



## **Attachment 1 Exhibit B: Proposed Amendments to Title 18**

**Title 18 Zoning Ordinance proposed amendments to create Multi-family (RM) and Mixed-use (MU) Objective Design Standards (RM/MU ODS)**

*Current zoning maps can be found on the City's Objective Design Standards webpage at [www.cityofsancarlos.org/designstandards](http://www.cityofsancarlos.org/designstandards). A PDF of the current zoning districts are also provided at the end of this document for reference. Changes to the zoning maps are not a part of the Objective Design Standards project.*

**Dated: May 1, 2025**



Proposed amendments to SCMC Title 18 Zoning

	<b>Amended Code Sections</b>	<b>Municipal Code Chapters</b>
1	<b>18.03 Rules of Measurement</b>	<b>18.03.080 Determining floor area.</b> <b>18.03.090 Determining floor area ratio.</b>
2	<b>18.04 Residential Districts</b>	<b>18.04.050 Development standards—RM districts.</b> <b>18.04.060 Supplemental regulations—RM districts.</b>
3	<b>18.05 Mixed-Use Districts</b>	<b>18.05.040 Objective Design Standards</b>
4	<b>18.06 Commercial Districts</b>	<b>18.06.040 Supplemental Regulations</b>
5	<b>18.15 General Site Regulations</b>	<b>18.15.130 Visibility at intersections and driveways.</b>
6	<b>18.18 Landscaping</b>	
7	<b>18.26 Planning Authorities</b>	<b>18.26.070 Summary of review authorities for decisions and appeals.</b>
8	<b>18.27 Common Procedures</b>	<b>18.27.030 Pre-application review.</b> <b>18.27.040 Review of applications.</b>
9	<b>18.29 Design Review and Objective Design Standards Compliance Review</b>	<b>18.29.020 Applicability.</b>
10	<b>18.30 Use Permits</b>	<b>18.30.060 Required Findings</b>
11	<b>18.41 Terms and Definitions</b>	

**Chapter 18.03  
RULES OF MEASUREMENT**

Sections:

- 18.03.010 - 18.03.070 (Excluded -No Changes Proposed)**
- 18.03.080 Determining floor area.**
- 18.03.090 Determining floor area ratio.**
- 18.03.100 - 18.03.150 (Excluded -No Changes Proposed)**

**18.03.080 Determining floor area. Revised 1/24**

The floor area of a building is the sum of the gross horizontal areas of all floors of a building or other enclosed structure, measured from the outside perimeter of the exterior walls and/or the centerline of interior

A. Included in Floor Area. Floor area includes, but is not limited to, all habitable space (as defined in the California Building Code) that is 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 (2) feet within the roof line of any building without walls, and balconies, porches or other similar structures that are enclosed on more than two (2) sides. Garages in the RS-6 zoning district shall be included in floor area calculations. 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:

1. Mechanical, electrical, and communication equipment rooms that do not exceed two percent (2%) of the building's gross floor area;
2. Statewide exemption accessory dwelling units in accordance with Section 18.23.210;
3. Up to eight hundred (800) square feet of any accessory dwelling unit;
4. Bay windows or other architectural projections where the vertical distance between the lowest surface of the projection and the finished floor is thirty (30) inches or greater;
5. Areas that qualify as usable open space;
6. Areas devoted to parking in the following circumstances:

a. In nonresidential buildings, areas used for off-street parking spaces or loading spaces, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles that are located below the finish grade of the property.

b. In multi-family and mixed-use buildings, all underground, partially underground, or areas that qualify as usable open space; in multifamily and mixed-use buildings, surface enclosed areas used for off-street parking spaces or loading spaces, driveways, ramps between floors of a multi-level parking garage, and maneuvering aisles that are located below the finish grade of the property.

7. In addition, in the RS-6 zoning district, the following shall be excluded from floor area calculations:

a4. Basements that are located directly beneath the house footprint (with exceptions for lightwells and access to areas underground) and with an exposed area of no more than three (3) feet from finished grade to finished floor above.

b2. Up to four hundred fifty (450) square feet of garage area, provided the garage is detached and located to the rear of residential structures, and is a minimum of forty (40) feet away from the front lot line.

C. Non-residential Uses. For non-residential uses, or non-residential uses in mixed-use developments, gross floor area includes unless otherwise specified, all partially above grade and fully above grade enclosed parking areas, pedestrian access interior walkways or corridors, interior courtyards, walkways, paseos, or corridors covered by a roof or skylight. Non-residential 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. (Ord. 1604 § 4 (Exh. B), 2023; Ord. 1537 (Exh. A (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

### **18.03.090 Determining floor area ratio.**

The 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 the 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 twenty thousand (20,000) square feet, and the site area is ten thousand (10,000) square feet, the FAR is expressed as 2.0.

A. Excluded from Floor Area in Calculating FAR.

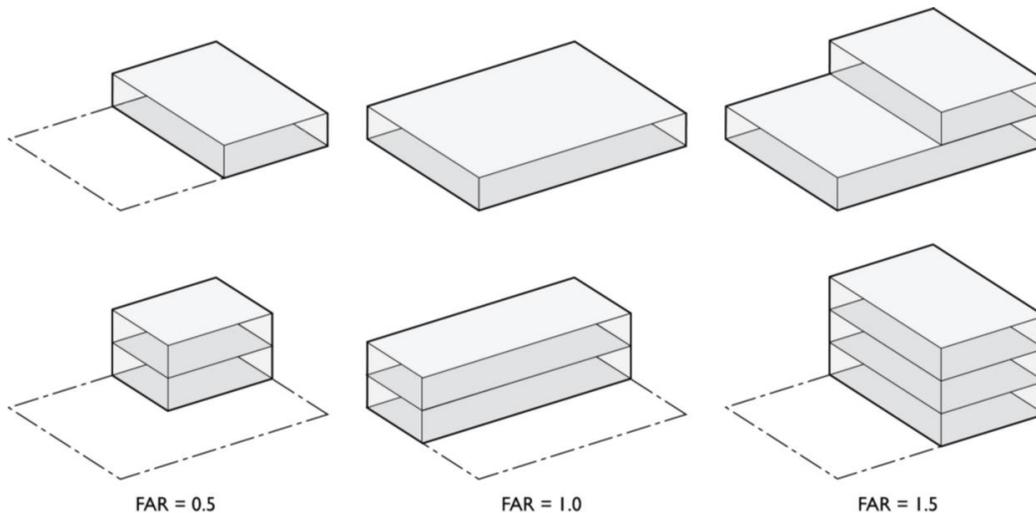
1. Underground Areas. Floor area located below finished grade, including below-grade parking.

2. Parking Areas. Floor area provided for parking serving residential units only located above grade in multi-family and mixed-use buildings within the multi-family (RM) and mixed-use (MU) districts.

Parking areas located below finished grade or finished floor of habitable space where the vertical distance between finished grade and finished floor is five feet or less. Structured parking areas located above finished grade or finished floor of habitable space where the vertical distance between finished grade of finished floor is more than five feet are included as floor area in calculating FAR.

3. Side-loaded or Detached Garages. Side-loaded or detached garages not exceeding four hundred fifty (450) square feet, located to the rear of residential structures, a minimum of forty (40) feet away from the front lot line and accessed by a driveway the entire length of which is less than twelve (12) feet in width.

