities

This section establishes the City's community benefit priorities. Community benefit fees collected in accordance with Section 20.395.003 ("Applicability of Inclusionary Housing Requirement") shall fund one or more of the benefits described below. Should an applicant provide a community benefit proposed as a part of a Development Agreement, the benefit must be consistent with the City's priorities as established in this Section.

A. **Public Spaces.** Public spaces beyond the requirements of the base zoning district and applicable design standards as identified in Chapter 20.310 ("Site and Building Design Standards") may qualify as a community benefit.

1. Qualifying spaces may include active or passive parks, plazas, community gardens, rooftop gardens, or other publicly accessible open spaces.

2. Spaces should include amenities that support its intended use. Such amenities may include landscaping beyond the requirements of Chapter 20.300 ("Lot and Development Standards"), furniture, special paving, special lighting, public restrooms, water fountains, public art beyond the requirements of Chapter 8.76 ("Public Art Requirement"), or other public amenities that enhance the comfort and usability of the space.

3. Spaces should be accessible and open during business hours. Where spaces are not visible from the public right-of-way, signage should be provided to clearly indicate that the space is available for public use.

B. **Enhanced Connectivity.** Provision of enhanced connectivity beyond the requirements of the base zoning district standards and applicable design standards as identified in Chapter 20.310 ("Site and Building Design Standards") may qualify as a community benefit.

1. Enhancements include new through streets, bicycle/pedestrian paths, or other connections to existing trails. Priorities for new connectivity are identified in the General Plan's Mobility Element or applicable Specific Plan and shall be completed to the specifications of the General Plan and Engineering/Public Works.

2. Signage and appropriate public access to all new connections shall be provided to clearly indicate that the roadway or path is available for public use.

3. Connectivity improvements required as part of a CEQA mitigation shall not be considered a community benefit.

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

5. A property owner or applicant who completes and develops an existing rail spur that is or will be abandoned as a publicly accessible open space connection consistent with the General Plan's Mobility Element or applicable Specific Plan qualifies for the FAR Bonus. The open space connection shall be completed to the specifications of the General Plan and Engineering/Public Works and shall either be dedicated to the City or a public access easement shall be recorded against the owner of the rail spur.

C. **Public and Social Services.** On-site provision of non-profit social services and/or public facilities may qualify as a community benefit.

1. Qualifying uses include senior center, child care facility, public safety facilities, community meeting rooms, after-school center, or other non-profit organization.

2. Qualifying spaces should be a minimum of 1,400 square feet in area including any outdoor space required of the use.

Where approval is conditioned upon the provision of a specific use, the permit shall include a covenant that the use may not be terminated or otherwise altered without the approval of the Chief Planner.

D. **Support for Local Businesses.** Support for local businesses may qualify as a community benefit. This may include:

1. Tenant space for local small businesses in need of relocation.
2. Building frontage devoted to active walk-in uses such as retail, restaurant, or café.
3. Participation in a local hire program.
4. Façade improvements or enhancement.

Where approval is conditioned upon the provision of a specific use, the permit shall include a covenant that the use may not be terminated or otherwise altered without the approval of the Chief Planner.

E. **On-Site or Off-Site Affordable Housing.** Development of on-site or off-site affordable housing (very low, low, and moderate-income units) that is consistent with the standards set forth in Section 20.380.006 (Affordable Housing Standards) may qualify as a community benefit. The applicant may develop the units or otherwise cause them to be constructed, such as through a partnership with a reputable affordable housing developer or non-profit organization.

F. **District Transportation Demand Management (TDM) Measures.** TDM measures beyond those required in accordance with Chapter 20.400 ("Transportation Demand Management") and beyond applicable requirements of a Transportation Management Association (TMA) may qualify as a community benefit.

G. **District Sea Level Rise Mitigation Measures.** Contributions to or construction of district-wide sea level rise mitigation measures may qualify as a community benefit. Measures may include construction of levees or sea walls; creek restoration and improvements; construction of detention basins; landscaping efforts aimed at supporting creating biodiversity and improving resilience in impacted areas.

Chapter 20.400 Transportation Demand Management

20.400.001 Purpose

The specific purposes of this chapter are intended to:

A. Reduce the number of vehicle miles traveled generated by new development, in accordance with the City's police power necessary to protect the public health, safety, welfare, and environment.

B. Manage traffic congestion, especially congestion associated with drive-alone commute trips during peak traffic periods by using a combination of services, incentives, and facilities.

C. Promote more efficient utilization of existing transportation facilities and ensure that new developments maximize transit, active transportation, carpooling, and vanpooling usage.

D. Establish an ongoing monitoring and enforcement program to ensure that the desired performance targets are achieved.

E. Achieve compliance with the City/County Association of Governments of San Mateo County's (C/CAG) Congestion Management Program.

20.400.002 Applicability

A. The following new development types shall be subject to this Ordinance and grouped into the following four tiers of compliance based on their anticipated effects on the City's transportation network.

1. ***Tier 1.*** Tier 1 includes residential land uses with 20 or more units (excluding senior housing developments and affordable housing developments with greater than 50 percent of units below market rate).

2. ***Tier 2.*** Tier 2 includes all hotels, retail, warehouse/distribution, and industrial uses anticipated to generate greater than 100 daily trips; and small office and R&D uses greater than 10,000 square feet but less than 50,000 square feet.

3. ***Tier 3.*** Tier 3 includes office and research and development uses between 50,000 and 400,000 square feet of gross floor area, and any Tier 2 land uses found to have a significant impact to vehicle miles traveled during environmental review.

4. ***Tier 4.*** Tier 4 includes office and research and development uses with at least 400,000 square feet of gross floor area.

B. Project tiers shall be calculated cumulatively for adjoining parcels with the same property owner or employer. For example, a phased project with three 150,000 square foot (Tier 3) office and research and development buildings shall cumulatively constitute a Tier 4 land use upon completion of all phases. Modifications to existing nonresidential developments shall be required to comply with this ordinance if the modification adds at least 100 daily trips.

20.400.003 Requirements by Tier

All projects subject to the requirements of this chapter, as indicated in Section 20.400.002 ("Applicability"), shall incorporate measures that have a demonstrable effect on reducing the number of vehicle trips generated. Measures shall be selected from the list described in Section 20.400.004 ("Trip Reduction Measures") and shall achieve the total number of points required. Certain measures are required, but required measures vary by land use. Required

points are intended to align with the approximate level of auto travel reductions to achieve consistency with city, regional, and state environmental goals based on applicable industry research. Requirements for each tier are as follows:

A. **Tier 1 Requirements.**

1. A total of 20 points; and
2. An annual self-certification form is required for the first five years after occupancy.

B. **Tier 2 Requirements.**

1. A total of 30 points; and
2. An annual self-certification form is required for the first 20 years after occupancy.

C. **Tier 3 Requirements.**

1. A total of 40 points; and
2. Annual monitoring to achieve a maximum of 60 percent of employees commuting via driving alone.

D. **Tier 4 Requirements.**

1. A total of 50 points;
2. Annual monitoring to achieve a maximum of 50 percent of employees commuting via driving alone; and
3. Annual monitoring of a site-specific trip cap.

A complete table of the points associated with each measure, detailed descriptions of each measure, and applicability of measures are available from the Planning Department. Previously approved projects would continue to be measured according to the performance standards specified in their respective conditions of approval.

20.400.004 Trip Reduction Measures

The following measures may be incorporated into a project's Transportation Demand Management (TDM) program to meet its Tier requirements (see Section 20.400.003, ("Requirements by Tier")). This section represents the menu of options, but not all items are required.

A. **Participation in Commute.org or Transportation Management Association.**

1. Sites that participate in Commute.org programs shall partner with Commute.org or join a Transportation Management Association (TMA) or other qualified shared transportation consortium with comparable TDM

services, whose role is to coordinate transportation-related programs and services in specific geographic areas.

2. Office and employment-based projects must satisfy the following components of an applicant to satisfactorily implement this measure:

    a. Obtain certification of participation with Commute.org, or equivalent program.

    b. Provide commute assistance and ride-matching program.

    c. Participate in or provide a dedicated shuttle program/consortium or equivalent transit service unless located within ½ mile of a Caltrain or BART station.

    d. Provide Guaranteed Ride Home.

    e. Supply orientation, education, and promotional programs and/or materials for tenants.

B. **Transit Pass Subsidies and Pre-Tax Transit Benefits.**

1. Employers shall offer public transit passes or subsidies equivalent to at least 50 percent of the cost of a monthly two-zone Caltrain pass, which shall be implemented through either a direct voucher program provided by the property manager, or through lease terms obligating employers at the site to provide said subsidies.

2. Passes/subsidies provided must be valid for public transportation options, including but not limited to BART, Caltrain, SamTrans, ferry, and vanpool subscription (or costs).

3. Subsidies shall be administered through a pre-tax transit benefit program allowing employees to fully fund their transit use with pre-tax dollars if they opt into the program.

4. Employers shall adhere to goals and policies by the Bay Area Air Quality Management District (BAAQMD), which requires employers with 50 or more employees within the air district region to provide commuter benefits and annual employer registration.

5. Funding contributions towards or participation in Commute.org shuttle program shall not count for this measure.

C. **Carpool/Vanpool Programs and Parking.** Employers or property managers shall provide carpooling and/or vanpooling options to facilitate shared work trips. Carpooling generally uses participants' own automobiles, and vanpooling generally uses leased vans, often supplied by employers, non-profit organizations, car rental businesses, or government agencies. Carpool and vanpool programs shall include

subsidies or other monetary incentives from employers (e.g., gas card after carpooling for a given amount of time, or parking subsidies for carpools), as well as ride-matching services to help facilitate these shared trips.

D. **Bicycle Storage, Showers, and Lockers.**

1. Employers and offices shall offer showers, changing rooms, and lockers to accommodate employees arriving by bicycle or other active transportation forms and employees who exercise during breaks.

2. Safe and convenient bicycle parking must be provided in accordance with Chapter 20.330.008 ("Bicycle Parking") which provides for two categories of bicycle parking:

   a. Long-term (Class I) bicycle parking shall offer protection from weather and convenient access to and from the street, without the need to use stairs and with doorways and corridors that are sufficiently wide to navigate with a bicycle.

   b. Short-term (Class II) bicycle parking shall be near pedestrian entries and may be in the public right-of-way (i.e., on sidewalks). Short-term bicycle parking may be used for visitors, couriers, or customers, typically for less than two hours.

E. **Designated TDM Coordinator.** Employers shall provide a TDM coordinator or contact person to provide oversight and management of the program's implementation. The individual must either be an employee or contracted through a third-party provider. In addition, for sites leasing space to multiple employers or businesses. The TDM Coordinator designated by the property owner shall be responsible for providing lists of mandatory and optional measures to all individual businesses. Tenants should be obligated (via lease language) to provide a main point of contact for the Designated TDM Coordinator.

F. **Bicycle and Pedestrian-Oriented Site Access.** On-site circulation shall be designed to enable safe bicycle and pedestrian-oriented access for all users of all ages and abilities, increasing the overall capacity of the transportation network and improving pedestrian and cyclist safety and comfort. Examples include:

1. Non-motorized pathways internal to the project.

2. Orienting the project's main entrance toward an active transportation or transit facility.

3. Minimizing site access barriers along paths of bicycle and pedestrian travel such as driveways, surface parking lots, loading docks, unmarked crosswalks, and meandering sidewalks.

G. **Encourage Telecommuting and Flexible Work Schedules.** Encourage employees to work remotely at least one day per week to reduce overall vehicle trips. When employees commute to work, encourage flexible work schedules that encourage travel outside of peak hours.

H. **Paid Parking or Parking Cash-out.**

1. Motorists shall pay directly for using parking facilities (paid parking), or employers shall offer cash equivalents to the cost of leasing a parking space to employees who do not receive a parking permit (parking cash-out).

2. For paid parking, parking rates shall be at the market rate (minimum of five dollars per day and not subsidized by property owners or employers.

3. If an employer provides free parking as a benefit to employees, they may instead offer "cash-out" in the form of the equivalent value of the parking space directly to an employee. If the employer leases parking, the cash-out amount shall be equivalent to the cost per space for the employer to lease parking for employees. If the employer owns and manages its own parking facilities, the cash-out value shall be determined based on market-rate parking at nearby locations.

I. **Unbundled Parking.**

1. Residents shall pay for a parking space separately from their rent or mortgage, and parking spaces shall not be deeded for condominium units.

2. Parking rates shall be established based on the prevailing market rate and shall not be subsidized by property owners or employers; however, rates for affordable units shall be prorated in proportion to their rent discounts. For condominiums with non-deeded spaces, the HOA shall collect parking fees separate from the standard HOA fee. Similarly, tenants in a multi-employer office or retail development pay for each parking space leased from the property that they provide as either an employee benefit or courtesy parking for guests.

3. One hundred percent of spaces shall be unbundled to qualify for this measure.

J. **Shared Parking Approach.** Mixed-use developments, particularly multi-tenant retail developments, shall establish a shared parking approach based on the most recent guidance from the Urban Land Institute's Shared Parking Model to prevent an oversupply of parking. This measure may also be used in combination with Unbundled Parking for multi-building office and research and development uses with approval from the Planning Department.

K. **Enhanced Shuttle Commitment.** In addition to regular participation in a Commute.org shuttle consortium or transportation management association, the applicant shall contribute additional funding or a supplemental shuttle service (open

to the public) that consists of at least twice the standard contribution total (as determined by Commute.org or a transportation management association). Increased shuttle funding helps run service more frequently for a longer service span.

L. **Active Transportation Gap Closure.**

1. Pedestrian, bicycle, and micromobility connections shall be established from a project site to existing trails, bikeways, or adjacent streets beyond what is required in Chapter 20.310 ("Site and Buildings Design Standards").

2. Contribution to off-site gap closures in the bicycle or pedestrian network that improve access to the Project is also eligible. This improves overall access not only for on-site employees or residents but also for other users in the area.

3. The point value of contributions will be calculated in conjunction with City Staff based on the usage and mode shift potential of the gap closure to the City's overall bicycle and pedestrian network.

M. **Fully Subsidized Transit Passes.** The transit pass subsidy shall be expanded to cover 100 percent of typical transit costs for employees (up to the maximum IRS benefit for pre-tax commuter benefits).

N. **Transit Capital Improvements.**

1. Space shall be contributed on or adjacent to the project site for transit improvements *or* off-site transit improvements shall be funded.

2. Scoring for this measure will be tiered based on how many improvements are implemented from the following list:

   a. Bus/Shuttle Stop (if warranted, including sidewalk connection and ADA accessibility).

   b. Bus/Shuttle Shelter (including a covered waiting area seating and lighting).

   c. Wayfinding signage.

   d. Off-site improvements (such as bus-only lanes, transit signal priority, or queue jumps).

O. **On-Site Pedestrian-Oriented Amenities.**

1. Active, pedestrian-oriented commercial uses shall be provided on the ground floor designed to create more walkable and inviting areas.

2. Selected commercial uses shall promote a high level of customer use, promote pedestrian interest, and make the street visually appealing and engaging to pedestrians.

3. Developments shall have entrances to both the main location and commercial uses oriented along primary street frontages, and shall not be separated from sidewalks, bikeways, or walkways by parking lots.

P. **Cash Reward Incentives.** Employers shall incentivize employee commuting via walking, biking, and transit with cash rewards, such as a stipend for every non-auto trip made to promote and encourage the use of these modes.

Q. **On-Site Car-share.** Employers shall provide an on-site car-share program or vehicle fleet at employer sites.

R. **Bicycle-share or Micromobility Program Participation.** Employers shall provide an on-site bike share or micromobility fleet (i.e., bicycles, e-bikes, and scooters) to be rented at one location and returned to another.

S. **Active Transportation Subsidies.** Employers must either:

1. Provide an allowance for commuting via bicycling and walking at a comparable rate to transit subsidies; or

2. Provide bike share and micromobility services for first/last mile access to transit.

T. **Bicycle Repair Station.**

1. Employers shall offer a bicycle repair station including a toolkit and air pump within a designated secure area of a building to encourage bicycling and support employees and residents. Tools and supplies shall include those necessary for fixing a flat tire, adjusting a chain, and performing other basic bicycle maintenance.

2. Maintenance services may also be offered to each resident or employee at least once annually, covering basic services such as a tune-up and inspection at a local bicycle shop.

U. **Affordable Housing.** Employment projects must provide affordable housing onsite or residential projects that exceed inclusionary housing requirements to qualify as a mixed-use project.

20.400.005 Submittal Requirements and Approvals

A. **Preliminary TDM Plan.** A project shall submit its TDM documentation with its development application. Submittal requirements vary by project tier: Tier 1 and Tier 2 projects shall submit a TDM Checklist, while Tier 3 and Tier 4 projects shall submit a TDM Checklist and a TDM plan. Both TDM Checklists and TDM plans shall constitute

an applicant's minimum commitment toward a project's TDM program and shall include the following.

1. **TDM Checklist (Tier 1 and Tier 2 Projects).** A completed TDM checklist of the trip reduction measures chosen by the applicant to achieve the applicable point total and performance requirement in accordance with Section 20.400.003 ("Performance Requirements") and Section 20.400.004 ("Trip Reduction Measures").
2. **TDM Plan (Tier 3 and Tier 4 Projects).** Provide a completed TDM Checklist of trip reduction measures chosen by the applicant to achieve the applicable point total and performance requirement pursuant to Section 20.400.003 ("Performance Requirements") and Section 20.400.004 ("Trip Reduction Measures"). Describe how the applicable performance requirements will be achieved and maintained over the life of the project.
3. Provide a site plan that designates trip reduction design elements consistent with measures identified in Section 20.400.004 ("Trip Reduction Measures").
4. Provide a map identifying site access to nearby transit, bicycle, and pedestrian facilities including identification of any proposed improvement measures (includes new shuttle stops or pedestrian/bicycle improvements) consistent with measures identified in Section 20.400.004 ("Trip Reduction Measures"). Summarize the proposed monitoring practices as described in Section 20.400.006 ("Monitoring & Enforcement").

B. **Required Findings.** Before approval of a permit for a project subject to the requirements of this chapter, the City shall make the following findings:

1. The proposed TDM program is feasible and appropriate for the project, considering the proposed use or mix of uses and the project's location, size, and hours of operation.
2. The proposed TDM program meets the points requirements indicated for the tier and land use of the project.
3. The TDM program is adequate to achieve the required performance measures (Tiers 3 and 4 only).

C. **Final TDM Plan.** The applicant shall submit the final TDM Checklist or TDM Plan including any conditions imposed by the City as part of the building permit or business license processes. The Planning Department shall review and approve the documentation to ensure all conditions imposed by the City have been addressed.

D. **Tenant Concurrence Letter.** Prior to approval of a permit for tenant improvements or a business license, tenants shall submit a letter demonstrating concurrence with the Final TDM Plan. The letter shall acknowledge how applicable TDM requirements are identified in their lease and summarize how the tenant is implementing applicable

TDM measures. The City shall receive and review this letter to confirm the implementation of the proposed TDM program.

E. **Modifications.** The Planning Department may approve modifications to the final TDM Checklist or TDM Plan that are consistent with the original findings and conditions and would result in achieving the performance targets.

F. **Changed Plans.** A change in an approved project that would add at least 100 daily trips shall be treated as a new application.

20.400.006 Monitoring and Enforcement

All projects are subject to the following performance monitoring process.

A. **Initial Compliance Form**. When applying for a certificate of occupancy, all projects must submit a compliance form to the Planning Department documenting that the TDM program will be implemented before the site reaches 50 percent occupancy.

1. For Tier 3 and Tier 4 projects, the compliance form shall be accompanied by attachments that include, at minimum, a cover letter summarizing how individual measures will be implemented before the site reaches 50 percent occupancy, evidence of all capital and infrastructure measures through photographs, evidence of participation with Commute.org or an appropriate transportation management association, and identification of a TDM Coordinator.

B. **Annual Compliance Form.** All projects are required to prepare a compliance form documenting the continued implementation of TDM measures.

1. Tier 1 projects must submit a compliance form annually for the first five years after occupancy.

2. Tier 2 projects must submit a compliance form annually for the first 20 years after occupancy.

3. Tier 3 and 4 projects are required to submit a compliance form annually for the project's lifespan.

C. **Annual Mode Share Compliance Survey**. In addition to the annual compliance form, all Tier 3 and Tier 4 projects are required to prepare an annual compliance survey.

1. ***Purpose.*** The purpose of the annual survey is to measure a project's mode share compliance relative to the performance targets approved in the TDM Plan.

2. ***Survey Preparation and Administration***. The City shall identify standard survey requirements for participants in the program. The survey shall be administered by the participant's designated TDM coordinator.

3. ***Response Rate.*** The annual survey shall achieve a minimum response rate of 75 percent of the employee population, or shall use statistical sampling techniques to achieve a 90 percent confidence level with a three percent margin of error in survey findings. If the response rate is less than 75 percent or if the 90 percent confidence level with a three percent margin of error is not achieved, missing responses shall be counted as drive-alone trips.

4. ***Required Performance Target.*** Survey findings shall identify whether the development has or has not achieved its required performance target. If the development has not achieved the required alternative mode use, the participant shall provide an addendum explanation of how and why the goal has not been reached and a detailed description of corrective measures that will be adopted in the coming year to attain the required performance target.

5. ***Submittal of Results****.* Survey findings shall be submitted to the City in a format as specified by the Planning Department, accompanied by backup documentation and methodology of the original survey results.

6. ***City Review.*** The Chief Planner shall review all annual surveys and confirm compliance with required performance targets.

D. **Annual Trip Cap Compliance.** Annual trip counts are required for all Tier 4 projects.

1. ***Purpose****.* The purpose of the trip counts is to measure a project's compliance relative to the trip cap approved in the TDM Plan.

2. ***Count Preparation and Administration.*** Vehicle counts shall be conducted over a period of one week during which school is in session. Counts shall be administered by an independent vendor paid for by the participant.

3. ***Submittal.*** Annual counts shall be included with the annual survey results in a format specified by the Planning Department, and shall include total average weekday trips, as well as average AM and PM peak period, peak direction trips (6:00-10:00 AM trips in and 3:00-7:00 PM trips out, respectively).

E. **Midday Parking Occupancy Survey.** All Tier 3 and Tier 4 projects shall prepare a midday parking occupancy survey every three years. The parking occupancy survey shall only be for informational purposes and not be associated with a performance target.

F. **Penalty for Noncompliance.** If the required performance targets are not being achieved, or if the participant fails to submit required monitoring documentation, the following penalties shall apply:

1. ***First Violation.*** The City will direct the participant to modify its TDM program to achieve compliance. Modifications are likely to include adding or modifying TDM measures to increase mode shift.

2. ***Second Violation.*** The City will direct the participant to coordinate with Commute.org or retain an independent consultant to identify additional program modifications to achieve compliance. Modifications are likely to include adding or modifying TDM measures to increase mode shift.

3. ***Third Violation.*** The City may assess a penalty per the approved fee schedule. Penalties shall be assessed for each additional violation in subsequent years. The City Council shall, in a resolution adopted after a duly noticed public hearing, set forth the amount of the fine, describe the need for the fine, describe the reasonable relationship between the fine and the effect of noncompliance, and set forth time for calculation and payment of the fine.

G. **Appeal of Penalty.** The participant may appeal the decision to assess a penalty to the Planning Department. In determining whether a financial penalty is appropriate, the City may consider whether the participant has made a good faith effort to achieve the required alternative mode use.

H. **Program Costs**. Participants shall be required, as a condition of approval, to reimburse the City for costs incurred in maintaining and enforcing the trip reduction program for the approved project.

Chapter 20.410 Regulation on Cannabis Activities

No changes recommended to this chapter.

Chapter 20.420 Prohibition on New Significant Tobacco Retailers

No changes recommended to this chapter.

Chapter 20.430 Prohibition on New Super Stores

20.430.001 Purpose and Intent

It is the purpose and intent of this chapter to preclude the opening, establishment, and/or operation of new superstore uses in the City.

20.430.002 Superstores Prohibited

A. Superstores are not a permitted use and are prohibited in all zoning districts throughout the City. No permit or any other applicable license or entitlement for use,

nor any business license, shall be approved or issued for the establishment, maintenance or operation of a superstore within the City.

B. The establishment, maintenance or operation of a superstore within the City is declared to be a public nuisance and may be abated by the City either in accordance with the South San Francisco Municipal Code or any other available legal remedies, including, but not limited to, declaratory relief and civil injunctions.

20.430.003 Violation and Enforcement

The establishment, maintenance, or operation of a superstore in violation of, or in noncompliance with, any of the requirements of this chapter or applicable provisions of the Zoning Code or South San Francisco Municipal Code, shall be subject to any enforcement remedies available in accordance with the law and/or the City's Municipal Code. In addition, the City may enforce the violation of this chapter by means of civil enforcement through a restraining order, a preliminary or permanent injunction or by any other means authorized by the law.

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Chapter 20.440 Planning Agency

20.440.001 Purpose

The purpose of this chapter is to identify the bodies, officials, and administrators with designated responsibilities under various divisions and chapters of the Zoning Ordinance. Subsequent chapters of Division VI provide detailed information regarding various procedures, applications, and permits, including zoning and General Plan text and map amendments, establishment of fees, and enforcement. When carrying out their assigned duties and responsibilities, all bodies, administrators, and officials shall interpret and apply the provisions of this Ordinance as minimum requirements adopted to implement the policies and achieve the objectives of the General Plan.

20.440.002 City Council

The powers and duties of the City Council under this Title include:

A. To consider and adopt, reject or modify amendments to the General Plan map and text pursuant to the provisions of Chapter 20.540 ("Amendments to General Plan"), and of the State Government Code.

B. To consider and adopt amendments to the Zoning Map and to the text of this Title pursuant to the provisions of Chapter 20.550 ("Amendments to Zoning Ordinance and Map") and the State Government Code.

C. To consider and adopt Specific Plans and amendments to Specific Plans pursuant to the provisions of Chapter 20.530 ("Specific Plans and Plan Amendments") and the State Government Code.

D. To hear and decide appeals from decisions of the Planning Commission on use permits, variances, and any other permits that can be appealed pursuant to the provisions of Chapter 20.570 ("Appeals and Calls for Review") and other applicable requirements.

E. To hear and decide appeals on environmental determinations by the Chief Planner or the Planning Commission pursuant to Chapter 20.460 ("Environmental Review"), and as provided for in the California Environmental Quality Act (CEQA).

F. To appoint and remove members of the Planning Commission as provided for in Title 2 ("Administration") of the South San Francisco Municipal Code.

G. To establish, by resolution, a Master Fee Schedule listing fees, charges, and deposits for various applications and services provided pursuant to this Ordinance

20.440.003 Planning Commission

The Planning Commission is established and organized pursuant to Chapter 2.56 ("Planning Commission") of the South San Francisco Municipal Code and the requirements of the California Government Code. The powers and duties of the Planning Commission under this Ordinance include:

A. Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the General Plan map and text pursuant to the provisions of Chapter 20.540 ("Amendments to General Plan").

B. Annually review progress towards implementation of the General Plan and recommend to the City Council changes needed due to new legislation, development trends and changing economic, social and environmental conditions.

C. Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the Zoning Map and to the text of this Ordinance pursuant to the provisions of Chapter 20.550 ("Amendments to Zoning Ordinance and Map").

D. Initiate, conduct hearings, and make recommendations to the City Council on proposed Specific Plans and plan amendments pursuant to the provisions of Chapter 20.530 ("Specific Plans and Plan Amendments").

E. Approve, conditionally approve, modify or deny Conditional Use Permits, Precise Plans and variances pursuant to the provisions of Chapter 20.490 ("Use Permits"), and Chapter 20.500 ("Variances").

F. Hear and decide on modifications to approved Conditional Use Permits and variances pursuant to the provisions of Section 20.450.012 ("Modification").

G. Approve, approve with modifications, or deny requests for modifications of the parking standards in Chapter 20.330 ("On-Site Parking and Loading") within designated parking districts.

H. Conduct hearings and make recommendations to the City Council on applications for preliminary development plans pursuant to the provisions of Chapter 20.140 ("Planned Development District").

I. Hear and decide appeals on decisions, determinations, or interpretations made by the Chief Planner in the enforcement of this Ordinance and any other decisions that are subject to appeal pursuant to the procedures in Chapter 20.570 ("Appeals and Calls for Review").

J. Make environmental determinations on any approvals it grants that are subject to environmental review under the California Environmental Quality Act and the City's adopted environmental review guidelines pursuant to the State law and the procedures in Chapter 20.460 ("Environmental Review").

K. Adopt by resolution guidelines and standards for conducting design review pursuant to Chapter 20.480 ("Design Review").

L. Initiate proceedings to revoke Use Permits pursuant to the provisions of Chapter 20.580 ("Enforcement and Abatement Procedures").

M. Designate historic resources pursuant to Chapter 2.56 ("Planning Commission").

N. Conduct design review of applications for the demolition, relocation, alterations, and/or modifications to a designated historic resource in accordance with the provisions of Chapter 20.480 ("Design Review") and the design review guidelines.

O. Review applications for, and issue Certificates of Alteration authorizing alteration, demolition or construction affecting designated historic resources.

20.440.004 Design Review Board

The Design Review Board is established and organized to conduct design review of proposed development pursuant to the requirements of Chapter 20.480 ("Design Review"). It is organized and has the powers and responsibilities as follows:

A. **Membership and Terms of Office**. The Design Review Board shall consist of five members appointed by the Planning Commission. Each member shall be appointed for a term of four years and until a successor is appointed and qualified. Terms shall be staggered and shall expire in even-numbered years. Following the Effective Date, the next two Design Review Board appointments shall be made for less than a full four-year term to assure that the Design Review Board has staggered terms.

B. **Officers.** At least two members shall be architects licensed by the State. At least two members shall be either a landscape architect, designer, contractor, horticulturist, or person with equivalent landscaping expertise or background. No more than one member may be a building or engineering contractor. At least one of the members shall also be a resident and elector of the City.

C. **Powers and Duties.** The Design Review Board shall review design review applications, related drawings, and other matters related thereto and make recommendations to the Planning Commission and Chief Planner in accordance with the provisions of Chapter 20.480 ("Design Review") and the design review guidelines.

D. **Compensation.** The Design Review Board members shall be compensated according to the schedule adopted by the City Council.

20.440.005 Chief Planner

The powers and duties of the Chief Planner under this Ordinance include the following. In the absence of the Chief Planner, the Director of Economic and Community Development

may assume the Chief Planner's responsibilities and authority and/or delegate the same to a City Planner.

A. Maintain and administer the Zoning Ordinance including processing of applications, abatements and other enforcement actions.

B. Prepare and effect rules and procedures necessary or convenient for the conduct of the Chief Planner's business. The rules and procedures must be as approved by a resolution of the City Council with the prior review and recommendation of the Planning Commission. The rules and procedures may include the administrative details of hearings officiated by the Chief Planner including their schedules, rules of procedure, and recordkeeping.

C. Approve, conditionally approve, modify or deny Minor Use Permits pursuant to the provisions of Chapter 20.490 ("Use Permits").

D. Hear and decide applications for modifications to conditions of approved Minor Use Permits and minor modifications to other approved permits pursuant to the provisions of Chapter 20.510 ("Waivers and Modifications).

E. Conduct design review for additions to one-, two- and three-unit residential structures and sign permits less than 300 square feet in total sign area.

F. Issue administrative regulations for the submission and review of applications subject to the requirements of this Ordinance.

G. Review applications for permits and licenses for conformance with this Ordinance and issue a Site Clearance when the proposed use or building is allowed as a matter of right and conforms to all applicable development and use standards.

H. Review applications for discretionary permits and approvals under this Ordinance for conformance with applicable submission requirements.

I. Review applications for discretionary permits and approvals that have been deemed complete in conformance with the requirements of this Ordinance and determine whether the application is exempt from review under CEQA and the City's environmental review requirements.

J. Review applications that are subject to review under CEQA and the City's environmental review requirements and notify the applicant if any additional information is necessary to conduct review in compliance with applicable requirements.

K. Grant time extensions of Use Permits for no more than one year provided that the circumstances of the application are found to be unchanged.

L. Issue interpretations of the requirements of this Ordinance subject to appeal to the Planning Commission.

M. Determine whether design review is required for additions, repairs, and other improvements based on the criteria of Chapter 20.480 ("Design Review").

N. Appoint a member of the Planning Division staff to serve as Zoning Administrator with responsibilities detailed in Section 20.440.009 ("Zoning Administrator").

O. Other duties and powers as may be assigned by the City Council or established by legislation.

20.440.006 Zoning Administrator

The Chief Planner may appoint a Zoning Administrator to carry out any of the powers and duties assigned to the Chief Planner including, the following:

A. Review applications for permits and licenses for conformance with this Ordinance and issues a Site Clearance when the proposed use or building is allowed as a matter of right and conforms to all applicable development and use standards.

B. Approve, conditionally approve, modify or deny Minor Use Permits pursuant to the provisions of Chapter 20.490 ("Use Permits").

C. Approve, conditionally approve, modify or deny temporary Use Permits pursuant to the provisions of Chapter 20.520 ("Temporary Use Permits").