**FIGURE 18.03.090: DETERMINING FLOOR AREA RATIO**



(Ord. 1537 (Exh. A (part)), 2018: Ord. 1480 (Exh. A), 2015: Ord. 1438 § 4 (Exh. A (part)), 2011)

**Chapter 18.04**

**RESIDENTIAL DISTRICTS**

Sections:

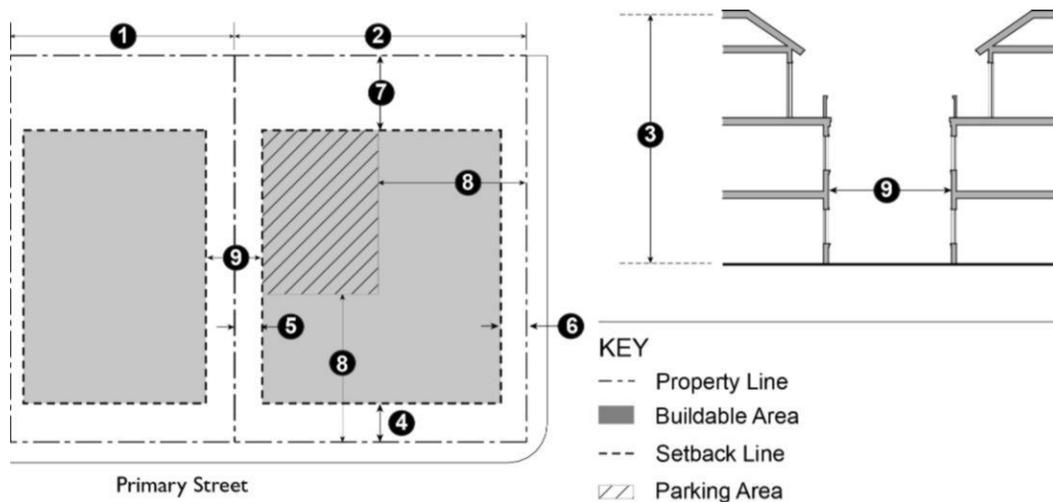
- 18.04.010 - 18.04.040 (*Excluded -No Changes Proposed*)
- 18.04.050 Development standards—RM districts.
- 18.04.060 Supplemental regulations—RM districts.
- 18.04.070 Residential development types.
- 18.04.080 Duplex standards.
- 18.04.090 Townhouse development.
- 18.04.100 Small lot subdivisions.

**18.04.050 Development standards—RM districts.**

Tables 18.04.050-1 and 18.04.050-2 prescribe the development standards for RM districts.

Additional regulations are denoted in a right-hand column. Parcels located within an adopted Specific Plan area shall comply with the development standards of the Specific Plan. Section numbers in this column refer to other sections of this title, while individual letters refer to subsections that directly follow the table. The numbers in each illustration below refer to corresponding regulations in the “#” column in the associated table and figure below.

**FIGURE 18.04.050-A: DEVELOPMENT STANDARDS KEY - RM DISTRICTS**



**TABLE 18.04.050-1: DEVELOPMENT STANDARDS - RM DISTRICTS**

District	RM-20	RM-59	RM-100	Additional Regulations	#
Lot and Density Standards					
Maximum Density (units/net acre)	20	59	100		
Minimum Density (units/net acre)	15	45	75		
Minimum Lot Size (sq. ft.)	6,000*	10,000*	10,000*		
Minimum Lot Width	60 ft.	100 ft.	100 ft.		1
Corner Lots	70 ft.	100 ft.	100 ft.		2
Building Form and Location					
Maximum Height	35 ft.	50 ft. (A)	60 ft. (A)	See Section <a href="#">18.15.060</a> , Height and height exceptions	3
Maximum Stories	3	4 (B)	5 (B)		
Minimum Setbacks					

Front	15 ft. (C)	15 ft. (C)	15 ft. (C)		4
Interior Side	5 ft. (A)			See Section <a href="#">18.15.080</a> , Projections into required yards	5
Street Side	10 ft. (D)	10 ft. (D)	10 ft. (D)		6
Rear	15 ft.	15 ft. (A)	15 ft. (A)		7
Surface Parking, from Street-Facing Property Line	40 ft. (E)	40 ft. (E)	40 ft. (E)		8
Maximum Lot Coverage (Percent of Lot)	65%	75%	75%		See Chapter <a href="#">18.03</a> , Rules of Measurement
Maximum Floor Area Ratio (FAR)	<u>No maximum FAR for residential buildings. 0.75</u>  <u>2.0</u>  <u>3.0</u>  <u>2.0</u>  <u>3.0</u>				
<del>Maximum Upper Story Massing (Percent of Ground Floor Footprint)</del>					

2nd Story	100	100	100	Not applicable on lots less than 60 feet wide	
3rd Story and Above	80	80	80		

~~(1) Minimum densities apply to new development and construction of new projects, or when adding residential to an existing commercial use. For wholesale conversion of commercial uses to residential, minimum densities shall apply; but for small conversion of an existing single-space commercial use to residential, minimum densities shall not apply.~~

**TABLE 18.04.050-2: ADDITIONAL STANDARDS - RM DISTRICTS**

District	RM-20	RM-59	RM-100	Additional Regulations
Minimum Common and/or Private Open Space (percent of site area)	15%	15%	10%	(F)
Minimum Amount of Landscaping (percent of site)	20%	15%	10%	See Chapter <a href="#">18.18</a> , Landscaping
Maximum Paving in Street-Facing Yards (percent of required yard)	50%	50%	50%	

A. Transitional Standards. Where an RM-59 or RM-100 district is adjacent to an RS district, the following standards apply:

- ~~1. Rear Transitions, RM-100: For the RM-100 zoning district, the maximum height within forty (40) feet of an RS district is forty (40) feet. The maximum height within fifty (50) feet of an RS district is fifty (50) feet. -The rear building setback shall be 20'-0. The maximum height at the rear setback line shall be twenty-eight (28) feet to match the RS district height maximum. Above twenty-eight (28) feet, one (1) stepback of at least six (6) feet shall be~~

provided from the story below. If the building is five (5) stories or more, the upper stories shall step back from the fourth story by at least another six (6) feet.

2. Rear Transitions, RM-59: For the RM-59 zoning district, the maximum height within forty (40) feet of an RS district is thirty (30) feet. The maximum height within fifty (50) feet of an RS district is forty (40) feet. The rear building setback shall be 20'-0. The maximum height at the rear setback line shall be twenty-eight (28) feet to match the RS district height maximum. Above twenty-eight (28) feet, one (1) stepback of at least six (6) feet shall be provided from the story below.

3. Side Transitions, RM-100: The building setback from an RS district boundary shall be ten (10) feet for interior side yards and twenty (20) feet for rear yards. The building setback from an RS boundary shall be ten (10) feet for interior side yards. The maximum height at the side setback line facing an RS district shall be twenty-eight (28) feet maximum to match the RS district height maximum. Above twenty-eight (28) feet, one (1) stepback of at least six (6) feet shall be provided from the story below. If the building is five (5) stories or more, the upper stories shall step back from the fourth story by at least another six (6) feet.

3.4. Side Transitions, RM-59: The building setback from an RS boundary shall be ten (10) feet for interior side yards. The maximum height at the side setback line facing an RS district shall be twenty-eight (28) feet to match the RS district height maximum. Above twenty-eight (28) feet, one (1) stepback of at least six (6) feet shall be provided from the story below.

5. 4.—A landscaped planting area, a minimum of five (5) feet in width, shall be provided along all RS district boundaries. A tree screen shall be planted in this area with trees planted at a minimum interval of fifteen (15) feet. A minimum ten (10) foot wide landscape buffer area shall be provided along all rear RS district boundaries (Type 2 - Refer to Section 18.18.050 Landscaping Tables 18.18.050-B(1) and Table 18.18.050-B(2) for buffer types). Trees and shrubs shall be planted continuously in the landscape buffer along the site's property line to create privacy screening between properties. Selected species shall be of a fast-growing, evergreen variety and capable of attaining a minimum height of twenty-five (25) feet at maturity. Trees shall be planted at a minimum interval of twenty to thirty (20-30) feet on center) depending on the species and mature canopy width or growth

habitat. Continuous shrubbery planting is required between the trees and shall be a minimum six (6) feet in height when planted. Species selection and placement must be approved by the City Arborist. A minimum of fifteen (15) gallon planting stock shall be utilized, unless otherwise approved by the City Arborist.