D. Other duties and powers as may be assigned by the Chief Planner.

20.440.007 Chief Building Official

This section designates the Chief Building Official as the official responsible for enforcing zoning regulations pertaining to the construction and alteration of buildings and structures.

20.440.008 Concurrent Processing

Unless provided in any other provision of this Ordinance, whenever an application filed pursuant to this section, seeks multiple entitlements, if any of the entitlements require review and action by different decision makers, all of the associated entitlements shall be reviewed and acted upon by the highest approval body with authority over any of the entitlements. When an application seeking multiple entitlements is transferred to a higher approval body for determination, the lower approval body shall serve as an advisory body on those entitlements that it would typically review and act upon.

20.440.009 Summary of Review Authorities for Decisions and Appeals

Table 20.440.009 lists the approvals and permits addressed in this chapter and the Review Authority responsible for making a recommendation, final decision, or in the event of an appeal, the final appeal body.

Table 20.440.009 Review Authority

Application or Action Type	Found in Chapter	Advisory Body	Decision Maker	Appeal Body
Type One: Ministerial Actions				
Site Clearance	20.470	N/A	Chief Planner	Planning Commission
Sign Permit	20.360	N/A	Chief Planner	Planning Commission
Interpretations	20.030	N/A	Chief Planner	Planning Commission
Minor Changes to an Approved Permit	20.440	N/A	Chief Planner	Planning Commission
Type Two: Discretionary Quasi-Judicial Actions				
Waiver from Dimensional Standards	20.510	N/A	Chief Planner	Planning Commission
Permit Modifications	20.440	Chief Planner	Chief Planner or Planning Commission	Planning Commission or City Council
Parking District Parking Exceptions	20.330	N/A	Planning Commission	City Council
Short-term Rental Permit	20.350	N/A	Chief Planner	Planning Commission
Temporary Use Permits	20.520	N/A	Chief Planner	Planning Commission
Design Review	20.480	Design Review Board	Chief Planner or Planning Commission	Planning Commission or City Council
Minor Use Permits	20.490	N/A	Chief Planner	Planning Commission
Conditional Use Permits	20.490	Chief Planner	Planning Commission	City Council
Variances	20.500	Chief Planner	Planning Commission	City Council
Certificates of Alteration	2.56	N/A	Planning Commission	City Council
Master Sign Program	20.360	Advisory Body of Associated Project Permit	Review Authority of Associated Project Permit	Appeal Body of Associated Project Permit
Precise Plans	20.210 20.220 20.230	Chief Planner	Planning Commission	City Council
Transportation Demand Management Plan	20.400	Advisory Body of Associated Project Permit	Review Authority of Associated Project Permit	Appeal Body of Associated Project Permit

Table 20.440.009 Review Authority				
Application or Action Type	**Found in Chapter**	**Advisory Body**	**Decision Maker**	**Appeal Body**
Affordable Housing Agreement	20.380	Department of Economic and Community Development	City Manager (where agreement is by right); City Council (where agreement is not by right)	City Council (where agreement is by right); Superior Court (where agreement is not by right)
Type Three: Discretionary Legislative Actions				
Specific Plans and Plan Amendments	20.530	Planning Commission	City Council	Superior Court
General Plan Text and Map Amendments	20.540	Planning Commission	City Council	Superior Court
Zoning Ordinance and Map Amendments	20.550	Planning Commission	City Council	Superior Court
Prezoning	20.560	Planning Commission	City Council	Superior Court
1. For the review authority for applications seeking multiple entitlements from different decision makers, see Section 20.440.008, Concurrent Processing.				

Chapter 20.450 Common Procedures

No changes are recommended to this chapter.

Chapter 20.460 Environmental Review

No changes are recommended to this chapter.

Chapter 20.470 Site Clearance

20.470.001 Purpose

This chapter establishes procedures to implement Section 20.010.004(B) ("Compliance with Regulations") and verify that each new or expanded use or structure complies with the applicable requirements of this Ordinance.

20.470.002 Applicability

Site Clearance approval is required for buildings or structures erected, constructed, altered, repaired or moved, the use of vacant land, changes in the character of the use of land or

building, or for substantial expansions in the use of land or building, which are allowed as a matter of right by this chapter. Site Clearance is typically performed in conjunction with business license or permit review.

20.470.003 Review and Decision

A. **General.** Before the City may issue any business license, building permit, subdivision approval, or lot line adjustment, the Chief Planner shall review the application to:

1. Determine whether the use, building, or change in lot configuration complies with all provisions of this Ordinance or any design review, Use Permit or Variance approval issued pursuant to the Ordinance requirements;
2. Review application for, and issue a certificate of alteration authorizing alteration, demolition or construction affecting, historic resources; and
3. Determine that all conditions of such permits and approvals have been satisfied.

B. **Application.** Applications and fees for site clearance review shall be submitted in accordance with the provisions set forth in Section 20.450.002 ("Application Forms and Fees"). The Chief Planner may request that the Site Clearance Review application be accompanied by a written narrative, plans and other related materials necessary to show that the proposed development, alteration, or use of the property complies with all provisions of this Ordinance and the requirements and conditions of any applicable Use Permit or variance approval.

C. **Determination.** The Chief Planner shall review the application to determine whether the Ordinance allows the proposed uses or structures by right. If the Chief Planner determines that the proposed use or building is allowed as a matter of right by this Ordinance, and conforms to all the applicable development and use standards, the Chief Planner shall issue a Site Clearance. An approved Site Clearance may include attachments of other written or graphic information, including but not limited to, statements, numeric data, site plans, floor plans and building elevations and sections, as a record of the proposal's conformity with the applicable regulations of this chapter.

D. **Exceptions.** No Site Clearance shall be required for the continuation of previously approved or permitted uses and structures, or uses and structures that are not subject to any building or zoning regulations.

20.470.004 Appeals

A decision of the Chief Planner on site clearance may be appealed to the Planning Commission and a decision of the Planning Commission may be appealed to the City Council as provided in Chapter 20.570 ("Appeals and Calls for Review").

Chapter 20.480 Design Review

20.480.001 Purpose

This chapter establishes the procedure for design review. The purpose of these provisions is to provide a review procedure to ensure that development is designed to support General Plan policies to preserve the scale and character of established neighborhoods and improve the community orientation of new development. Design review is intended to promote high-quality design, well-crafted and maintained buildings and landscaping, the use of high-quality building materials, and attention to the design and execution of building details and amenities in both public and private projects.

20.480.002 Applicability

A. Design review is required for all projects that require a building permit, which involve construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure or parking area, except for:

1. Construction, reconstruction, alterations, improvements, and landscaping that comply with the requirements of a project developed in compliance with a previous design review approval;
2. Ground floor additions to residential structures that constitute an increase in floor area of less than 50 percent;
3. Signs exempted pursuant to Section 20.360.002 ("Applicability and Exemptions");
4. Changes in sign copy on existing signs, existing changeable copy signs or signs designed to allow a change of copy, excluding painted signs or copy changes which increase the sign area of coverage or which physically alter the sign structure;
5. Alterations and improvements required in whole or part to meet federal or State requirements to accommodate persons with disabilities;
6. Accessory Dwelling Units as defined under Section 20.350.035 of this Code; and

7. Residential projects proposed and developed pursuant to California Government Code Sections 65852.21 or 66411.7, or both (collectively and commonly known as Senate Bill No. 9 (2021)).

8. Any other development projects or work specifically mandated as only subject to a ministerial or non-discretionary review process by applicable state housing or land use laws, as confirmed by the Chief Planner in consultation with the City Attorney's Office.

B. Design review for new residential dwellings on individual lots which are not in planned developments, and second units, shall be limited to compliance with development standards of the applicable base zone and with the objective standards in Chapter 20.310 ("Site and Building Design Standards").

20.480.003 Assignment of Design Review Responsibilities

A. **Chief Planner.**

1. The Chief Planner may approve, conditionally approve, or deny sign programs with less than 300 square feet of total sign area and additions to one-, two- and three-unit residential structures not elsewhere exempted from the procedures of this chapter, without the Design Review Board's review and recommendations.

2. For items subject to review by the Design Review Board but not requiring Planning Commission approval, the Chief Planner shall consider the recommendations of the Design Review Board and shall approve, conditionally approve or deny the design review application. If the Chief Planner fails to approve, conditionally approve, or deny the application as submitted by the applicant within 90 days following the date the final recommendation is received from the Design Review Board, the application, as submitted, shall be deemed approved, unless the Planning Commission grants the Chief Planner a reasonable extension of time.

3. The Chief Planner may refer any project to the Design Review Board (See Subsection 20.480.030.C) for review at his/her discretion because of policy implications, unique or unusual circumstances, or the magnitude of the project.

B. **Design Review Board.** The Design Review Board shall conduct design review of all other projects and signs subject to design review and provide recommendations to the Planning Commission or Chief Planner as detailed in subsection C.

C. **Planning Commission.** The Planning Commission shall have design review authority for all projects requiring Planning Commission approval (such as Use Permits and variances) and all new commercial, downtown, employment, mixed-use, office and

multi-family developments. The Planning Commission shall consider the Design Review Board's recommendations and shall approve, conditionally approve or deny the design review application. The Planning Commission shall also conduct design review of all applications involving alteration, and/or modification to a designated historic resource and may approve, conditionally approve, or deny the design review application with the Design Review Board's review and recommendations. When a project proposes new construction following demolition or removal of a designated historic resource, the Design Review Board shall conduct design review but no approval shall be granted under this title without approval of a Certificate of Alteration pursuant to Section 2.56.130 ("Certificate of Alteration") of the South San Francisco Municipal Code.

20.480.004 Procedures

A. **Forms and Fees.** Written applications for design review applications shall be submitted to the Planning Division in compliance with the application procedures in Chapter 20.450 ("Common Procedures").

B. **Concurrent Processing.** When a development project requires a Use Permit, variance, or any other discretionary zoning approval in addition to design review approval, the design review application shall be submitted to the Planning Division as a part of the application for the underlying permit, Use Permit, or variance.

C. **Staff Action.** The Planning Division shall check each application submitted for design review for completeness and shall set the request for the review and consideration of the Design Review Board.

D. **Public Notice.** When a development project or sign does not require any Use Permit, variance, or other discretionary approval other than design review, notice of the proposed action shall be posted in the Planning Division at least 10 days prior to the date of action. The notice shall include a general description of the subject of the application, the location of the property, the date of the decision, the procedure for submitting comments, and the procedure for appealing the decision.

E. **Alterations to Drawings.** If alterations to the approved drawings are desired by the applicant, said drawings shall be re-submitted and processed according to the procedures established herein for approval of the original drawings.

20.480.005 Scope of Design Review

Design review shall be based on consideration of the requirements of this chapter as they apply to the design of the site plan, structures, landscaping, and other physical features of a proposed project including:

A. Building proportions, massing, and architectural details;

B. Site design, orientation location, and architectural design of buildings relative to existing structures on or adjacent to the property, topography, and other physical features of the natural and built environment;

C. Size, location, design, development, and arrangement of on-site parking and other paved areas;

D. Exterior colors and materials as they relate to each other, to the overall appearance of the project, and to surrounding development;

E. Height, materials, colors, and variety of fences, walls, and screen plantings;

F. Location and type of landscaping including selection and size of plant materials, design of hardscape, and irrigation; and

G. Size, location, design, color, lighting, and materials of all signs.

20.480.006 Design Review Criteria

A. **Criteria.** When conducting design review, the Design Review Board, Chief Planner, Planning Commission, or City Council shall evaluate applications to ensure that they satisfy the following criteria, conform to the policies of the General Plan and any applicable specific plan, and are consistent with any other policies or guidelines the City Council may adopt for this purpose. In contrast to guidelines, which are intentionally generalized to encourage individual creativity, to obtain design review approval, projects must satisfy these criteria to the extent they apply.

1. The site subject to design review shall be graded and developed with due regard for the natural terrain, aesthetic quality, and landscaping so as not to impair the environmental quality, value, or stability of the site or the environmental quality or value of improved or unimproved property in the area.

2. A building, structure, or sign shall:

   a. Reasonably relate to its site and property in the immediate and adjacent areas;

   b. Not be of such poor quality of design as to adversely affect the environmental quality or desirability of the immediate areas or neighboring areas; and

   c. Not unreasonably interfere with the occupancy, environmental quality, or the stability and value of improved or unimproved real property or have an unreasonable detrimental effect on the health, safety, and general welfare of the community.

3. New additions to existing residential dwellings shall be architecturally compatible with the primary residential unit, with respect to style, massing, roof pitch, color and materials.

4. A site shall be developed to achieve a harmonious relationship with the area in which it is located and adjacent areas, allowing a reasonable similarity of style or originality, which does not impair the environmental quality or value of improved or unimproved property or prevent appropriate development and use of such areas or produce degeneration of properties in such areas with attendant deterioration of conditions affecting the health, safety, and general welfare of the City.

5. Parking areas shall be designed and developed to buffer surrounding land uses; compliment pedestrian-oriented development; enhance the environmental quality of the site, including minimizing stormwater run-off and the heat-island effect; and achieve a safe, efficient, and harmonious development.

6. Open space, pedestrian walks, signs, illumination, and landscaping (including irrigation) shall be designed and developed to enhance the environmental quality of the site, achieve a safe, efficient, and harmonious development, and accomplish the objectives set forth in the precise plan of design and design criteria.

7. Electrical and mechanical equipment or works and fixtures and trash storage areas shall be designed and constructed so as not to detract from the environmental quality of the site. Electrical and mechanical equipment or works and fixtures and trash storage areas shall be concealed by an appropriate architectural structure which uses colors and materials harmonious with the principal structure, unless a reasonable alternative is identified.

8. Components considered in design review shall include but not be limited to exterior design, materials, textures, colors, means of illumination, landscaping, irrigation, height, shadow patterns, parking, access, security, safety, and other usual on-site development elements.

20.480.007 Required Findings

A. The Chief Planner, Planning Commission, or City Council may only approve a design review application if it finds that the application is consistent with the purposes of this chapter and with the following:

1. The applicable standards and requirements of this Ordinance;

2. The General Plan and any applicable specific plans the City Council has adopted;
3. Any applicable design guidelines adopted by the City Council;
4. Any approved tentative map, Use Permit, variance, or other planning or zoning approval that the project required; and
5. The applicable design review criteria in Section 20.480.006 ("Design Review Criteria") above.

B. On lots with an average slope of 30 percent or greater, grading may be approved by the Review Authority only if the following findings can be made:

1. The proposed grading is part of or necessary for a project that is consistent with the General Plan and any applicable specific plan.
2. The proposed grading and associated project substantially meet the purposes of Section 20.310.002, General Site and Building Design, subsections A, B and C.
3. The size, shape, or topography of the site are such that creating slopes over 30 percent is necessary to enable a design that minimizes disturbance to the terrain and natural land features.
4. The proposed grading and associated project will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or the public welfare in general.

20.480.008 Conditions of Approval

In granting design review approval, the Chief Planner, Planning Commission, or City Council may impose conditions that are reasonably related to the application and deemed necessary to achieve the purposes of this chapter and ensure compliance with the applicable criteria and standards established by this Ordinance.

20.480.009 Notice to the Planning Commission

The Chief Planner shall provide notice of any action by the Chief Planner to approve, modify, or deny an application for design review to the Planning Commission within the applicable appeal period.

20.480.010 Appeals; Expiration, Extensions, and Modifications

A. **Appeals and Calls for Review.** A decision by the Chief Planner shall be subject to review by the Planning Commission either on appeal by the applicant or upon motion of the Planning Commission. If the Planning Commission fails to make an order to

review the Chief Planner's determination at its next regular meeting after the determination, then the Chief Planner's determination shall be final. A decision of the Chief Planner may be appealed to the Planning Commission and a decision of the Planning Commission may be appealed to the City Council as provided in Chapter 20.570 ("Appeals and Calls for Review").

B. **Expiration, Extensions and Modifications**. Design review approval is effective and may only be extended or modified as provided for in Chapter 20.450 ("Common Procedures").

20.480.011 Enforcement

No building permit shall be issued for any activity subject to the provisions of this chapter except in accordance with the terms and conditions of the design review approval. No Certificate of Occupancy shall be granted by the Building Division or approved by the Chief Planner unless a design review approval, if required, has been secured and the building or structure complies with the building permit plans approved following design review unless amendments or changes have been approved pursuant to the requirements of Section 20.450.012 ("Modification").

A. Failure to comply with a design review approval condition is a violation of this chapter subject to enforcement, penalties, and legal procedure as prescribed by Chapter 20.580 ("Enforcement and Abatement Procedures").

B. Any design review approval granted in accordance with the terms of this chapter may be revoked or modified for cause as provided by Section 20.580.006 ("Revocation of Permits").

Chapter 20.490 Use Permits

20.490.001 Purpose

This chapter describes the process and general requirements applicable to those uses for which this Ordinance requires a Use Permit (Conditional or Minor) or a Temporary Use Permit.

A. The Use Permit process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties. The process for review of all Use Permit applications is designed to evaluate possible adverse impacts and to minimize them where possible through the imposition of specific conditions or requirements. Approval of a Use Permit requires careful review

of the location, design, configuration, and special impacts of a proposed use with respect to applicable policies, standards, and criteria to determine the desirability of permitting its establishment on a particular site.

B. The Temporary Use Permit review process allows for the establishment of certain uses for a limited duration of time and that do not permanently alter the character or physical facilities of the property where they occur.

20.490.002 Applicability

Use Permit and Temporary Use Permit approval is required for the following:

A. **Conditional Use Permit.** A Conditional Use Permit is required for;

1. Any use with hours of operation between 12:00 midnight and 6:00 a.m., except for properties within the BPT-M, BPT-H, MIM or MIH zoning districts that do not directly abut another zone district;

2. Any commercial use with live entertainment; or

3. Uses or developments specifically identified in Division II ("Conventional District Regulations") and Division III ("Form-Based Code"), and/or any other section of this Ordinance which requires a Use Permit.

B. **Minor Use Permit.** A Minor Use Permit is required for any new use or change of use from a Public and Semi-Public, Commercial, Industrial/R&D, or Transportation, Communication & Utilities use classification category to another non-residential use classification category within 300 feet of a residential district. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification category than the former occupant.

C. **Temporary Use Permit.** A Temporary Use Permit is required for the review and approval of certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the property where they occur. In addition to any other license or approval required by the City, a Temporary Use Permit is required for temporary uses pursuant to Chapter 20.340 (Temporary Uses).

20.490.003 Procedures

A. **Review Authority.**

1. ***Conditional Use Permits.*** Unless otherwise specified in the South San Francisco Municipal Code, the Planning Commission shall approve, conditionally approve, or deny applications for Conditional Use Permits based on consideration of the requirements of this chapter.

2. ***Minor Use Permits.*** The Chief Planner shall approve, conditionally approve, or deny applications for Minor Use Permits based on consideration of the requirements of this chapter. The Chief Planner may, at their discretion, refer any application for a Minor Use Permit for a project that may generate substantial public controversy or involve significant land use policy decisions to the Planning Commission for a decision rather than acting on it. In that case, the application shall be processed as a Conditional Use Permit.

3. ***Temporary Use Permits.*** An application for a temporary use shall be submitted at least 30 days before the use is intended to commence. The application shall be on a form approved by the Chief Planner and shall include the written consent of the owner of the property or the agent of the owner on which the use is to be located.

B. **Application Requirements.** Applications for Use Permits and Temporary Use Permits shall be filed with the Planning Division on the prescribed application forms in accordance with the application procedures in Chapter 20.450 ("Common Procedures"). In addition to any other application requirements, the application for a Use Permit or Temporary Use Permit shall include data or other evidence in support of the applicable findings required by Section 20.490.004 ("Required Findings"), below.

C. **Public Notice and Hearing.**

1. ***Conditional Use Permits.*** All applications for Conditional Use Permits shall require public notice and hearing before the Planning Commission pursuant to Chapter 20.450 ("Common Procedures").

2. ***Minor Use Permits.*** All applications for Minor Use Permits shall require public notice and hearing before the Chief Planner pursuant to Chapter 20.450 ("Common Procedures").

3. ***Temporary Use Permits.*** An application for a Temporary Use Permit does not require a public hearing.

20.490.004 Required Findings

A. The review authority must make all of the following findings in the affirmative in order to approve or conditionally approve a Conditional Use Permit or a Minor Use Permit application. The inability to make one or more of the findings in the affirmative is grounds to deny an application.

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Ordinance and all other titles of the South San Francisco Municipal Code;

2. The proposed use is consistent with the General Plan and any applicable specific plan;

3. The proposed use will not be adverse to the public health, safety, or general welfare of the community, nor detrimental to surrounding properties or improvements;

4. The proposed use complies with any design or development standards applicable to the zoning district or the use in question as may be adopted by a resolution of the Planning Commission and/or the City Council;

5. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and reasonably foreseeable future land uses in the vicinity;

6. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;

7. An environmental determination has been prepared in accordance with CEQA;

8. If the proposal includes a request for increased density or FAR pursuant to the provisions of Section 20.280.004(A), in addition to any other findings this chapter requires, the decision-making body must also make the following findings:

   a. The proposal would result in a project whose proposed public benefits and requested development incentives are suitable to the site and relate appropriately to adjacent uses and structures.

   b. The proposed project would be consistent with the accepted list of public benefits outlined in Section 20.280.004(A)(1), and such benefits would not otherwise result through provisions of the City's policies, ordinances or other requirements.

   c. The proposal reflects a fair financial balance of costs and benefits to the applicant and the City.

B. The Chief Planner may approve an application for a Temporary Use Permit to allow a temporary use for a period of time, only upon making all of the following findings:

1. The proposed use will not unreasonably affect adjacent properties, their owners and occupants, or the surrounding neighborhood, and will not in any other way constitute a nuisance or be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the area of such use or to the general welfare of the City; and

2. The proposed use will not unreasonably interfere with pedestrian or vehicular traffic or circulation in the area surrounding the proposed use, and will not

create a demand for additional parking that cannot be safely and efficiently accommodated by existing parking areas.

20.490.005 Conditions of Approval

A. In approving a Conditional Use Permit or a Minor Use Permit, the review authority may impose reasonable conditions deemed necessary to ensure compliance with the findings required in Section 20.490.004 ("Required Findings") above and may require reasonable guarantees and evidence that such conditions are being, or will be, complied with.

B. In approving a Temporary Use Permit, the Chief Planner may impose any conditions deemed necessary to achieve the findings for a Temporary Use Permit listed above, including: regulation of vehicular ingress and egress and traffic circulation; regulation of lighting; regulation of hours and/or other characteristics of operation; submission of final plans to ensure compliance with conditions of approval, and such other conditions as the Chief Planner may deem necessary and reasonable. At minimum, the Chief Planner shall impose the following conditions if applicable:

1. Any construction or other work shall conform to all applicable rules and regulations. This may include documentation or demonstration that the project complies with all applicable development and design standards.
2. Fire protection and access for fire vehicles shall be provided as specified by the Fire Chief.
3. The site shall be completely cleaned and all trash, debris, signs, sign supports, and temporary structures and electrical service removed within three days following the date specified for termination of the temporary use.
4. Fencing or other security measures the Police Department deems necessary to minimize risk.

20.490.006 Notice to the Planning Commission – Minor Use Permit

The Chief Planner shall provide notice of any action by the Chief Planner to approve, modify, or deny an application for a Minor Use Permit to the Planning Commission within the applicable appeal period. (Ord. 1432 § 2, 2010)

20.490.007 Appeals; Expiration, Extensions, and Modifications

A. **Appeals.** A decision of the Chief Planner may be appealed to the Planning Commission and a decision of the Planning Commission may be appealed to the City Council, as provided in Chapter 20.570 ("Appeals and Calls for Review").

B. **Expiration, Extensions and Modifications.** Use permits are effective and may only be extended or modified as provided for in Chapter 20.450 ("Common Procedures").

20.490.008 Failure to Comply with Conditions

Failure to comply with any Use Permit condition is a violation of this chapter subject to enforcement, penalties, and legal procedure as prescribed by Chapter 20.580 ("Enforcement and Abatement Procedures"). Any Use Permit granted in accordance with the terms of this chapter may be revoked upon failure to comply with any of the conditions or terms of such permit, or if any law or ordinance is violated in connection therewith.

20.490.009 Revocation of Use Permits

A Use Permit may be revoked as provided by Section 20.580.006 ("Revocation of Permits").

Chapter 20.500 Variances

No changes recommended to this chapter.

Chapter 20.510 Waivers and Modifications

20.510.001 Purpose

The purpose of this chapter is to establish an alternate means of granting relief from the requirements of this Ordinance when so doing would be consistent with the purposes of the Ordinance and it is not possible or practical to approve a variance. This procedure is intended to, facilitating compliance with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act by providing reasonable accommodation to persons with disabilities seeking fair access to housing through modification of the application of the City's zoning regulations. This chapter authorizes the Chief Planner to grant relief from this Ordinance's dimensional requirements when necessary to provide access to housing and to also approve limited waivers of dimensional standards for applicants who are not entitled to reasonable accommodation under these statutes. It also allows the Commission to grant exceptions and waivers when necessary to accommodate religious uses protected by the Federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA). The relief available under this chapter is distinguished from grant of a Variance provided in Chapter 20.500 ("Variances") in that it is limited to minor waivers of dimensional requirements except when an applicant is entitled to an accommodation pursuant to Federal and/or State law.

20.510.002 Procedures

A. **Notice and Application.** A notice shall be displayed at the office of the Planning Division advising applicants that they may request a reasonable accommodation in the rules, policies, practices and procedures regulating the siting, funding, development or use of housing by completing an application requesting an accommodation and filing it with the Planning Division.

1. When an accommodation may be necessary to ensure equal access to housing, a request for reasonable accommodation in rules, policies, practices and/or procedures may be filed with any application for zoning or subdivision approval or at any time during the zoning or subdivision approval process.

B. **Review of Requests for Reasonable Accommodation to Ensure Access to Housing.** An application for reasonable accommodation to ensure access to housing will be referred to the Chief Planner for review and consideration. The Chief Planner shall issue a written decision within 45 days of the date of the application and may grant the reasonable accommodation request, grant with modifications, or deny the request. All written decisions shall give notice of the right to appeal and to request reasonable accommodation in the appeals process.

C. **Review of Other Requests for Waivers and Modifications.** Applicants who are not requesting reasonable accommodation to ensure access to housing as provided for by federal and/or State law may submit an application requesting a waiver or exception to any of the following standards:

1. Lot area, width, or depth up to 10 percent of the required dimension;
2. Determination of which street frontage is to be considered the front of the lot;
3. Height variation requirements based on existing patterns of development within 500 feet of the subject property;
4. Minimum yards, up to 10 percent of the required yard;
5. Maximum height of fences and freestanding walls up to one foot over height allowed;
6. Maximum height of buildings and structures, up to 10 percent or eight feet, whichever is less;
7. Maximum lot coverage, up to 10 percent;
8. Minimum landscaping, up to 10 percent of required landscaping for site or parking lot;
9. Required ground-floor building transparency, up to 10 percent of minimum;

10. Upper story step-back; up to 10 percent provided design features have been incorporated to create visual variety and to avoid a large-scale, bulky, or monolithic appearance;

11. Building length and separation, up to 10 percent, provided the building separation complies with the Building Code and design features have been incorporated to create visual variety and to avoid a large-scale, bulky, or monolithic appearance;

12. Up to 10 percent of other development standards not listed in subsection D below;

13. For a corner lot, the widest dimension of the lot with street frontage may be considered the front of a lot; or

14. Other development standards not listed in subsection D below, provided the application is to accommodate an environmental technology or design that will substantially enhance the sustainability of a project over and above standard municipal code requirements.

D. **Exclusions.** Waivers and modifications may not be considered for the following standards:

1. Maximum number of stories;

2. Minimum number or dimensions of required parking spaces;

3. Residential density; or

4. Maximum floor area ratio (FAR).

20.510.003 Required Findings

A decision to grant a waiver or modification shall be based on the following findings:

A. The waiver or modification is necessary due to the physical characteristics of the property and the proposed use or structure or other circumstances, including topography, noise exposure, irregular property boundaries, or other unusual circumstance.

B. There are no alternatives to the requested waiver or modification that could provide an equivalent level of benefit to the applicant with less potential detriment to surrounding owners and occupants or to the general public.

C. The granting of the requested waiver or modification would not be detrimental to the health or safety of the public or the occupants of the property or result in a change in land use or density that would be inconsistent with the requirements of this title.

D. If the waiver or modification requested is to provide reasonable accommodation pursuant to State or Federal law, in addition to any other findings that this chapter requires, the decision-maker must also make the following findings:

1. That the housing or other property which is the subject of the request for reasonable accommodation will be used by an individual or organization entitled to protection;

2. If the request for accommodation is to provide fair access to housing, that the request for accommodation is necessary to make specific housing available to an individual protected under State or Federal law;

3. That the conditions imposed, if any, are necessary to further a compelling public interest and represent the least restrictive means of furthering that interest; and

4. That denial of the requested waiver or modification would impose a substantial burden on religious exercise or would conflict with any State or Federal statute requiring reasonable accommodation to provide access to housing.

20.510.004 Conditions of Approval

A. In approving a waiver or modification, the decision-maker may impose any conditions deemed necessary to:

1. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies adopted by the City Council;

2. Achieve the general purposes of this Ordinance or the specific purposes of the zoning district in which the project is located;

3. Achieve the findings for a waiver or exception granted; or

4. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.

B. Waivers and modifications approved based on State or federal requirements for reasonable accommodation may be conditioned to provide for rescission or automatic expiration based on a change of occupancy or other relevant change in circumstance.

20.510.005 Appeals; Expiration, Extensions, and Modifications

A. **Appeals.** The applicant or any other aggrieved party may appeal a decision on a waiver or exception pursuant to the provisions of Chapter 20.570 ("Appeals and Calls for Review").

1. An appellant may request a reasonable accommodation in the procedure by which an appeal will be conducted.

2. If an appellant needs assistance in filing an appeal, the Planning Division shall provide the assistance that is necessary to ensure that the appeal process is accessible to the applicant.

B. **Expiration, Extensions, and Modifications.** Waivers and exceptions granted under this chapter are effective and may only be extended or modified as provided for in Chapter 20.450 ("Common Procedures").

Chapter 20.520 Temporary Use Permits

The contents of this chapter have been moved to Chapter 20.490 (Use Permits)

Chapter 20.530 Specific Plans and Plan Amendments

No changes recommended to this chapter.

Chapter 20.540 Amendments to General Plan

No changes recommended to this chapter.

Chapter 20.550 Amendments to Zoning Ordinance and Map

No changes recommended to this chapter.

Chapter 20.560 Pre-zoning Procedure

No changes recommended to this chapter.

Chapter 20.570 Appeals and Calls for Review

No changes recommended to this chapter.

Chapter 20.580 Enforcement and Abatement Procedures

No changes recommended to this chapter.

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Chapter 20.620 Use Classifications

20.620.010 Purpose and Applicability

Use classifications describe one or more uses of land having similar characteristics, but do not list every use or activity that may appropriately be within the classification. The Planning Commission upon request from the Chief Planner shall determine whether a specific use shall be deemed to be within one or more use classifications or not within any classification in this chapter. The Commission may determine that a specific use shall not be deemed to be within a classification, whether or not named within the classification, if its characteristics are substantially incompatible with those typical of uses named within the classification.

20.620.020 Residential Use Classifications

Accessory Dwelling Unit. A dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with a primary, single-unit, or multiple-unit dwelling. An accessory dwelling unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same lot.

Accessory Dwelling Unit, Junior. An accessory dwelling unit that is no more than 500 square feet in size and contained entirely within an existing single-unit dwelling. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the primary unit.

Dwelling, Single-Unit. A dwelling unit designed for occupancy by one household, where all rooms are internally connected and internally accessible via habitable space and located on a separate lot from any other unit (except accessory dwelling units, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, and the use of a single-family residential structure as employee housing for six or fewer employees consistent with Section 17021.5 of the California Health and Safety Code.

Detached. A single-unit dwelling, on a single lot, within which all rooms are internally accessible and that is not attached to any other primary dwelling unit.

Semi-Attached. A single-unit dwelling with only the garage wall abutting, or in common with, the garage of the dwelling unit on the adjacent lot.

Attached. A single-unit dwelling on a single lot that is attached through common vertical walls to one or more dwellings on abutting lots. An attached single-unit dwelling may take the form of a townhouse.

SB9 Unit. Two primary dwelling units or, if there is already a primary dwelling unit on the lot, the development of a second primary dwelling unit on a lot subdivided in accordance with Government Code Section 65852.21.

Dwelling, Multiple-Unit. This use classification refers to two or more dwelling units on a single lot. Multiple-unit residential types include duplexes and multifamily development, such as townhouses, single-unit groups, senior citizen residential developments, apartment buildings, and transitional residential development.

Duplex. A single building on a lot that contains two primary dwelling units or two single-unit dwellings on a single lot. This use is distinguished from an accessory dwelling unit, which is considered a secondary residential unit, or incidental to a primary dwelling unit as defined by State law and this chapter.

Multifamily. Three or more dwelling units on a single lot. Types of multiple-unit dwellings include townhouses, triplexes, fourplexes, cottage courts, senior housing developments, micro-units, and apartment buildings.