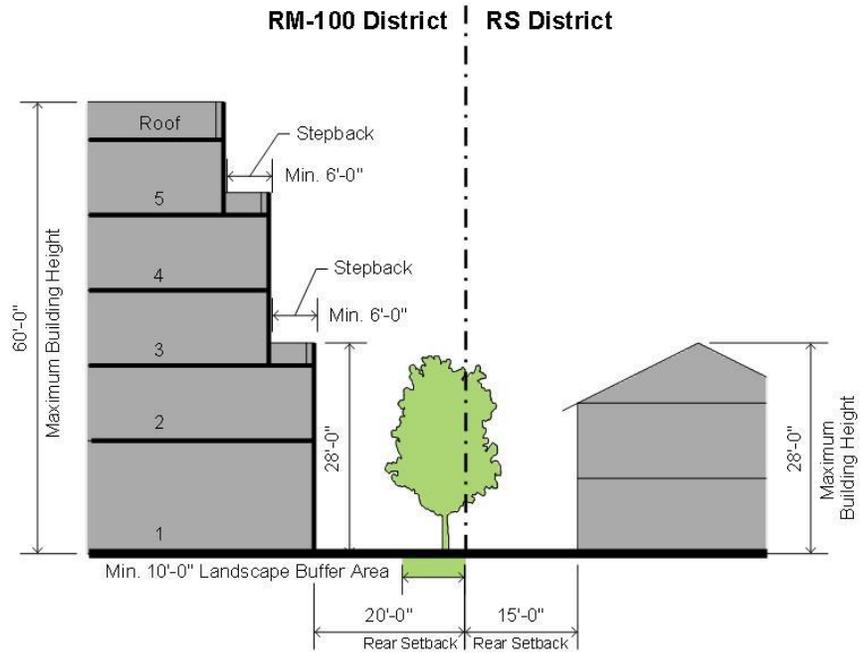
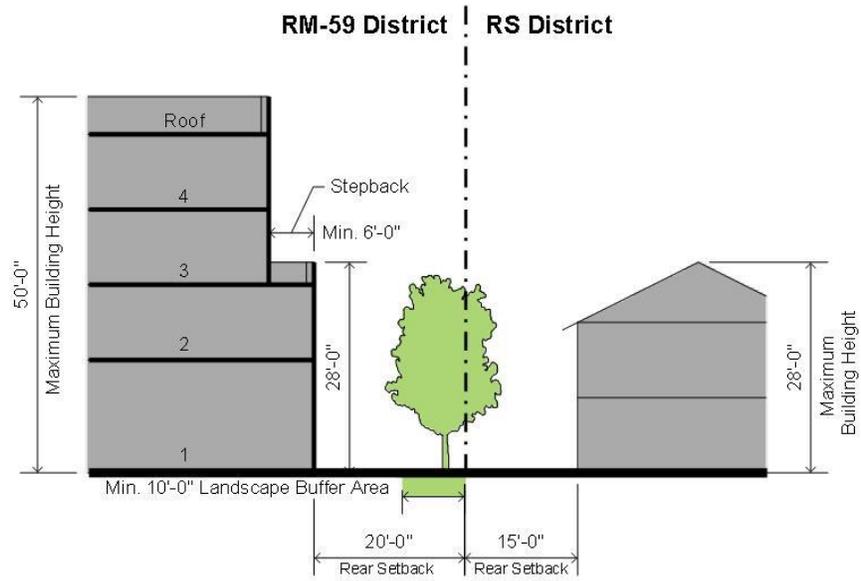
a. Type 2 Buffers: Landscape buffer shall be ten (10) feet wide. For every one-hundred (100) feet in rear property line length a minimum of five (5) trees and six (6) shrubs shall be planted.

b. For other landscaping buffer requirements, refer to Section 18.18.050 Areas to be landscaped.

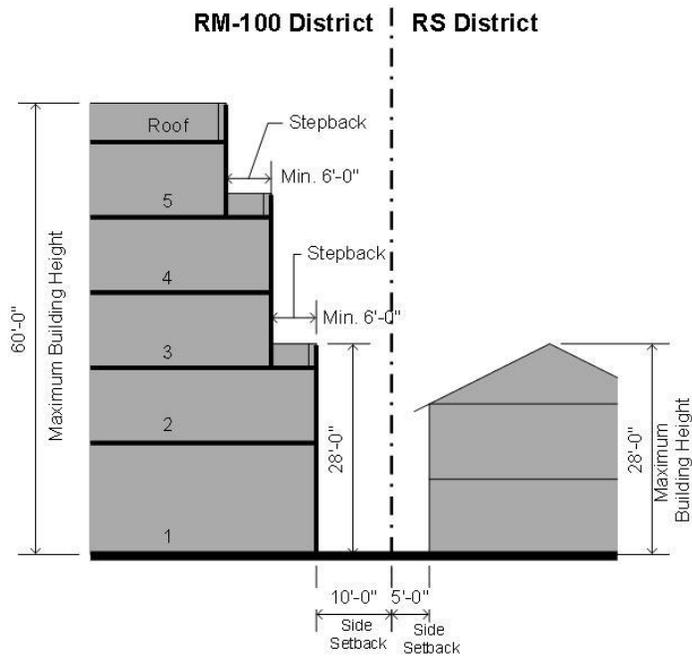
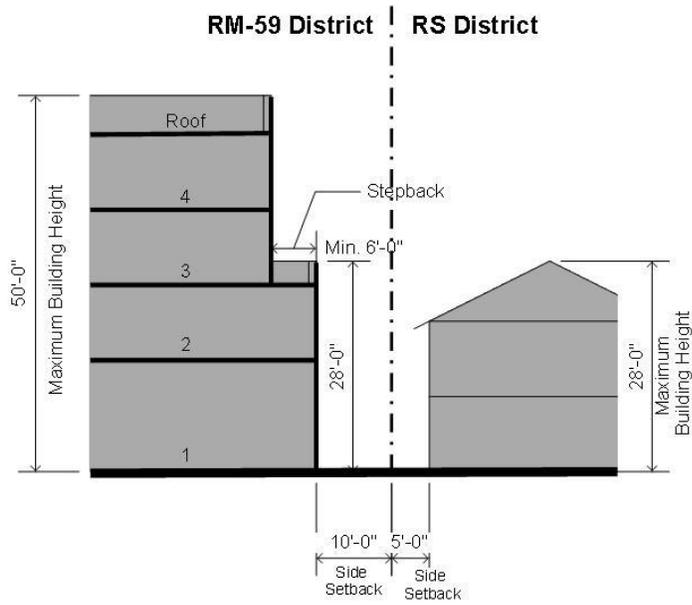
a-c. All new proposed tree species shall adhere to the City's most recent preferred tree list or as specified by the City Arborist.

Where conflict between this section and landscaping requirements of SCMC Section 18.18.050 occurs, the provisions of this Chapter shall apply.