Senior Citizen Residential. A multifamily development in which individual units are occupied exclusively by one or more persons 60 years of age or older.

Caretaker Unit. A dwelling unit occupied by employees or caretakers of the primary use on the site.

Domestic Violence Shelter. A facility where victims of domestic violence or sexual abuse are provided temporary housing, food, and other specialized services in compliance with California Welfare and Institutions Code Section 18290 et seq.

Family Day Care Homes, Family Day Cares, or Family Day Care Centers. A day-care facility licensed by the State of California that is located in a single-unit dwelling or other dwelling unit where an occupant of the residence provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for eight or fewer children, including children under the age of 10 who reside at the home.

Large. A facility that provides care for seven to 14 children, including children under the age of 10 who reside at the home.

Group Residential. Shared living quarters without separate kitchen or bathroom facilities for each room or unit, offered for rent for permanent or semi-transient residents on a weekly or longer basis. This classification includes rooming and boarding houses, dormitories and other types of organizational housing, private residential clubs, and residential hotels intended for long-term occupancy (30 days or more) but excludes Hotels and Motels (see Hotel and Motel), and Residential Care Facilities (see Residential Care Facilities).

Live-Work. An integrated housing unit and working space that has 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 the California Building Code. Living space includes, but is not limited to, a sleeping area, a food preparation area, and a full bathroom. The working space is reserved for and regularly used by one or more occupants of the unit.

Mobile Home Park. A development designed and occupied by mobile homes including development with facilities and amenities used in common by occupants who rent, lease, or own spaces for mobile homes through a subdivision, cooperative, condominium or other form of resident ownership.

Residential Care Facilities. ***General.*** A facility that requires a State license or is licensed by the State to provide 24-hour primarily non-medical care and supervision for more than six persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions. This category excludes transitional residential (see Dwelling, Multiple-Unit) and any facilities supervised by or under contract with the State Department of Corrections.

Limited. A facility that requires a State license or is licensed by the State to provide 24-hour non-medical care and supervision for six or fewer persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living, excluding the licensee or members of the licensee's family or persons employed as facility staff. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices. A Residential Care Facility, Limited is considered a single-unit dwelling use.

Senior. A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person, where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents, as provided in Health & Safety Code Section 1569.316 or a successor statute. This classification includes continuing care retirement communities and lifecare communities licensed for residential care by the State of California.

20.620.030 Public and Semi-Public Use Classifications

College and Trade School, Public or Private. Institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This

classification includes business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons (see Instructional Services).

Community Assembly. A facility for public or private meetings including clubs and lodges, community centers, senior centers, religious assembly facilities, convention centers, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities (see Indoor Sports and Recreation), residential accommodations available to club and lodge members (see Group Residential), or facilities such as day care centers and schools, all of which are separately defined and regulated.

Community Assembly, Small. A Community Assembly facility up to 2,000 gross square feet in area.

Community Assembly, Large. A Community Assembly facility over 2,000 gross square feet in area.

Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity.

Cultural Institution. Public or non-profit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, dance, and events; buildings of an educational, charitable or philanthropic nature; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

Day Care Center. Establishments providing non-medical care for persons on a less than 24-hour basis other than Family Day Care Homes. This classification includes licensed nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

Elderly and Long-Term Care. Establishment that provides 24-hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves, and is licensed by the California Department of Public Health. Uses include but not limited to, skilled nursing facilities, rest homes and convalescent hospitals. Does not include Senior Citizen Residential (see Dwelling, Multiple-Unit), Residential Care Facilities (Mobile Home Park), or Hospitals (see Hospitals and Clinics).

Emergency Shelter. As defined in California Health and Safety Code § 50801(e), housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay.

Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment of a public agency or public utility (see Utilities, Major).

Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

> ***Hospital.*** A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.
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> ***Clinic.*** A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, dialysis centers, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale (see Offices, Medical and Dental).

Park and Recreation Facilities, Public. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities.

Public Safety Facilities. Facilities providing public-safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

Schools, Public or Private. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

Social Service Facilities. Any noncommercial facility that provides meals, showers, personal storage, and/or laundry facilities to families or individuals. Specialized programs and services related to the needs of clients may also be provided. This classification excludes Emergency Shelters, Domestic Violence Shelters, and Transitional Housing (see Multi-Family Residential and Group Residential, and similar facilities that provide living accommodations).

20.620.040 Commercial Use Classifications

Adult-Oriented Business. An establishment or concern that, as a regular and substantial course of conduct, offers, sells or distributes adult-oriented merchandise, or that offers to its patrons materials, products, merchandise, services, entertainment or performances that have sexual arousal, sexual gratification, and/or sexual stimulation as their dominant theme, or are characterized by an emphasis on specified sexual activities or specified anatomical areas and are not customarily open to the general public because they exclude minors by virtue of their age. This classification does not include any establishment offering professional services conducted, operated, or supervised by medical practitioners, physical therapists, nurses, chiropractors, psychologist, social workers, marriage and family counselors, osteopaths, and persons holding licenses or certificates under applicable State law or accreditation from recognized programs when performing functions pursuant to the respective license or certificate (see Offices, Medical and Dental).

Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

Kennel. Facilities for keeping, boarding, training, breeding or maintaining for commercial purposes, four or more dogs, cats, or other household pets not owned by the kennel owner or operator. It excludes Pet Stores and Veterinary Services that provide 24-hour accommodation of animals receiving medical or grooming services.

Pet Day Care. Facilities for providing non-medical care for four or more dogs, cats, or other household pets not owned by the pet day care owner or operator on a less than 24-hour basis.

Pet Store. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. This classification excludes dog walking and similar pet care services not carried out at a fixed location and excludes pet supply stores that do not sell animals or provide on-site animal services (see Retail, General).

Veterinary Service. Medical care for small animals on a commercial basis. This classification allows 24-hour accommodation of animals receiving medical or grooming services but does not include kennels.

Artist's Studio. Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft, with incidental retail sales of items produced on-site. Artist's studios do not produce significant odors, fumes, noise, particulate matter emissions, or other disturbances (see Maker's Space).

Automobile/Vehicle Sales and Services. Retail or wholesale business that sell, rent, and/or repair automobiles, trucks, vans, trailers, motorcycles including the following:

Automobile/Vehicle Rentals. Point of sale for rental of automobiles, including storage and maintenance.

Automobile/Vehicle Sales and Leasing. Sales or leasing of automobiles, boats, motorcycles, trucks, and motor homes, including storage and incidental maintenance.

Automobile/Vehicle Service and Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes the servicing and repair of engines, body and fender, transmission, axels, wheels and brake, auto glass services, tire sales and installation, and vehicle painting. Excludes vehicle dismantling or salvaging and tire retreading or recapping (see Salvage and Wrecking).

Automobile/Vehicle Service and Repair, Minor. 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, auto glass sales and replacement, stereo and alarm sales, and tire sales 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 repair of heavy trucks, limousines or construction vehicles (see Automobile/Vehicle Repair, Major). It also excludes towing services (see Towing and Impound) and fueling stations (see Service Station).

Automobile/Vehicle Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

Rental Car Storage. Parking or storage of operable motor vehicles for rental car agencies, leasing agencies, or any company or business engaged in the rental or leasing of motor vehicles, where more than 30 percent of annual rental transactions relating to those parked or stored motor vehicles occurs off-site.

Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing food services.

Towing and Impound. Establishments primarily engaged in seizing and retaining vehicles, in addition to parking associated towing vehicles.

Banks and Financial Institutions.

Banks and Credit Unions. Financial institutions, including federally-chartered banks, savings associations, industrial loan companies, and credit unions that provide retail banking services to individuals and businesses. This classification includes only those

institutions engaged in the on-site circulation of money, and whose deposits are insured by the state or federal government and/or a state or federal sponsored entity, including credit unions. This classification specifically excludes Other Financial Services and Pawnbrokers.

Other Financial Services. Other financial services are business establishments that provide customers with some form of currency in a transaction as part of an alternative loan product. This use classification may include check cashing, payday loans, vehicle title loans, microfinance loans, or similar. This use classification specifically excludes Banks and Credit Unions.

Alternative Loan Businesses. Establishments that conduct a check cashing business, and/or engage in the business of cashing checks, warrants, drafts, money orders, or other commercial enterprise defined herein. The term "check cashing business" as used herein includes a retail business owned or operated by a "check casher" as that term is defined in California Civil Code Section 1789.31, as amended from time to time. This classification also includes the business of deferred deposits, or "payday lending," which is defined as an establishment owned or operated by a "licensee," as that term is defined in California Financial Code Section 23001(d), as amended from time to time. Similar lending services that provide vehicle title loans or microfinance loans shall also be included in this classification. Microfinance institutions are characterized by their use of interest rates that are higher than traditional banks and credit unions and typically targeted towards low-income borrowers or borrowers with limited or no credit history. Alternative loan businesses do not include state or federally chartered banks, savings associations, credit unions, or industrial loan companies (see Banks and Credit Unions). They also do not include retail sellers engaged primarily in the business of selling consumer goods, such as consumables to retail buyers, that cash checks or issue money orders incidental to their main purpose or business.

Pawnbroker. Place of business where personal property is received and for which money is advanced, with the right of privilege granted to the person to whom said money is advanced to reclaim such property upon repayment of said money, together with all legal charges incident thereto. This does not include Banks and Credit Unions.

Building Materials Sales and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and establishments devoted principally to taxable retail sales to individuals for their own use. This definition does not include Construction and Materials Yards and hardware stores less than 10,000 square feet in floor area (see Retail Sales) or plant nurseries (see Nurseries and Garden Centers).

Business Services. 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, and model building.

Commercial Cannabis Uses. Includes the cultivation, possession, manufacture, distribution, processing, storing, laboratory testing, packaging, labeling, transportation, delivery, or sale of cannabis and cannabis products.

Cannabis Delivery-Only Operations. A commercial cannabis use that involves the transfer of cannabis or cannabis products from a fixed location that is not open to the public to a customer at a fixed address specified by the customer pursuant to the applicable state cannabis license.

Cannabis Distribution. The procurement, sale, and transport of cannabis and cannabis products between licensees.

Cannabis Indoor Cultivation. The cultivation of cannabis for commercial purposes within a fully enclosed, permanent, secure structure. Indoor commercial cannabis cultivation only includes cultivation that exclusively uses artificial lighting as licensed pursuant to State law. For the purposes of this chapter, indoor commercial cultivation does not include cultivation that is legally conducted pursuant to federally-regulated scientific research (see Research and Development).

Cannabis Manufacturing. Producing, preparing, propagating, blending, or compounding cannabis or cannabis products either directly or indirectly or by extraction methods, infusion methods, or independently by means of chemical synthesis, or by a combination of extraction and chemical synthesis at a fixed location that packages or repackages cannabis or cannabis products, or labels or re-labels its container, or otherwise making or preparing cannabis products.

Cannabis Testing. Performing scientific analysis of cannabis or cannabis products to determine its chemical profile, the presence of contaminants, or other similar scientific or compositional information as a commercial enterprise.

Commercial Entertainment and Recreation. The Commercial Entertainment and Recreation use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are Commercial Recreation use types:

Indoor Entertainment. Predominantly spectator uses conducted within an enclosed building. Typical uses include movie theaters, arcades, meeting halls, video game activities and competitions such as e-sports, and dance halls.

Indoor Sports and Recreation. Predominantly participant sports conducted within an enclosed building. Typical uses include bowling alleys, billiard parlors, ice and roller skating rinks, indoor racquetball courts, athletic clubs, and physical fitness centers. Excludes operations where activities are primarily class- or appointment-based such as yoga studios and personal trainers (see Instructional Services).

Outdoor Entertainment. Predominantly spectator uses conducted open or partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities, and amusement parks.

Outdoor Sports and Recreation. Predominantly participant sports conducted in open or partially enclosed or screened facilities. Typical uses include driving ranges, miniature golf courses, golf courses, swimming pools, marinas, and tennis courts.

Crop Production, Limited. Use of land for agricultural production, vine or tree farm, truck garden, apiary, horticulture, vineyard, hopyard, and associated crop preparation and harvesting activities or any other type of agriculture determined to be substantially similar to the above. This use does not include nurseries and greenhouses (see Nurseries and Garden Centers), processing (see Food Preparation), or retail sales of agricultural products from the site (see Retail Sales, General).

Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

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

Coffee Shop/Café. Establishments that primarily serve beverages, such as coffee, juices or sodas for consumption on or near the premises, or a specialty snack, such as ice cream, frozen yogurt, cookies or popcorn.

Hookah Bar/ Smoking Lounge. Businesses serving flavored tobacco or other products for on-site smoking.

Restaurant, Full Service. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.

Restaurant, Limited Service. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where no table service is provided. This classification includes cafeterias, fast-food restaurants, carryout sandwich shops, limited-service pizza parlors and delivery shops, self-service restaurants, snack bars and takeout restaurants. This classification also includes catering businesses or bakeries that have a storefront retail component.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, convenience markets, groceries, liquor stores, and retail bakeries.

Convenience Market. Retail establishments that sell a limited line of groceries, prepackaged food items, tobacco, magazines, and other household goods, primarily for off-premise consumption and typically with long or late hours of operation and in a building that is less than 5,000 gross square feet. This classification includes small retail

stores located on the same parcel as or operated in conjunction with a service station but does not include specialty food shops.

Grocery Store. Retail establishments that primarily sell food, but also may sell other convenience and household goods, and could include a delicatessen or specialty food shop, baked goods, frozen foods, fruits, vegetables, meats, cheeses, dairy, and prepared food, and which occupy at least 5,000 square feet dedicated to sales, but not more than 25,000 square feet of gross floor area.

Supermarket. Retail establishments that primarily sell food, but also may sell other convenience and household goods, and could include a delicatessen or specialty food shop, baked goods, frozen foods, fruits, vegetables, meats, cheeses, dairy, and prepared food, and which occupy more than 25,000 square feet of gross floor area, but not more than 80,000 square feet of gross floor area.

Funeral Parlor and Mortuary. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

Home Occupation. 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 20.350024 ("Home Occupations").

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of 30 consecutive calendar days or less.

Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms dedicated for rental for overnight lodging and where meals may be provided. This use type specifically excludes Short-Term Vacation Rental (see Short-Tern Vacation Rental).

Hotel and Motel. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This classification includes motor lodges, motels, hostels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, private residential clubs (see Group Residential), or Bed and Breakfast establishments within a single-unit dwelling.

Short-Term Vacation Rental. A single-unit dwelling that is rented to a transient occupant for a period of 30 days or less.. The full single-unit dwelling, or a portion of it, can be rented to a transient occupant in a short-term vacation rental use. This classification includes both hosted rentals (the primary resident, or host, is present in the dwelling unit that is being used as a short--term vacation rental) and non-hosted rentals (the host is not present in the dwelling unit that is being used as a short-term vacation rental).

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive Sales and Services) and personal apparel (See Personal Services).

Maker's Space. A workspace for an artist or artisan or for a group of artists or artisans practicing an applied art or craft. Production involves only the use of hand tools or small mechanical equipment. Typical uses include jewelry-making, pottery and ceramic studios with a kiln, glassblowing, metalworking, woodworking, and other arts with some associated impacts related to odors, fumes, noise, particulate matter emissions, or other disturbances. May include incidental direct sale to consumers of only those goods produced on-site. For uses with no associated impacts, see Artist's Studio.

Mobile Vendor Services. A self-contained truck or trailer or non-motorized push cart that is readily movable without disassembling, and is used to sell merchandise, prepare and serve food and beverages, or provide other services. All food sold must be prepared on-site.

Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products—such as trees, shrubs, plants, seeds, bulbs, and sod—that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. This classification includes wholesale and retail nurseries offering plants for sale.

Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, and legal offices, excluding banks, and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

> ***Business and Professional.*** Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices and tax preparations offices.
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> ***Medical and Dental.*** Office use providing consultation, diagnosis, therapeutic, preventive, or 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. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.
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> ***Walk-In Clientele.*** An office business providing direct services to patrons or clients that may or may not require appointments. This use type includes employment agencies,

insurance agent offices, real estate offices, travel agencies, utility company offices and offices for elected officials. It does not include banks (see Banks and Credit Unions) or check-cashing facilities (see Other Financial Services).

Parking Services. Surface lots and structures offering parking to the public with or without a fee when such use is not considered accessory parking to another activity or use.

Commercial Parking. Privately owned or operated surface lots and structures offering parking to the public with or without a fee. Commercial parking facilities provide parking that is not considered accessory parking to a specific use.

Public Parking. City-owned and operated surface lots and structures offering parking to the public with or without a fee.

Personal Services.

General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber and beauty shops, nail salons, personal trainers, spa/wellness center, seamstresses, tailors, dry cleaning drop-off/pick up (excluding cleaning plants, see Industry, Limited), shoe repair shops, self-service laundries, photocopying and photo finishing services, and travel agencies mainly intended for the consumer.

Instructional Services. An establishment that offers specialized programs in personal growth and development such as music, martial arts, photography, vocal, fitness, yoga, dancing, and academic tutoring. Attendance is typically limited to hourly classes rather than full-day instruction. These establishments do not grant diplomas or degrees, though instruction could provide credits for diplomas or degrees granted by other institutions. Retail sales are permitted as an accessory use.

Massage Business. Any business that offers massage therapy in exchange for compensation, whether at a fixed place of business or at a location designated by the customer or client through outcall massage services. Also includes business that offer any combination of massage therapy and bath facilities, including, but not limited to, showers, baths, wet and dry heat rooms, pools and hot tubs, shall be deemed a massage business under this chapter. The term “massage business” includes a certified massage practitioner who is the sole owner, operator and employee of a massage business operating as a sole proprietorship. Exempted from this definition are physicians, surgeons, chiropractors, osteopaths, nurses or any physical therapists who are duly licensed to practice their respective professions in the State of California and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering massage services subject to review or oversight by the licensed person.

Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: (1) using ink or other substances that result in the

permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or (2) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Retail Sales.

General Sales. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with 80,000 square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with 10,000 square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, records, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation, see Automobile/Vehicle Service and Repair, Major and Minor). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

Firearm Sales. An establishment engaged in the selling, dealing in, trading, or transferring firearms.

Large Format Retail. Retail establishments over 80,000 square feet in size that sell merchandise and/or bulk goods primarily for individual consumption, including, but not limited to, department stores, home improvement stores, membership warehouses which emphasize bulk sales to the general public as well as to other businesses, and other big box format stores. Large format retail uses may include a limited (5,000 square feet or less) grocery store sales component. This use type specifically excludes Superstores, (see Superstore).

Off-Price Merchandise. Retail establishments that sell a variety of overstock, off-season, or defective goods, including “99 cent” and “dollar” stores.

Outdoor Market. Any indoor or outdoor place, in an approved location, or for an approved activity where new or used goods or secondhand personal property is offered for sale or exchange to the general public by a multitude of individual licensed vendors, usually in compartmentalized spaces. The term swap meet is interchangeable with and applicable to: flea markets, auctions, open air markets, farmers markets, or other similarly named or labeled activities; but the term does not include the usual supermarket (see Grocery Store or Supermarket) or department store retail operations (see Retail, General Sales).

Second Hand Store. 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

use does not include bookstores antique stores (see Retail, General Sales), junk dealers, scrap/dismantling yards (see Salvage and Wrecking), sale of used cars or other vehicles (see Automobile/Vehicle Sales and Leasing), or pawn shops (see Pawnbroker).

Superstore. Retail establishments (over 80,000 square feet of sales area) that serve as a one-stop shopping destination by offering a wide variety of goods and merchandise, often at a discounted price. They are distinguished by their size, and by the inclusion of grocery sales. Superstores typically feature a full-service food and beverage retail sales area that exceeds five thousand square feet of the gross floor area, and could include a delicatessen, baked goods, frozen foods, fruits, vegetables, meats, cheeses, dairy, and prepared food. A superstore may also feature various business centers, such as a bank, pharmacy, vision center, pet center, photo center, and prepared food outlet(s).

Shopping Center. Cluster of retail stores that provide off-street parking. Shopping centers are classified as community, neighborhood and regional centers.

Community Shopping Center means a shopping center greater than or equal to 100,000 and less than 400,000 square feet of gross floor area, capable of supporting two or more retail or commercial businesses. May include anchor tenants such as a discount department store and other outlets such as grocery, clothing, or furniture stores. Larger than a neighborhood center, but smaller than a regional center.

Neighborhood Shopping Center means a shopping center generally between 30,000 and less than 100,000 square feet of gross floor area, typically anchored by a grocery store, providing goods for day-to-day living and personal services. May include food, drug, laundry and dry cleaner, beauty parlor and shoe repair.

Regional Shopping Center means a shopping center generally totaling 400,000 square feet or more of gross floor area, typically anchored by three or more anchor stores and a number of retail outlets. May include full-line department stores, supermarket, a bank and a pharmacy.

20.620.050 Industrial/R&D Use Classifications

Clean Technology. A facility for technical research and the design, development, and testing of technology that uses less material and/or energy, generates less waste, and causes less environmental damage than the alternatives.

Construction and Material Yard. Storage of construction materials or equipment on a site other than a construction site.

Contractor Shop. An establishment for specialized business activities related to building construction. This classification includes establishments for trades such as painting, carpentry, plumbing, heating, air-conditioning, roofing, landscaping, cabinetmaking, and sign-making.

Food Preparation. Cooking, processing, packaging, and shipping of food products for off-site sales. Typical uses include wholesale bakeries, catering services, and commissary kitchens. This classification includes wineries and micro-breweries.

Handicraft/Custom Manufacturing. Manufacture of a wide range of products to serve niche or specialty markets. Includes the manufacture of crafts, art, sculpture, stained glass, jewelry, apparel, electronic components, medical instrumentation or devices, nanotechnology components and similar at a smaller scale than industry sub-classifications. Custom manufacturing facilities may use innovative technology such as advanced robotics, artificial intelligence, 3-D printing, automation, and sustainable and green processes and typically require only a small amount of raw materials, area and power. These facilities do not generate excessive noise, particulate matter, vibration, smoke, dust, gas fumes, odors, vehicle traffic or other nuisances.

Industry, General. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials, where operations are conducted primarily within an enclosed building. 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. Establishments engaged in light industrial activities taking place primarily 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; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. A certified recycling facility or certified processor means a recycling facility certified by the California Beverage Container Recycling and Litter Reduction Act. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use (see Warehousing, Storage, and Distribution) and used solely for the recycling of material generated by that residential property, for the recycling of material generated by that residential property, business or manufacturer. This use type does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations (see Waste Transfer Facility).

Collection Facility. A center for the acceptance, by donation, redemption, or purchase, of recyclable materials from the public where limited processing and storing of such items is conducted on-site.

Intermediate Processing Facility. A facility that receives, sorts, compresses or bales, and stores recyclable materials for efficient transfer to other processing facilities or to an end-user.

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off-site. On-site manufacturing activity must be secondary to the research and development activities. Where manufacturing is a primary use, see Industry, General.

Used Farm and Construction Equipment Sales. The sale of used heavy equipment for use in agriculture or construction.

Warehousing, Storage, and Distribution. Storage and distribution facilities without sales to the public on-site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant. This classification includes mini-warehouses.

Chemical, Mineral, and Explosives Storage. An establishment for specialized storage of hazardous materials including, but not limited to: bottled gas, chemicals, minerals and ores, petroleum or petroleum-based fuels, fireworks, and explosives. This classification excludes chemicals ancillary to a Research and Development use.

Freight/Truck Terminal and Warehouse. Facilities that handle third party goods for local or worldwide freight, courier, local messenger, and postal services by truck or rail. This includes fulfillment centers and parcel sorting centers, which provide storage and distribution of e-commerce products to consumers or end-users, either directly or through a Parcel Hub.

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes Chemical, Mineral, and Explosives Storage.

Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 72 hours, except for the keeping of building materials required for construction work on the premises pursuant to a valid and current building permit issued by the City.

Parcel Hub. A "Last Mile" facility or similar establishment for the processing and/or redistribution of parcels or products. A Parcel Hub's primary function is moving a

shipment from one mode of transport to vehicles with rated capacities less than 10,000 pounds, for delivery directly to consumers or end-users primarily within a ten-mile radius.

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity (see General Sales).

Wholesaling, Distribution, and Logistics. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operations. Wholesalers are primarily engaged in business-to-business sales but may sell to individual consumers through mail or internet orders. Facilities normally operate from a warehouse or office having little or no display of merchandise and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials. (See Building Materials and Services.)

20.620.060 Transportation, Communication, and Utilities

Airports and Heliports. Facilities for the takeoff and landing of airplanes and helicopters, including runways, helipads, aircraft storage buildings, public terminal building and parking, and support activities such as airport operations and air traffic control, incidental retail sales, coffee shops and snack shops.

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

Antenna and Transmission Towers. Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures designed to support one or more reception/transmission systems. Examples of transmission towers include, but shall not be limited to, radio towers, television towers, telephone exchange/microwave relay towers, and cellular telephone transmission/personal communications systems towers.

Facilities within Buildings. Includes radio, television, or recording studios; telephone switching centers; excludes Antennae and Transmission Towers.

Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, home cleaning services, pedicab services, and similar businesses. This classification does not include towing operations (See Automobile/Vehicle Sales and Service, Towing and Impound), taxi or delivery services with two or fewer fleet vehicles on-site (See Business Services), facilities that handle third party

goods for local or worldwide delivery (See Freight/Truck Terminal and Warehouse) or last mile parcel processing/redistribution facilities (See Parcel Hub).

Transportation Passenger Terminals. Facilities for passenger transportation operations. This classification includes rail stations, bus terminals, ferry terminals, and scenic and sightseeing facilities, but does not include terminals serving airports or heliports (see Airports and Heliports).

Utilities, Major. Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery (recycling processing) facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

Waste Transfer Facility. A facility that operates as a materials recovery, recycling and solid waste transfer operation providing solid waste recycling and transfer services for other local jurisdictions and public agencies that are not located within the City of South San Francisco. The facility sorts and removes recyclable materials (including paper, metal, wood, inert materials such as soils and concrete, green waste, glass, aluminum and cardboard) through separation and sorting technologies to divert these materials from the waste stream otherwise destined for landfill.

Chapter 20.621 Definitions of Terms

Abutting or Adjoining. Having a common boundary, except that parcels having no common boundary other than a common corner shall not be considered abutting.

Accessory Building. See Building, Accessory.

Accessory Structure. See Structure, Accessory.

Accessory Use. See Use, Accessory.

Acre, Gross. A measure of total land area of a lot or site, including areas to be dedicated for public rights-of-way, streets, schools, or other dedications.

Acre, Net. A measure of land area of a lot or site remaining after dedication of all areas for public rights-of-way, streets, schools, or other dedications.

Active Uses. Active uses mean commercial uses that are accessible to the general public, that generate walk-in clientele, and that contribute to a high level of pedestrian activity. Active commercial uses include retail shops, restaurants, bars, theaters and the performing arts, commercial recreation and entertainment, personal and convenience services, hotel lobbies, banks, travel agencies, airline ticket agencies, child care services, libraries, museums, and galleries.

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

Adult-Oriented Business Related Terms. (See Section 20.350.003 ("Adult Oriented Business.”))

Alley. See Lane.

Alter. When used in Chapter 20.360 ("Signs") means any change in the weight, depth, height, area, thickness, location, or type of display of an existing sign but shall not be construed to prevent normal or periodic maintenance, upkeep, or repair of a sign or change of copy.

Alteration. 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 Repairs"). See also "Structural Alterations" for modifications to any of the supporting members of a structure.

Americans with Disabilities Act (ADA). United States Public Law 101-336, 104 Stat. 327 (July 26, 1990), codified at 42 U.S.C. Section 12101 et seq.

Animal-Related Terms.

Household Pet. Any animal customarily permitted and kept in a dwelling and kept only for the company or pleasure provided to the occupants of the dwelling, such as a dog, cat, parakeet, tropical fish, hamster, rabbit, or Vietnamese pot-bellied pig.

Livestock. Domestic animals including, but not limited to, cattle, horses, sheep, hogs, and goats, raised for home use or for profit.

Antenna and Wireless Communications Related Terms. (See Chapter 20.370 ("Antenna and Wireless Communications Terms.”))

Arcade. A covered pedestrian way along the side of a building at the first floor with habitable space above which provides access to retail spaces.

Architectural Element. An architectural element, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including but not limited to the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

Attached Flex. A residential or mixed-use structure containing two to five dwelling units with an attached secondary building (garage) typically accessed from a rear lane.

Attic. Area located between the ceiling of the top story of a building and the building's roof that is not usable as habitable or commercial space.

Awning. A roof or cover that projects from the wall of a building over a door or window, and made of canvas, aluminum, or a similar material, which may be fixed in place or retractable for the purpose of shielding a doorway or window from the elements.

Auto Service Bay. An automotive service bay is a singular automobile space, within or underneath a structure, that provides a technician, customer, and/or automated system adequate space to safely and efficiently service one vehicle.

Balcony. A platform that projects from the wall of a building and is enclosed by a parapet or railing.

Balloon. A brightly colored bag made of flexible material, inflated with air or other gas, and sealed, often to make it rise in the air.

Base District. See Zoning District.

Basement. A non-habitable space beneath the first or ground floor of a building the ceiling of which does not extend more than four feet above finished grade.

Bay Window. A window that projects from any building elevation.

Bedroom. Any room having the potential of being a bedroom and meeting the standards of the California Building Code as a sleeping room.

Block. Property bounded on all sides by a public right-of-way.

Block Face. All property including building frontages on one side of a block between two intersections that fronts upon a street or abuts a public right-of-way.

Buildable Area: The area of a lot or development site excluding all required setbacks.

Building. 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.

> ***Accessory Building.*** A detached subordinate building used only as incidental to the main building on the same lot and does not contain living space or sleeping quarters.
>
> ***Main Building.*** 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. 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 therefore, including but not limited to the California Building Code, other state-adopted uniform codes and the Minimum Building Security Standards Ordinance.

Building Face. 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 Frontage. 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 Footprint. See Footprint.

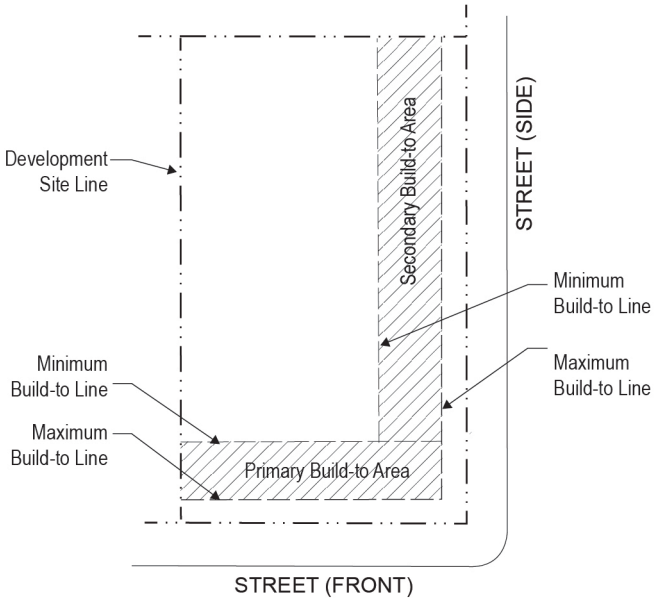
Building Form. The overall shape and dimensions of a building.

Building Height. See Height.

Building Site. 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.

Building Type. A structure defined by a combination of its configuration, placement on a lot, and function.

Build-to Area. The linear street frontage between the minimum and maximum setback lines along the front of a parcel and along the side street of a corner parcel.



California Environmental Quality Act (CEQA). State law, pursuant to California Public Resources Code Section 21000 et seq. or any successor statute, that requires public agencies to document and consider the environmental effects of a proposed action before a decision.

Cannabis Related Terms. See Chapter 20.410 ("Regulation of Cannabis Activities"), Section 20.410.002 ("Definitions").

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

Carport. 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.

Channel Letters. Three dimensional individual letters or figures, with an open back or front, illuminated or non-illuminated, that are affixed to a building or to a freestanding sign structure.

Chief Building Official. The Chief Building Official of the City of South San Francisco or designee.

Chief Planner. The Chief Planner of the City of South San Francisco or designee.

City. The City of South San Francisco.

City Council. The City Council of the City of South San Francisco.

City Engineer. The City Engineer of the City of South San Francisco or designee.

Commercial Vehicle. Any vehicle currently registered as such with the State Department of Motor Vehicles or equivalent out-of-state or federal agency and is used primarily in the conduct of a business as opposed to private family or individual use.

Compatible. That which is harmonious with and will not adversely affect surrounding buildings and/or uses.

Condition of Use. A development standard determined to be necessary to permit the harmonious classification of a use as listed in a district and therefore a prerequisite to place, or for application to place, such use as classified.

Conditionally Permitted. Permitted subject to approval of a Use Permit.

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

Conversion. A change of a residential dwelling, including a mobile home lot in a mobile home park, as defined in Section 18214 of the Health and Safety Code, or a residential hotel, as defined in paragraph (1) of subdivision (b) of Section 50519 of the Health and Safety Code, to a condominium, cooperative, or similar form of ownership; or a change of a residential dwelling, including a mobile home lot in a mobile home park, or a residential hotel to a nonresidential use.

County. The County of San Mateo.