**FIGURE 18.04.050-B: REAR TRANSITIONAL STANDARDS—RM DISTRICTS**

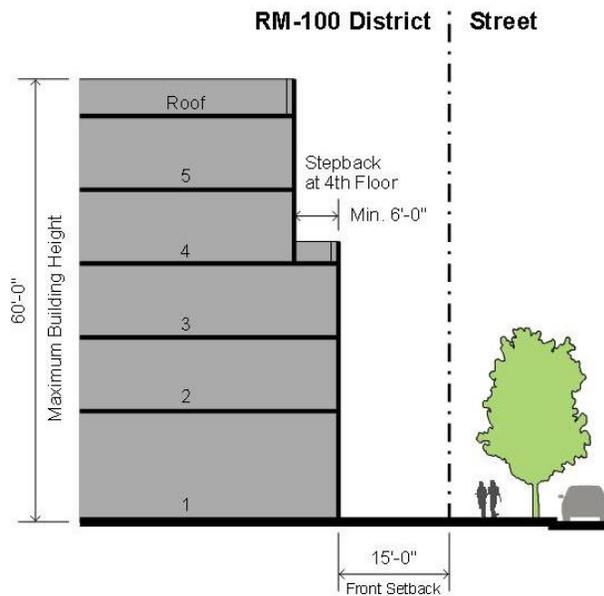
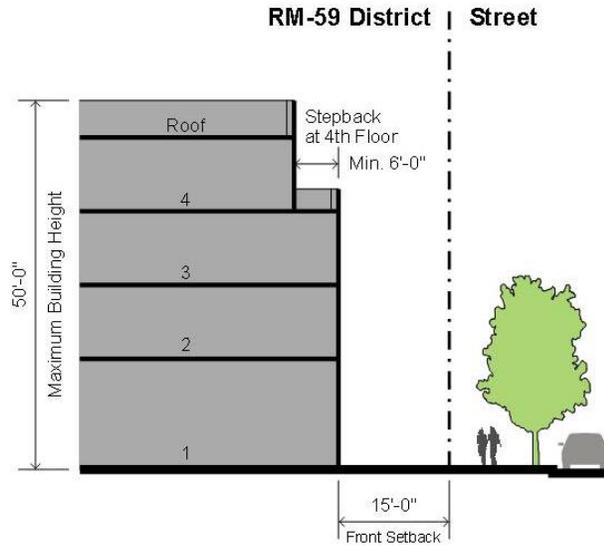


**FIGURES 18.04.050-C: SIDE TRANSITIONAL STANDARDS—RM DISTRICTS**



B. Upper Story Stepback. Street-Facing Upper Story Stepback. ~~The fourth and fifth story street-facing building frontages shall be stepped back a minimum of ten (10) feet from the stories below. Exceptions may be granted by the Director; provided, that an entry courtyard with a minimum depth of twenty-five (25) feet, landscaping, and seating amenities are provided on the ground level at grade; or other comparable public amenities are provided.~~ upper story stepbacks help mitigate building height by providing visual and spatial relief more consistent with the context of San Carlos. All required upper story stepbacks must occur for at least seventy percent (70%) of the facade length. The fourth and fifth story street-facing building frontages shall be stepped back a minimum of six (6) feet from the stories below. A minor deviation may be granted by the Director; provided that an entry courtyard with a minimum depth of twenty-five (25) feet, landscaping, and seating amenities are provided on the ground level at grade; or other comparable public amenities are provided.

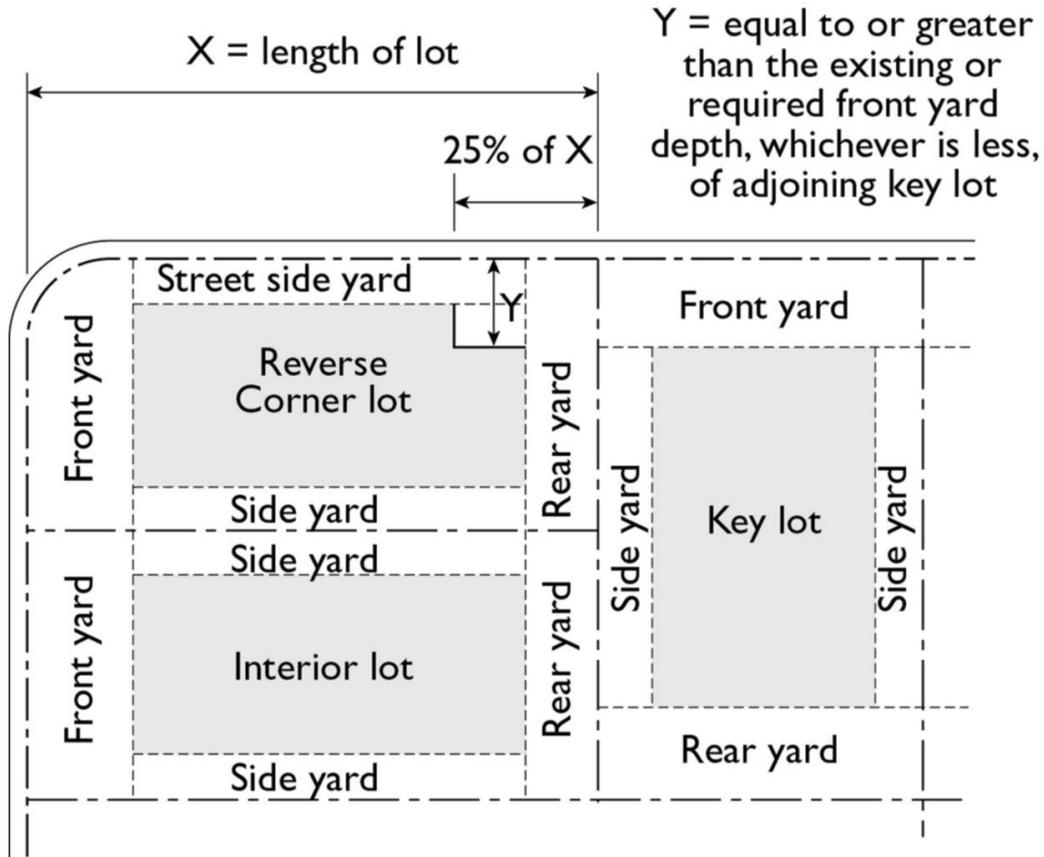
**FIGURE 18.04.050-D: STREET-FACING UPPER STORY STEPBACK - RM DISTRICTS**



C. Front Setback. Where seventy-five percent (75%) or more of the lots in a block as defined in SCMC Section 18.41.020, on both sides of the street, have been improved with buildings, the minimum front setback required shall be the average of improved lots or fifteen (15) feet, whichever is less.

D. Street Side Yards on Lots with Reversed Frontage. The rear one-quarter (1/4) of the exterior side yard shall not be less than the front yard required or existing on the lot adjoining such exterior side yard.

**FIGURE 18.04.050-E: STREET SIDE YARDS ON LOTS WITH REVERSED FRONTAGE —  
RM DISTRICTS**



E. Parking Setback. Parking ~~shall~~ ~~may~~ be allowed ~~located~~ within forty (40) feet of the street-facing property line, subject to ~~in accordance with~~ the following standards:

1. Fully Undergrounded and Partially Submerged Parking. ~~Parking completely for partially Fully undergrounded parking may be located anywhere on a subject property match the setbacks for the main structure. If tiebacks or similar structures extend beyond the property lines, a tieback agreement with the affected property owner(s) shall be included upon initial application submittal.~~
2. Partially Submerged Parking. ~~Parking located partially underground shall match the setbacks of the main structure. Parking located partially underground shall must match not be located beyond the required setbacks of the building. may match the setbacks of the main structure.~~ The maximum height of a parking podium visible from a street is five (5) feet above finished grade.

3. Surface Parking. Above-ground parking ~~may be located~~ is allowed within forty (40) feet ~~of from~~ a street-facing property line when all of the following occurs: if when the decision making authority can make all of the following findings:

- a. Buildings are built to setback standards and as close to the public sidewalk as feasible; and~~The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible;~~
- b. The parking area is at least five (5) feet from public rights-of-way, well-screened from adjacent properties with a minimum four (4) foot tall wall, hedges or landscaping, or a trellis along the street facing public-rights-of-way, six (6) foot tall wall, hedges or landscaping, or a trellis along interior side and rear property lines. Fences shall meet the requirements pursuant to SCMC 18.15.040,~~and/or landscaping;~~ and
- c. The site is ~~small and~~ constrained such that underground, partially submerged, or surface parking located more than forty (40) feet from the street frontage is not feasible due to site-specific conditions. Relevant documentation proving infeasibility shall be provided.

F. Open Space. Private and common areas shall be provided in accordance with this section. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbecue areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are oriented towards the public street which create an entry feature are also considered common areas. All areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas with the types of attributes described above.