Courtyard. An unroofed area that is completely or partially enclosed by walls or buildings and often shared by multiple residential units or commercial spaces.

Courtyard Building. A large structure composed of multiple attached or stacked units accessed from a shared courtyard, a series of courtyards, or a common corridor.

Deck. A platform, either freestanding or attached to a building, that is supported by pillars or posts. See also "Balcony."

Demolition. The intentional destruction and removal of 50 percent or more of the enclosing exterior walls and 50 percent of the roof of any structure.

Density, Gross. The number of dwelling units per gross unit of land area.

Density, Net. The number of dwelling units per acre (du/ac.) of land excluding street rights-of-way, 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. 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. A duly executed and legally binding contract entered into by and among the City and a developer(s), in accordance with Title 7, Division 1, Chapter 3, Article 2.5, Section 65864 et seq., of the California Government Code that delineates the terms and conditions agreed upon by two or more parties.

Development Site. A portion of land delineated from others to accommodate no more than one primary building type. A parcel may have multiple development sites when each site meets the minimum width and depth required by the form-based zone. Development sites may be described and recorded as individual properties on a plat.

District. See Zoning District.

Dooryard. A type of frontage that provides a limited amount of private open space at the primary building entry. The dooryard area is defined by a low wall, planter or fence that provides a buffer between the right-of-way and the building while preserving a sense of openness to the building entrance.

Double Frontage Lot. See Lot, Through.

Drive-Through Facilities. 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. An accessway that provides vehicular access between a street and the parking or loading facilities located on an adjacent property.

Dwelling Unit. 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. 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.

Eave. The part of a roof that meets or overhangs the wall of a building.

Effective Date. The date on which this Zoning Ordinance is in full force and effect from and after its adoption by the City Council. Also applies to 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. Any ordinance of the City regulating the alteration, repair and the installation and use of electricity or electrical fixtures.

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

Entrance, Primary. An entry that allows access to a building facing a primary street.

Entry. An opening, such as a door, passage, or gate, that allows access to a building. **Environmental Assessment.** A formal evaluation process to determine whether a proposed project may have a significant impact on the environment.

Environmental Impact Report (EIR). An Environmental Impact Report as required under the California Environmental Quality Act, Public Resources Code Section 21000 et. seq.

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

Explosive or Hazardous Materials, Excessive Amounts. Those materials and quantities thereof that the Fire Chief and the Chief Building Official determine are equal to or in excess of "exempt amounts" identified in Tables 9-A, 9-A.1, 9B and 9F of the 1991 Uniform Building Code (including the 1993 supplement) as those tables may be amended or readopted as subsequent building codes or in Tables 79.202-A, 4.108-C, 80.303-A, 80-309-A, 80-312-A, 80-313-A, 80-314-A, 80.315-A and 80-402-B of the 1991 Uniform Fire Code (including the 1993 supplement) as those tables may be amended or readopted as subsequent Fire Codes.

Explosive or Hazardous Materials, Permanent Storage of. The permanent storage of hazardous materials is storage of any individual explosive or hazardous material, as defined, for more than five years.

Façade. 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.

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Facility. A building, structure, or any improvement to land such as a parking lot or sign.

Family. One or more persons 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.

Fence. An artificially-constructed barrier of any material or combination of materials erected to enclose or screen an area of land.

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

FEMA. Federal Emergency Management Agency, part of the Department of Homeland Security of the United States.

Finished Floor. The uppermost surface of a building's ground floor at the completion of construction.

Fire Chief. The Chief of the South San Francisco Fire Department or designee.

Firearm. A gun, pistol, revolver, rifle or any devise, designed or modified to be used as a weapon, from which is expelled through a barrel a projectile by the force of an explosion or other form of combustion.

FIRM. Flood Insurance Rate Map. This is an official map on which FEMA (the Federal Emergency Management Agency) or Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

Flag. A sign attached to a pole or a structure that has characters, letters, illustrations, or ornamentations applied to cloth, paper, fabric, or other lightweight material, with only such material for a backing. Flags include banners or pennants that are suspended so that they are actuated by wind currents.

Flashing. A light or message that changes more than once every four seconds.

Flex Low-Rise. A building type that is three stores or less and is designed for occupancy by retail, restaurant, service, and/or office uses on the ground floor, with upper floors that support retail, service, office, and/or residential uses. Ground floor spaces are accessed directly from the street, and upper floor units may be directly accessed directly from the street through shared or individual entries or through a street-level lobby.

Flex Mid-Rise. A building that is between four and eight stories and is designed for retail, restaurant, service, and/or office uses on the ground floor, with upper floors that support retail, office, service, and/or residential uses. The development typically faces a single right-of-way.

Flex High-Rise. A building that is nine to twelve stories and is designed to accommodate a range of uses and configurations with multiple primary building frontages. Retail, restaurant, service, office, and residential uses may be accommodated on all floors.

Floor Area, Gross. The total gross horizontal area of all the floors below the roof and within the outer surface of the walls of a building or structure, including basements, mezzanines, interior balconies, and upper stories or levels in a multistory building unless otherwise stipulated. See also Section 20.040.008 ("Determining Floor Area").

Floor Area Ratio (FAR). The ratio of the total floor area of all buildings on a lot to the lot area. See also Section 20.040.009 ("Determining Floor Area Ratio").

Foot-candle. See Lighting Terms.

Footprint. 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 20.040.010 ("Determining Lot Coverage").

Forecourt. The Forecourt Frontage has a portion of the façade close to the frontage line while the central portion is set back creating a small courtyard space. The courtyard may be used as an entry court or as shared garden space for apartment buildings, or as an additional shopping or restaurant seating area within retail and service areas.

Fourplex. A detached building that consists of four side-by-side and/or stacked units, typically with one shared entry or individual entries along the front.

Freeway. 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, Building. The building elevation which fronts on a public street, public or private parking lot available to the general public, or pedestrian walkway where customer access to a building is available.

Frontage, Street. 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 the lot or parcel of land from the public street, highway, or parkway.

Garage. 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. The City of South San Francisco's General Plan.

Glare. 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.

Grade. The location of the ground surface.

> ***Existing Grade.*** 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.

Finished Grade. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

Greenway. A linear space that may be defined by tree-lined streets, which tends to have narrow dimensions that support passive use and can serve as a green connector between destinations.

Ground Floor. The first floor of a building other than a cellar or basement that is closest to finished grade.

Habitation. 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. 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. Thermal energy of a radioactive, conductive, or convective nature.

Height. The vertical distance from a point on the ground below a structure to a point directly above. See also Section 20.040.005 ("Measuring Height").

High Rise Building. A large and tall structure built on a large lot that typically incorporates multi-level structured parking used to provide a vertical mix of uses with ground-floor retail or service uses, and service or residential uses on upper floors. This building type is a primary component of an urban downtown.

Household. 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. 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.

In-lieu Fees. A cash payment required as a substitute for a dedication and/or improvement of land by an owner or developer of property.

Intensity of Use. The impacts a particular use or the use in combination with other uses has on its surroundings or on its demand for services and natural resources. 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. The area common to two or more intersecting streets.

Kitchen. Any room or space within a building intended to be used for the cooking or preparation of food.

Landscaping Related Terms. See Section 20.300.007 ("Landscaping").

Lane. A public way permanently reserved primarily for secondary vehicular service access to the rear or side of properties otherwise abutting on a street.

Lighting Terms.

Foot-candle. 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.

Light Fixture. 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.

Light Fixture, Fully Shielded. A light fixture or luminous tube constructed and mounted such that all light emitted by the fixture or tube, either directly from the lamp, tube, or a diffusing element, or indirectly by reflection or refraction from any part of the light fixture, is projected below the horizontal. If the lamp or tube, any reflective surface, or lens cover (clear or prismatic) is visible when viewed from above or directly from the side, from any angle around the fixture or tube, the fixture or tube is not fully shielded.

Liner Building. A two-part building consisting of an exterior occupiable building specifically designed to mask the interior building consisting of a parking structure, building with few windows, or parking lot, from a frontage. Also known as a "wrap building."

Live Entertainment. An act such as a musical act (including karaoke); theatrical act (including stand-up comedy); play; revue; dance; magical act; disc jockey; or similar activity, performed live by one or more persons for the enjoyment of others, whether or not done for compensation and whether or not admission is charged.

Living Room. The principal room in a dwelling unit designed for general living purposes rather than for sleeping.

Lot. 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.

Abutting Lot. A lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

Corner Lot. A lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Flag Lot. 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 20 feet of width. Also called a "panhandle" lot.

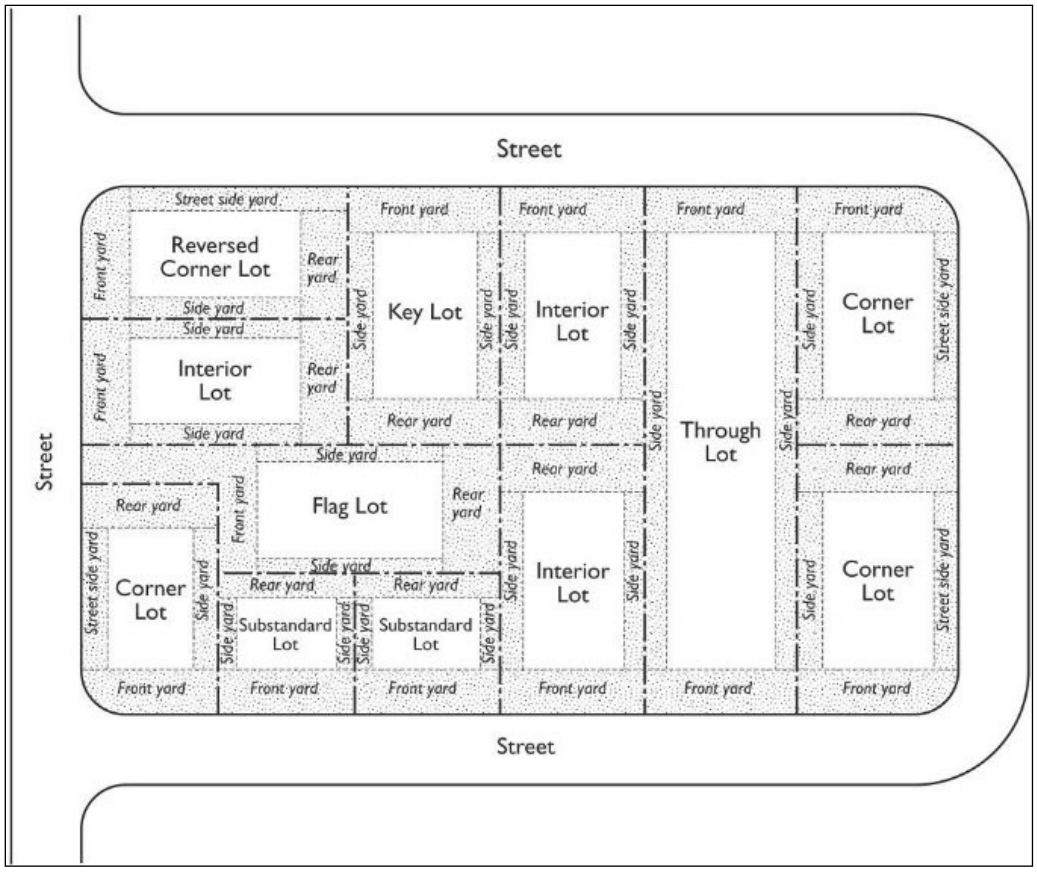
Interior Lot. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than 135 degrees.

Key Lot. An interior lot adjoining the rear lot line of a reversed corner lot.

Reversed Corner Lot. A corner lot, the rear of which abuts the side of another lot, whether across a lane or not.

Through Lot. A lot having frontage on two parallel or approximately parallel streets or a street and a lane.

Figure 20.630.002(A): Lot and Yard Types



Lot Area. The area of a lot measured horizontally between bounding lot lines.

Lot Coverage. 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 20.040.010 ("Determining Lot Coverage").

Lot Depth. 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 20.040.006 ("Measuring Lot Width and Depth").

Lot Frontage. See Frontage, Street.

Lot Line. The boundary between a lot and other property or the public right-of-way.

Lot Line Types.

Front Lot Line. On an interior lot, the line separating the parcel 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.

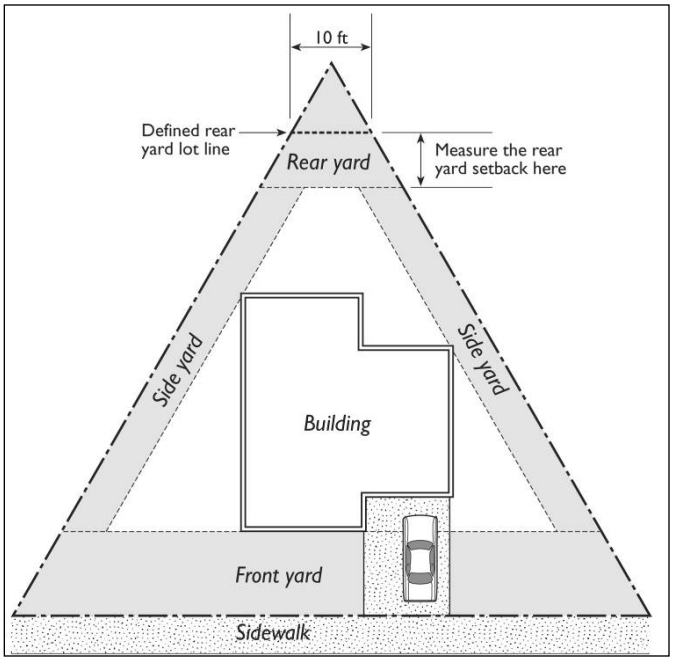
Interior Lot Line. Any lot line that is not adjacent to a street.

Rear Lot Line. The lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 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 20.630.002(B)).

Side Lot Line. Any lot line that is not a front or rear lot line.

Street Side Lot Line. A side lot line of a corner lot that is adjacent to a street.

Figure 20.630.002(B): Rear Lot Line for Purposes of Determining Setbacks



Lot Width. The average distance between the side lot lines measured at right angles to the lot depth. See also Section 20.040.006 ("Measuring Lot Width and Depth").

Maintenance and Repair. 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. 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.

Manufactured Home. A structure that is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected on site, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Manufactured home" includes any structure that meets all the requirements of this paragraph except the size requirements and with respect to which the manufacturer voluntarily files a certification and complies with the standards established under the National Manufactured Housing Construction and Safety Act of 1974 (42 U.S.C., Sec. 5401, and following).

Master Sign Program. A coordinated program of signage designed to encourage consistency in signage for developments with multiple tenants or for developments with a single tenant, occupant, or user proposing multiple signs.

Mezzanine. 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.)

Micro-Unit. Small studio apartment, up to 350 square feet, with a fully functioning and accessibility compliant kitchen and bathroom.

Mixed-use Development: A building containing two or more different land uses.

Mobilehome. As defined in Section 18008 of the Health and Safety Code, a structure constructed prior to June 15, 1976, is transportable in one or more sections, is eight body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, is built on a permanent chassis and designed to be used as a single-family dwelling with or without a foundation system when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein. "Mobilehome" includes any structure that meets all the requirements of this paragraph and complies with the state standards for mobilehomes in effect at the time of construction. "Mobilehome" does not include a commercial modular, as defined in Section 18001.8, factory-built housing, as defined in Section 19971, a manufactured home, as defined in Section 18007, a multifamily manufactured home, as defined in Section 18008.7, or a recreational vehicle, as defined in Section 18010.

Mobile Recycling Unit. An automobile, truck, trailer or van, licensed by the Department of Motor Vehicles, which is used for the collection of recyclable materials. A mobile recycling center also means the bins, boxes or containers transported by trucks, vans or trailers, and used for the collection of recyclable materials.

Multiplex. A medium- or large-sized structure consisting of side-by-side and/or stacked dwelling units, typically with one shared entry. This building type has the appearance of a medium- to large-size family home and is appropriately scaled to fit in medium-density neighborhoods and/or medium- to high-intensity corridors.

Neighborhood Green. A civic space type for unstructured recreation that may be spatially defined by landscaping rather than building frontages.

Neighborhood Park. Medium- to small-sized parks providing opportunities for neighborhood social life and recreation.

Noise Terms.

Ambient Noise Level. 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.

Decibel (dB). A unit used to measure the intensity of a sound by comparing it with a given level on a logarithmic scale.

Noise. Any sound that annoys or disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

Noise Level Reduction (NLR). 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 Use. Any use, building or structure that is not consistent with a provision or provisions of this Ordinance but was lawfully established or constructed and in compliance with all applicable ordinances and laws prior to the effective date of the provisions which no longer complies. See Chapter 20.320 ("Nonconforming Uses, Structures, and Lots").