1. Usability. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such a surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed ten percent (10%).
2. Common Open Space ~~Common Open Space~~ Accessibility.

- a. ~~Common Open Space.~~ The space shall be equally accessible to all the living units on the project site. It shall be served by any stairway or other accessway qualifying as an egress facility ~~from a habitable room.~~ (Ord. 1596 § 6 (Exh. A), 2023; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.04.060 Objective Design Standards for RM Districts** Supplemental regulations—RM districts. Revised 6/23

The intent of the Objective Design Standards is to ensure new buildings are compatible with the scale and character of San Carlos. To promote cohesive building design, quality craftsmanship, and compatible building scale, the following objective design standards apply to all street-facing facades, facades visible from the right-of-way, and alleys for multi-family residential buildings in RM districts. Parcels located within an adopted Specific Plan area shall comply with the Objective Design Standards per the Specific Plan.

A. Building Entrances

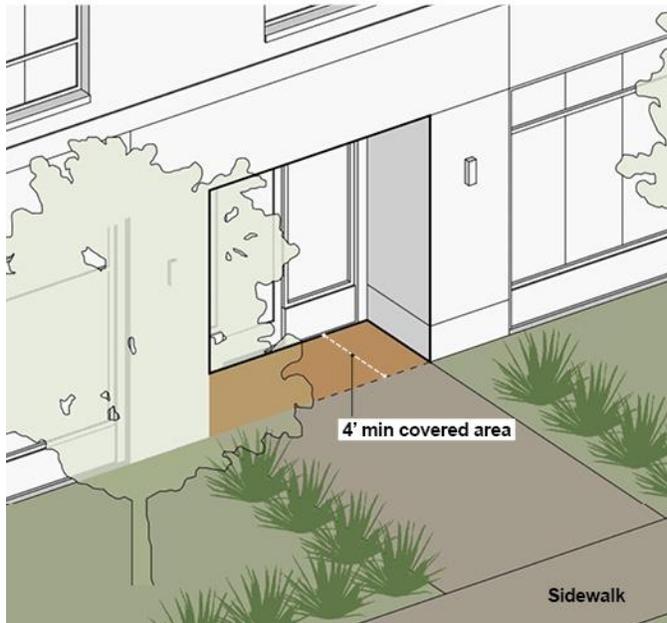
1. Orientation. All ground-floor units located along public rights-of-way shall have the primary entrance(s) facing this right-of-way. If ground-floor units are located on four (4) lane streets carrying high traffic volumes and/or streets that do not allow on-street parking, unit entrances may be oriented around courtyards. ~~Exceptions to this requirement may be approved for projects where multiple-family housing is located on four (4) lane streets carrying high traffic volumes and/or streets that do not allow on-street parking. In such cases, the project may be oriented around courtyards~~
  
2. Main Building Entrance Canopy Projection or Recess. ~~If a building has~~ Building a main entrance to a shared lobby, the main entrance shall incorporate either ~~entrances must have~~ a canopy, a recess, or a combination thereof. A weather-protected covered area of minimum four (4) feet deep and six (6) feet wide shall be provided. Within the required fifteen (15) front setback, a canopy shall not project beyond eight (8) feet from the building facade on which it is located, shall not project more than three (3) feet into the public right-of-way, shall not be less than eight (8) feet above the sidewalk, and shall be at least seven (7) feet from the property line / back of sidewalk. Other building projections may extend into required yards, according to the standards of SCMC Table 18.15.080.

Entry canopies, stoops, patios, and balconies shall be constructed of all-weather, durable materials. If an entrance requires an accessible ramp, the ramp shall be integrated into the building and landscape design to minimize the visual impact of the ramp. Clear access to the ramp shall be maintained. A minor deviation to the street facing entrance configuration to permit a trellis, landscaped courtyard entry, or other similar feature may be approved by the Director. ~~a roofed projection (such as a porch) or recess with a minimum depth of at least five (5) feet and a minimum horizontal area of fifty (50) square feet. Alternative designs that create an a welcoming entry feature Alternative entrance configurations facing the street, such as trellis or landscaped courtyard entry, may be approved by the Director.~~

**Main Building Entrance - Partially Recessed**



**Main Building Entrance - Recessed**



**FIGURE 18.04.060-A: MAIN BUILDING ENTRANCE - RM DISTRICTS**

### Main Building Entrance - Canopied



### Main Building Entrance - Canopied with Columns

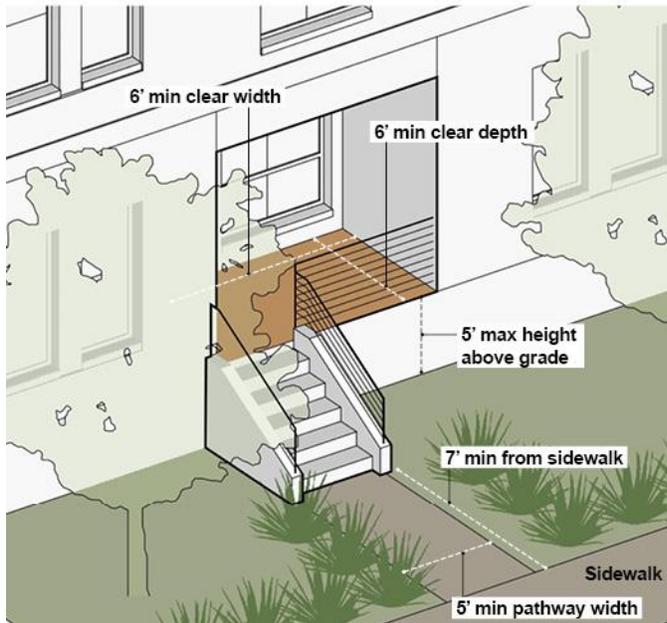


3. Ground Floor Dwelling Units. Dwelling Unit Access. Exterior entrances to ground floor units shall be in the form of individual or shared entrances at the ground floor of the building and shall be connected to the public sidewalk by a paved walkway with a minimum width of five (5) feet. An at-grade patio, a raised stoop, or a raised porch may serve as a ground floor unit entrance. Raised stoops or porches shall not exceed five (5) feet above grade. Patios, stoops, and porches shall provide a minimum six (6) foot by six (6) foot clear area. Within the required fifteen (15) front setback, a patio, stoop, or porch shall not project beyond eight (8) feet from the building facade on which it is located and shall be at least seven (7) feet from the property line or back of sidewalk, whichever is greater. Ground floor patios shall be surrounded by a low wall, fence, railing, and/or landscaping no higher than 42 inches to distinguish private outdoor space from the public sidewalk area. Ground floor exterior unit entrances may be recessed or project no more than eight (8) feet from the building facade. Other building projections may extend into required yards, according to the standards of SCMC Table 18.15.080. Fences shall meet the requirements pursuant to SCMC 18.15.040. All ground floor unit entrances must not exceed five (5) feet above grade. Unit entrances above the ground floor are also permitted; however, no exterior access corridor located above the ground floor may provide access to five (5) or more units.

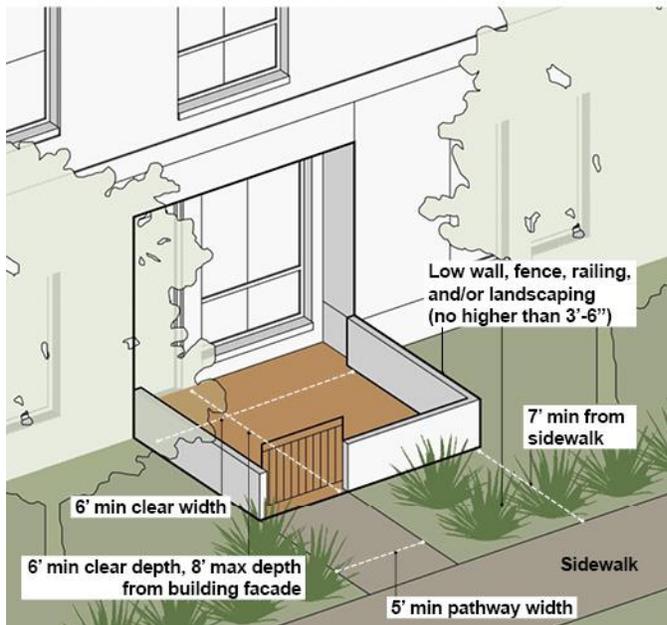
4. Corner Entrances. Corner building entrances shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include canopies, trellises, angled or rounded corners, arches, and/or other architectural elements. All building and dwelling units located in the interior of a site shall have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.

**FIGURE 18.04.060-B: RESIDENTIAL UNIT ENTRANCE****FIGURE 18.04.060-B: RESIDENTIAL UNIT ENTRANCE - RM DISTRICTS**

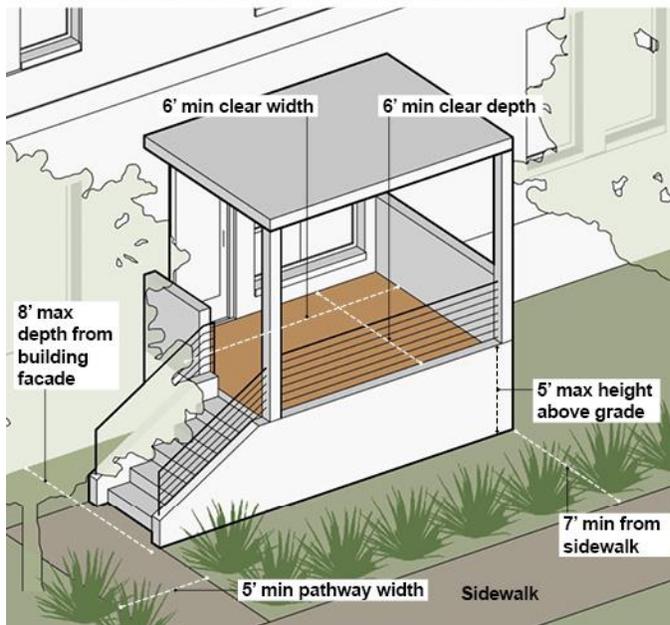
### Residential Unit Entrance - Recessed Porch or Stoop



### Residential Unit Entrance - At-Grade Patio



### Residential Unit Entrance - Porch or Stoop



**B. Building Design Massing Breaks.** Massing breaks provide visual relief for longer buildings by breaking the building into smaller elements more compatible with San Carlos. Buildings shall include adequate design features to create visual variety and avoid a large-scale and bulky appearance.

1. Building Length. The maximum dimension of any single building shall not exceed one hundred twenty-five (125) feet. Buildings between fifty (50) feet and one hundred (100) feet in length shall include at least one (1) minor massing break, defined as a minimum of four (4) feet wide by two (2) feet deep extending the full height of the building above the ground floor and shall include a corresponding break in the roof line. The required minor massing break shall be positioned such that no more than two thirds ( $\frac{2}{3}$ ) of the total building length is without a massing break. When a building has an upper floor stepback, the minor massing break minimum dimensions shall also apply to the upper floors and shall include a corresponding break in the roof line.

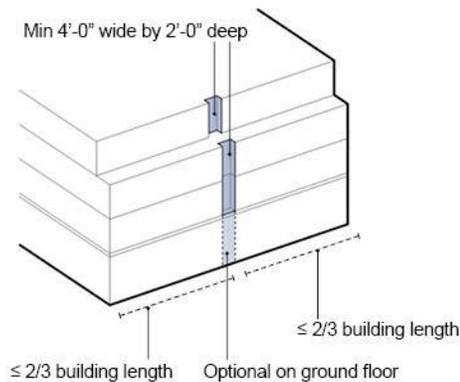
2. Buildings greater than one hundred (100) feet and up to two hundred (200) feet in length shall include at least one (1) minor massing break (defined above) and one (1) major massing break, defined as a minimum of ten (10) feet wide by ten (10) feet deep extending the full height of the building above the ground floor and shall include a corresponding break in the roof line. The required major and minor massing breaks shall be positioned

such that no more than two thirds ( $\frac{2}{3}$ ) of the total building length is without a massing break. When a building has an upper floor setback, the minor massing break minimum dimensions shall also apply to the upper floors and shall include a break in the roof line. The major massing break may continue vertically to align with the walls below the setback and shall include a corresponding break in the roof line.

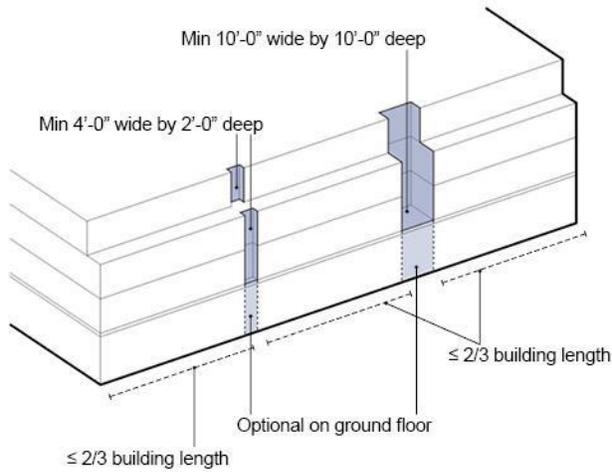
3. Buildings greater than two hundred (200) feet in length must include at least one (1) minor massing break and two (2) major massing breaks (defined above). The required minor and major massing breaks shall be positioned such that no more than two thirds ( $\frac{2}{3}$ ) of the total building length is without a massing break. When a building has an upper floor step back, the minor massing break minimum dimensions shall also apply to the upper floors and shall include a corresponding break in the roof line. The major massing break may continue vertically to align with the walls below the setback and shall include a corresponding break in the roof line.

**FIGURE 18.04.060-C: MASSING BREAKS - RM DISTRICTS**

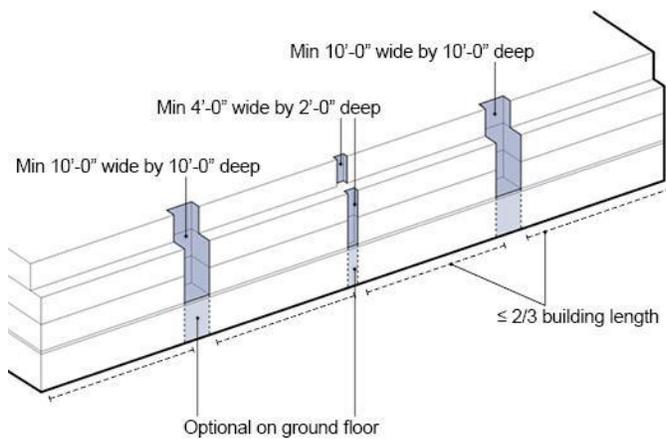
**Buildings  $50' \leq x \leq 100'$**



**Buildings  $101' \leq x \leq 200'$**



**Buildings  $200' \leq x$**



C. Corners. Corner buildings shall emphasize the street corner through a combination of building massing and facade variation.  
~~Corners. Corner buildings shall emphasize the street corner through a combination of building massing and facade variation.~~

1. All corners shall be defined for at least twenty (20) feet along each of the two street-facing building facades. The corner portion shall either have a minimum two (2) foot change in building plane from its adjacent facades, or a minimum two (2) foot by two (2) foot recessed reveal where it meets the adjacent facades.