Occupancy, Change In. A discontinuance of an existing use and the substitution therefore of a use of a different kind or class.

On-Site Loading Facilities. 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.

On-Site. Located on the lot that is the subject of discussion.

Open Space Types.

Private Open Space. 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.

Common Open Space. Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit.

Privately Owned Public Open Spaces (POPOS). Privately owned outdoor living and/or recreation that are created in partnership between the developer and the City, with a stipulation that public access will be preserved in the context of development.

Usable Open Space. Outdoor areas that provide for outdoor living and/or recreation for the use of residents.

Opposite. Across from or across the street from.

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

Parapet. A low wall along the edge of a roof or the portion of a wall that extends above the roof line.

Parcel. See Lot.

Parking Area. 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.

Accessory Parking. 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.

Long-Term Parking. 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. A covered or uncovered area equipped with a rack or racks designed and useable for the secure, temporary storage of bicycles.

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.

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. 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.

Paseo. A pedestrian lane located and designed to reduce the required walking distance within a neighborhood.

Peak Time. Period of time with the greatest amount of activity and vehicles on the site.

Permit. Any Site Clearance, 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. Any use 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. Any individual, firm, association, organization, partnership, business trust, company, or corporation.

Persons with Disabilities. Persons who have a medical, physical, or mental condition, disorder or disability as defined in California Government Code Section 12926, that limits one or more major life activities.

Planning Commission. Planning Commission of the City of South San Francisco.

Plaza. A space available for civic purposes and commercial activities intended to add to the activity and vibrancy of streets and neighborhoods. Plazas are typically formal spaces with interior green spaces and defined edges made primarily of hardscaped materials.

Precise Plan. A plan that sets forth the design, location, and arrangement of proposed buildings, structures and other improvements, including, but not limited to, elements such as grading, utilities, architecture, and landscaping, within the defined area of an approved Specific Plan.

Pocket Park. A type of civic space that provides small-scale public urban open space intended to provide recreational opportunities where space is limited in close proximity to neighborhood residences.

Podium. A raised platform supporting a building that often contains parking or ground floor commercial uses but may include other land uses.

Porch. A private frontage where the façade is set back from the frontage line and has a set of stairs and landing attached to the façade. Porches may be open on two or three sides and may be covered or uncovered.

Pre-existing. In existence prior to the effective date of this Ordinance.

Primary Unit or Primary Dwelling Unit. The existing residential unit on a lot that is being used for habitation and occupied by the property owner at the time of the application for a building permit to construct a residential second unit.

Principal Use. A use that fulfills a primary or predominant function of an establishment, institution, household, or other entity and occupies at least 70 percent of the gross floor area.

Project. 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 ordinance. This term also refers to any action that qualifies as a "project" as defined by the California Environmental Quality Act.

Public Realm. The physical and social domain of the public that is held in common either by their physical presence or by visual association. This includes, but is not limited to plazas, squares, parks, thoroughfares, public frontages, private frontages, civic buildings, and open spaces.

Qualified Applicant. 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.

Recreational Vehicle. Any vehicle or trailer designed, or modified for use as a camp car, camper, motor home, trailer, trailer coach, boat, boat trailer, snow-mobile, snowmobile trailer, camping trailer, or for any similar purpose.

Recyclable Material. Reusable material, including, for example, metals, glass, plastic and paper, which are intended for reuse, remanufacture or reconstitution for the purpose of using the altered form. Recyclable material does not include refuse or hazardous materials. Recyclable material may include used motor oil collected and transported in accordance with Section 25250.11 and 25143.2(b)(4) of the California Health and Safety Code.

Recycling Facility Terms.

Small Collection Facility. A collection facility that occupy an area of not more than 500 square feet and may include a mobile unit; bulk reverse vending machines or a grouping

of reverse vending machines occupying more than 50 square feet; kiosk type units, which may include permanent structures; unattended containers placed for the donation of recyclable materials.

Large Collection Facility. A collection facility that may occupy an area of more than 500 square feet or be on a separate property not appurtenant to a host use, and which may include permanent structures.

Processing Facility. A processing facility is a building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Light Processing Facility. A processing facility that occupies an area of under 45,000 square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to, baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact or bale ferrous metals other than food and beverage containers.

Heavy Processing Facility. A processing facility that is any processing facility other than a light processing facility and is not a permitted use in South San Francisco.

Reverse Vending Machine. An automated mechanical device that accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

Bulk Reverse Vending Machine. A reverse vending machine that is larger than 50 square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

Right-of-Way. 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.

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear. Each unit has its own front access at the ground floor. Also known as a townhouse or townhome.

Screening. 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.

Service Bay. See Auto Service Bay.

Setback. The area between a property line and a building or structure which must be kept clear or open. See also Section 20.040.004 ("Measuring Distances"), and Section 20.040.012 ("Measuring Setbacks").

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

Sign. A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended or used to advertise, provide information in the nature of advertising, provide historical, cultural, archaeological, ideological, political, religious, or social information, or direct or attract attention to an object, person, institution, business, product, service, message, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, or illumination.

***Sign, Animated*.** A sign that uses movement or change of lighting to depict action or create a special effect or scene.

Sign Area. The area included within the outer dimensions of a sign face display area including all portions not part of the necessary supporting structure.

Sign, Awning. Any permanent building-mounted sign painted or otherwise affixed permanently to the exterior surface of an awning.

Sign, Bandit. Any sign that is placed on public or private property without the consent of the property owner or as authorized in Chapter 20.360 ("Signs").

Sign, Billboard. Any permanent freestanding structure for the display of a commercial or non-commercial message.

Sign, Building-Mounted. Any sign mounted or erected on or against any building or façade, including all wall signs, awning and canopy signs, projecting signs, and shingle signs.

Sign, Cabinet. A permanent building-mounted or freestanding sign with its text and/or logo symbols and artwork on a translucent face panel that is mounted within a metal frame or cabinet that contains the lighting fixtures which illuminate the sign face from behind.

Sign, Canopy. Any permanent building-mounted sign of any nature which is painted, printed, stamped, sewed, or otherwise attached to a canopy.

Sign, Changeable Copy. A permanent sign whose informational content can be changed or altered either automatically or manually.

Sign Copy. That portion of a sign which consists of the actual writing, pictorial representation, decoration, emblem, or flag, or any other device, figure, logo, or similar character, as distinguished from that portion of the sign which forms the background of any such writing or other said elements.

Digital Billboard. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. A Digital Billboard is distinct from, and shall not constitute an Animated Sign in the context of Chapter 20.360 ("Signs").

Sign, Direct Illumination. Illumination resulting from light emitted directly from a light bulb or light fixture, and not light diffused through translucent signs or reflected from other surfaces such as the ground or building face.

Sign, Double-Faced. A sign designed to be viewed from two directions.

Sign, Electronic Changeable Copy. A type of Changeable Copy Sign whose informational content can be changed or altered electronically.

Sign, Employee-Oriented. A permanent sign that does not otherwise meet the standards of Chapter 20.360 ("Signs") for multi-building campus-like facilities in the East of 101 Area in which at least 400,000 total square feet of development is occupied by a single tenant.

Sign Face. That portion of a sign containing sign copy, which constitutes a single plane, which is intended to be visible from a single vantage point.

Sign, Feather Banner. A temporary sign that is taller than it is wide and made of a flexible material (typically cloth, nylon, or vinyl) and mounted to a pole.

Sign, Freestanding. A sign that is permanently supported upon the ground by poles or braces and is not attached to any building or other structure. Examples of freestanding signs are pole and monument signs.

Sign, Fuel Pump Topper. A temporary sign affixed to the top of an operable fuel dispensing pump used to advertise goods offered for sale on the same parcel on which the fuel pump is located.

Sign, Government. Any sign, posting, notice or similar signs placed, installed, or required by law by a city, county, or a federal or state governmental agency in carrying out its responsibility to protect the public health, safety, and welfare.

Sign, High-Rise Building Identification. A wall sign located on the upper-most story of a building of at least four stories that identifies the occupant of the building, company logo, generic type of business, or the name of a business or building.

Sign, Identification. A permanent sign used to identify a building or group of buildings, residential area, shopping district, industrial district, or any area that fulfills the definition of an identifiable area.

Sign, Incidental. A sign which provides incidental information, including security, credit card acceptance, business hours, open/closed, directions to services and facilities, or menus.

Sign, Illuminated. A sign with an artificial source of light incorporated internally or externally for the purpose of illuminating the sign.

Sign, Inflatable. A form of inflatable device (e.g., shaped as an animal, blimp, or other object) that is displayed, printed, or painted on the surface of an inflatable background, and is primarily installed outside a building to attract attention to or to advertise a business, a business location, a service, a product, or an event. An inflatable sign shall not be considered a balloon.

Sign, Logo. A specially designed graphic symbol of a business establishment, company, institution, organization, or any other legal private or public entity

Sign, Marquee. A permanent building-mounted sign advertising an event, performance, service, seminar, conference, or show, and displayed on a permanent roof-like structure or canopy made of rigid materials supported by and extending from the façades of a building.

Sign, Monument. A permanent freestanding low profile freestanding sign erected upon or supported solely by a planter, pedestal base, or similar ground structure approximately the same dimension as the height of the sign and which is designed to incorporate the architectural theme and building material of the building on the premises.

Sign, Neon. A sign with tubing that is internally illuminated by neon or other electrically charged gas.

Sign, Non-Conforming. Any sign legally established prior to the Effective Date which does not fully comply with the standards imposed by the individual sections of this Code.

Sign, Off-Premises. A sign which advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facility on which the sign is located or advertises a business, owner, occupant or activity not located on the premises or facility on which the sign is located.

Sign, On-Premises. A sign which advertises goods, products or services which are sold, manufactured or distributed on or from the premises or facility on which the sign is located or advertises a business, owner, occupant or activity located on the premises or facility on which the sign is located. This definition also includes on-premises traffic signs.

Sign, Pan Channel Letter. A specific type of sign letter consisting of a metal pan enclosure fabricated in the shape of a letter, numeral, or other shape in which the metal pan enclosure is used to house the lighting and electrical components of the letter and can be mounted directly to a wall. The sign face is usually made of colored plastic attached to the metal pan so that the letters are illuminated and to seal it off from pests and harsh weather.

Sign, Permanent. A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.

Sign, Pole. A permanent sign supported wholly by a pole or poles placed in, or upon, the ground and which are not part of a building.

Sign, Portable. Any temporary sign over six square feet in size designed to be easily transported, including, but not limited to, signs designed to be transported by means of wheels; signs made as A-frames or T-frames; menu and sandwich board signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way. This definition expressly excludes hand-held signs and signs affixed to vehicles that are less than six square feet in size.

Sign, Projecting. Any permanent sign which is attached perpendicular to the face of a building or other structure and projects outward from the building face.

***Sign,* Raceway.** An enclosed conduit for electrical wiring.

Sign, Roof. Any permanent sign of any nature, together with all its parts and supports, which is erected, constructed, painted upon, or maintained on or above the roof of a building or structure, or affixed to the wall of a building so that it projects above the eave line of a roof or parapet of any building.

Sign, Shingle. Any permanent type of sign suspended beneath an overhead structure, covered walkway, or canopy and visible to pedestrians from the sidewalk.

Sign, Single-Color or Two-Color LED. See Indio

Sign, Special Circumstances. Ewe

Sign Structure. The supports, uprights, bracing, and/or framework of a sign.

Sign Walker. A person who wears, holds, or balances a sign.

Sign, Spinner. A lightweight, durable, and colorful device designed to be affected by the movement of air so that it spins or rotates in a manner to capture attention.

Sign, Temporary. A sign that is designed to be temporarily mounted or displayed and that is not intended for permanent or long-term use.

Sign, Traffic. A sign designed to direct or guide pedestrian or vehicular traffic by identifying an attraction, service, or use and providing directional information (e.g., handicapped parking, one-way, exit, and entrance).

Sign, Vehicle. Any temporary sign on or affixed to a truck, van, automobile, trailer, or other vehicle.

Sign, Wall. Any permanent sign attached to, painted on, or erected against, and in a plane parallel to, the exterior front, rear, or side wall of any building or other structure; wall signs include painted wall signs and individual letter signs.

Sign, Wall Banner. Any temporary sign and constructed of cloth, bunting, plastic, paper, or similar nonrigid material, and securely attached to the wall or support structure for which it is advertising. Flags are not considered temporary wall banners.

Sign, Window. Any permanent or temporary sign painted or installed on a glass window or door or located within 12 inches from inside the window in a manner that it can be viewed from the exterior of a structure.

Sign, Yard Type I. A small temporary sign typically constructed of corrugated plastic and supported on either an H-shaped wire frame or mounted so as to swing between two pairs of support legs, used for example, for advertising by local businesses or by election campaigns (Synonym: Lawn Sign). A type I yard sign is not an A-frame sign.

Sign, Yard Type II. A temporary sign mounted on a single post installed securely in the ground with a small sign hanging from a cross-bar mounted parallel to the ground.

Sign, Yard Type III. A large temporary typically wooden sign mounted on two posts installed securely in the ground.

Static Display. A sign face that does not change within a 24-hour period.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

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

Shopfront. A type of frontage, typically for commercial and retail use, where the façade is aligned close to the frontage line with the building entrance at the level of the sidewalk.

Specific Plan. A plan for a defined area that is consistent with the General Plan and with the provisions of the California Government Code, Section 65450 et seq.

Stacker. Mechanical lifts or other similar means of mechanized parking where parking spaces are not independently accessible.

State. The State of California.

Stoop. A frontage type where the façade is aligned close to the frontage line with the first story elevated from the sidewalk sufficiently to secure privacy for first-story windows and the entrance usually as an exterior stair and landing.

Story. 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. 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.

Structural Alterations. 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 roofline or roof shape.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

Structure, Accessory. A detached subordinate structure used only as incidental to the main structure on the same lot. Excludes Accessory Dwelling Unit (see 20.620.020, Accessory Dwelling Unit).

Structure, Primary (Structure, Main). A structure housing the principal use of a site or functioning as the principal use.

Structure, Temporary. 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. A pool, pond, lake, or open tank capable of containing water to a depth greater than 1.5 feet at any point.

Tandem Parking. An arrangement of parking spaces such that one or more spaces must be driven across in order to access another space or spaces.

Temporary Uses. The following terms are related to Chapter 20.340 ("Temporary Uses").

Garage Sales. 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.

Outdoor Sales, Temporary and Seasonal. 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.

Terrace. A frontage type where the main facade of the building is at or near the frontage line with an elevated terrace providing public circulation along the façade.

Thoroughfares. A right-of-way for use by vehicular, pedestrian, and bicycle traffic that provides access to lots and open spaces, and that incorporates vehicular lanes and public frontages.

Town Square. A type of civic space providing a public urban open space for civic purposes, commercial activity, unstructured recreation, and other passive uses. Squares are defined

by buildings and tree-lined streets with open shelters, paths, lawns, and trees formally arranged.

Townhouse. See Rowhouse.

Transparency. The area of a frontage, usually applied to the ground floor of a building, that must contain a minimum amount of transparent glass.

Triplex. A detached structure that consist of three side-by-side or stacked dwelling units within a single structure.

Unit. See Dwelling Unit.

Upper Floor. A floor in a building containing habitable space that is located above the ground floor.

Use. 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.

Accessory Use. 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 30 percent of the gross floor area.

Incidental Use. 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.

Primary Use. A primary, principal or dominant use established, or proposed to be established, on a lot and occupies at least 70 percent of the gross floor area of the tenant space or building.

Use Classification. 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 also Chapter 20.620 ("Use Classifications").

Use Permit. A discretionary permit, such as a minor use or conditional use permit, which may be granted by the appropriate City of South San Francisco 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 20.490 ("Use Permits").

Variance. A discretionary grant of permission to depart from the specific requirements of this Ordinance 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 20.500 ("Variances").

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

Vibration. A periodic motion of the particles of an elastic body or medium in alternately opposite directions from the position of equilibrium.

Visible. 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. Any vertical exterior surface of building.

Woonerf. A public or private thoroughfare which prioritizes pedestrians and cyclists over motorists.

Yard. 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 Ordinance. (See Figure 20.630.002(A)).

Front Yard. 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 Ordinance for the district in which it is located and measured inward from the front lot line.

Interior Side Yard. 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 Ordinance for the district in which it is located and measured inward from the interior side lot line.

Street Side Yard. 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 Ordinance for the district in which it is located and measured inward from the street side lot line.

Rear Yard. A yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this Ordinance for the district in which it is located. If a lot has no rear lot line, a line 10 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 20.630.002(B)).

Zoning Administrator. The Zoning Administrator of the City of South San Francisco, or his or her designee.

Zoning District. 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 20.020.001 (“Districts Established”).