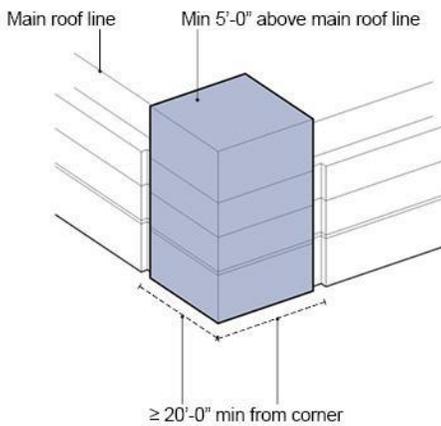
2. Building corners shall be further differentiated from the rest of the street-facing building facades by at least one (1) of the following: a change in roof form with at least a five (5) foot

difference in roof height; a change in building material, color, or texture; or a variation in fenestration placement.

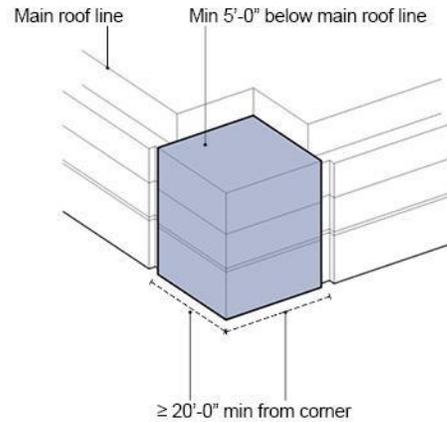
4.3. Alternatively, the corner can either be a common roof terrace above the ground floor or a common plaza at the ground floor.

**FIGURE 18.04.060-D: CORNERS - RM DISTRICTS**

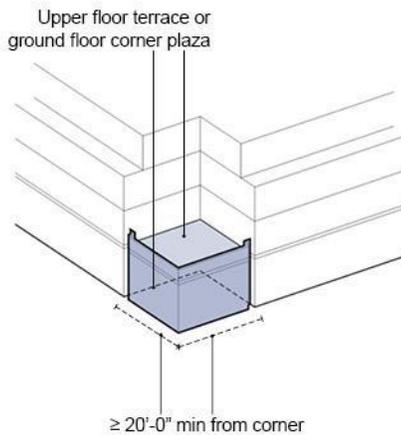
**Higher Roof**



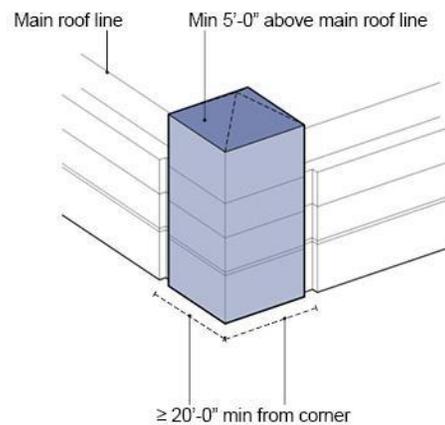
**Lower Roof**



**Terrace or Plaza**



**Architectural Roof Feature**

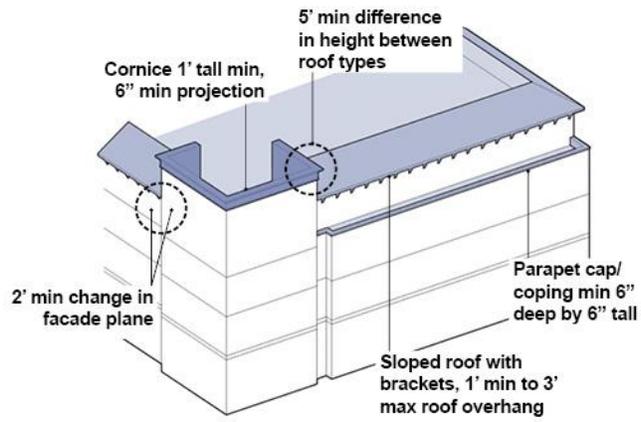


C-D.Roof Variety.

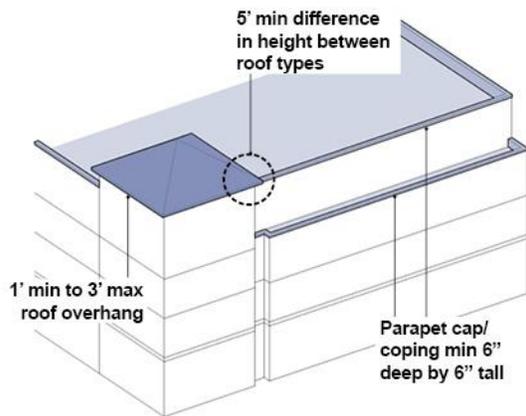
1. Continuous roofs greater than seventy-five (75) feet shall be broken up using either varying parapet or roof heights, changes in plane along the facade, variation between flat and -sloped roofs, overhangs with or without brackets, and/or a combination thereof. This standard does not apply to a top floor that is stepped back at least six (6) feet from the floors below.
2. Parapet caps/coping shall be provided along all street-facing building facades. At a minimum, these features shall be at least six (6) inches deep and six (6) inches tall, and project at least three (3) inches from the building facade. Sloped roofs shall have overhangs extending a minimum of twelve (12) inches and a maximum of three (3) feet from the facade, including the eave and gutter profile.
3. Changes in roof height between parapets or differing roof types shall be at least five (5) feet in height. Rooftop equipment shall be fully screened from public/street view pursuant to SCMC Section 18.15.090 using architectural elements including but not limited to parapets and screens. The screening elements shall be integrated into the overall building design. ~~Roof Line. The roof line at each elevation shall demonstrate an offset of at least eighteen (18) inches for each one (1) to three (3) units exposed on that elevation. Large, continuous roof planes are prohibited.~~
4. Towers. If the project site is greater than fifteen thousand (15,000) square feet and not located along East San Carlos Avenue, a tower or other projecting architectural element(s) may extend up to ten (10) feet above the top of the roof; provided, that the square footage of the element(s) does not total more than ten percent (10%) of the building roof area. The area above the uppermost permitted floor of the element(s) shall not be habitable space.

**FIGURE 18.04.060-E: ROOF VARIETY - RM DISTRICTS**

## Roof Variety



## Roof Variety



~~43. Window Trim or Recess. Trim at least one (1) inch in depth must be provided around all windows, or window must be recessed at least two (2) inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one (1) sash shall achieve a two (2) inch recess. Exceptions may be granted through the design review process to accommodate alternative window design complementary to the architectural style of the structure.~~

~~4. Windows. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window~~

~~D.E. Base, Middle, and Top Treatment, Middle, and Top. All buildings fourthree (43) stories and taller shall be composed of atthe following: a distinct base (in some cases this can be treated as the ground story or combined first two stories) or ground floor, a middle (the majority of the building facade area), and a top (parapet cap/coping, cornice, sloped roof, or in some cases this can be treated as the top story or combined top two stories), cornice, or parapet cap) along all street-facing facades as described below. Each of these elements shall be distinguished from one another for at least seventy percent (70%) of its street facing facade length by either a change in material, a change in color, and/or a facade plane change of at least two (2) feet. A ground floor or in some cases, a combined ground floor and second floor setback of at least two (2) feet in addition to the required setback from floors above may be considered a base.~~

~~1. A base for buildings of three (3) to five (5) stories must either be limited to 30 inches in height from grade and project maximum of six (6) inches from the building façade, or be treated as the full height of the ground story. For a 3-story building, the base is limited to 30 inches if the top is treated as the full height of the top story.~~

~~2. A base for buildings of six (6) stories or more must either be limited to 30 inches in height from grade and project maximum of six (6) inches from the building façade, or be treated as the full height of the ground story, or be treated as the height of the ground story and second story combined. If the top of the building is treated as the combined height of the top two (2) stories, the base is limited to the full height of the ground story.~~

~~3. The middle portion of buildings of three (3) or four (4) stories shall be a minimum of two stories in height.~~

4. The middle portion of buildings of five (5) to six (6) stories shall be a minimum of three stories in height.

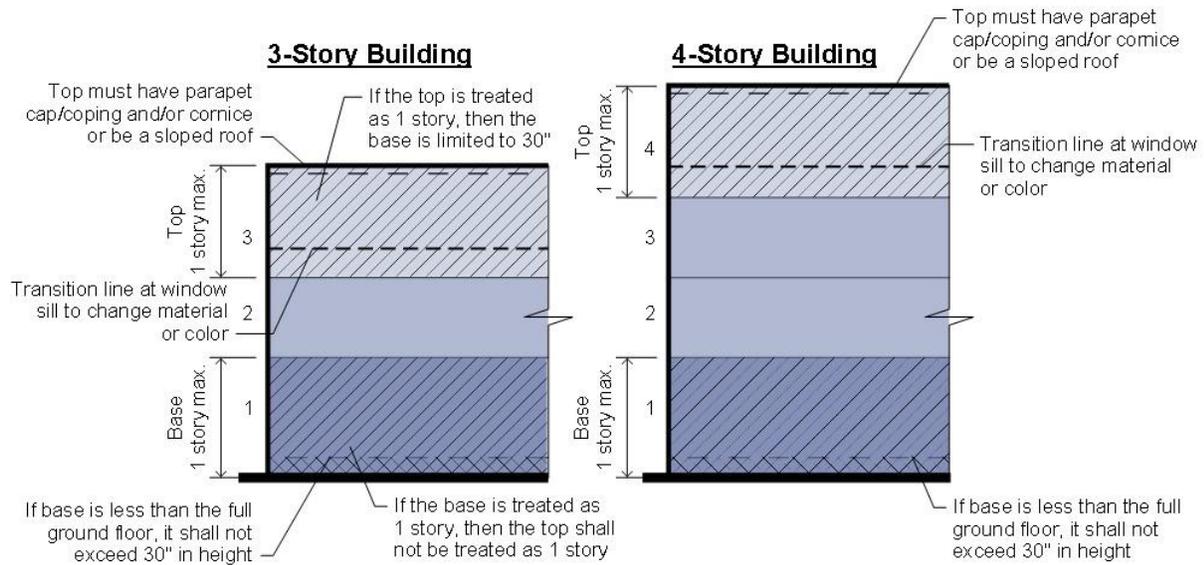
5. The middle portion of buildings of greater than six (6) stories shall be a minimum of the total amount of stories minus three (3). For example, an eight (8) story building must have a middle portion that is at least five (5) stories in height.

6. The top of all buildings must have a parapet cap/coping, a cornice, or be a sloped roof.

7. A top for buildings of three (3) to five (5) stories may be treated as the full height of the top story. For a 3-story building, the top is limited to a parapet cap/coping, a cornice, or a sloped roof if the base is treated as the full height of the ground story.

4-8. A top for buildings of six (6) stories or more may be treated as the full height of the top story. The top may also be treated as the full height of the top two (2) stories combined, only if the base is limited to the height of the ground story.

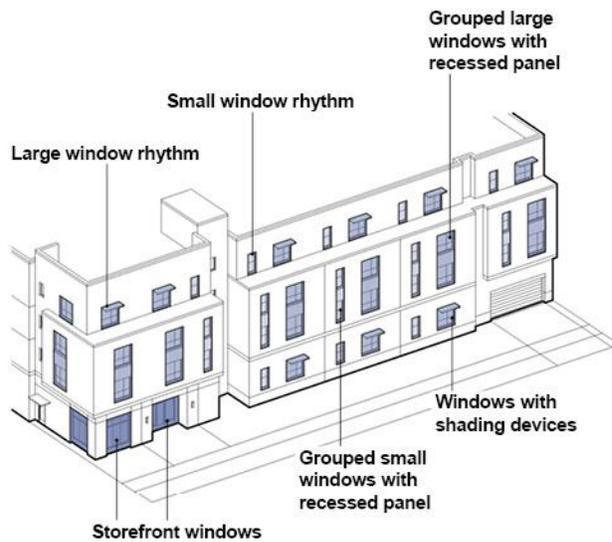
**FIGURE 18.04.060-F: BASE AND TOP TREATMENT - RM DISTRICTS**  
**FIGURE 18.04.060-F: BASE, MIDDLE, AND TOP - RM DISTRICTS**



E.F. Fenestration Variety: To achieve the fenestration variety standard, buildings shall include rhythms of at least two (2) types of openings for at least seventy percent (70%) of its street-facing facade length - the required seventy percent (70%) length does not have to be continuous. Various types of distinct openings include storefront windows and doors, residential entry doors, living room windows, bedroom windows, bathroom windows, common hallway windows, and stairway windows. Windows may be grouped vertically or horizontally or designed with shading devices or other architectural features to achieve pattern variety.

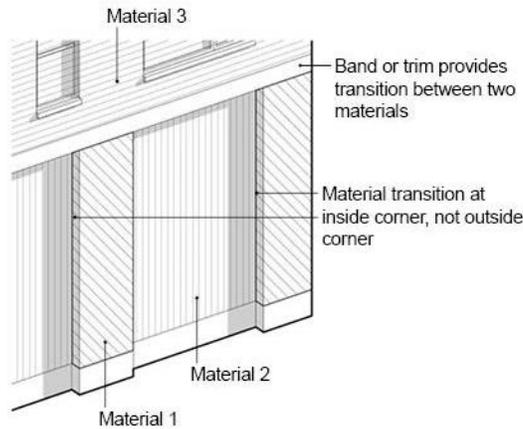
**FIGURE 18.04.060-G: FENESTRATION VARIETY - RM DISTRICTS**  
**FENESTRATION VARIETY - RM DISTRICTS**

**Fenestration Variety**



F.G. Materials, Colors, and Texture Variety: To achieve this standard, buildings shall provide at least two (2) different materials, colors, or textures for at least seventy percent (70%) of each of its facade length(s) except for any interior courtyard-facing facade not visible from a public right-of-way-. Material transitions along any facade shall only occur on the inside corner of a plane change. When material changes need to occur in the same plane, bands, trims, cornices, or other architectural elements shall project at least two (2) inches from the facade plane to create a corner for the material transition.

**FIGURE 18.04.060-H: MATERIAL TRANSITIONS - RM DISTRICTS**  
**MATERIAL TRANSITIONS - RM DISTRICTS**



**FIGURE 18.04.060-J: MATERIAL, COLOR, OR TEXTURE VARIETY – RM DISTRICTS**

~~Facade Articulation. All street-facing facades shall have at least one (1) horizontal or vertical projection or recess at least four (4) feet in depth, or two (2) projections or recesses at least two and one-half (2 1/2) feet in depth, for every twenty-five (25) horizontal feet of wall. If located on a building with two (2) or more stories, the articulated elements must be greater than one (1) story in height, and may be grouped rather than evenly spaced in twenty-five (25) foot modules. Building entrances and front porches and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises may count towards meeting this requirement.~~

~~5.6. Facade Detailing and Materials. All visible building facades shall incorporate details, such as window and door trim, window recesses, cornices, changes in materials or other design elements, in an integrated composition. Each side of a building that is visible from a public right-of-way shall be designed with a complementary level of detailing and quality of materials.~~

~~7. Building Colors. Every building shall have at least two (2) complementary colors which demonstrate a harmonious relationship~~

H. Projecting and Recessed Elements. This standard may be applied in lieu of both the fenestration variety standard and the materials, colors, and texture variety standard. To achieve the projecting / recessed elements standard, buildings shall provide a rhythm of at least two (2) of the following elements for at least seventy percent (70%) of its street-facing facade length: projecting bays / bay windows, recessed areas containing windows, recessed stair and

elevator towers, projecting or recessed balconies, recessed panels, ground floor stoops or porches, projecting frame / box elements containing at least one (1) window, projecting window shading devices, and ground floor awnings or canopies.

1. Projecting bays shall be between eighteen (18) inches and three (3) feet deep, and between six (6) feet and twelve (12) feet wide.

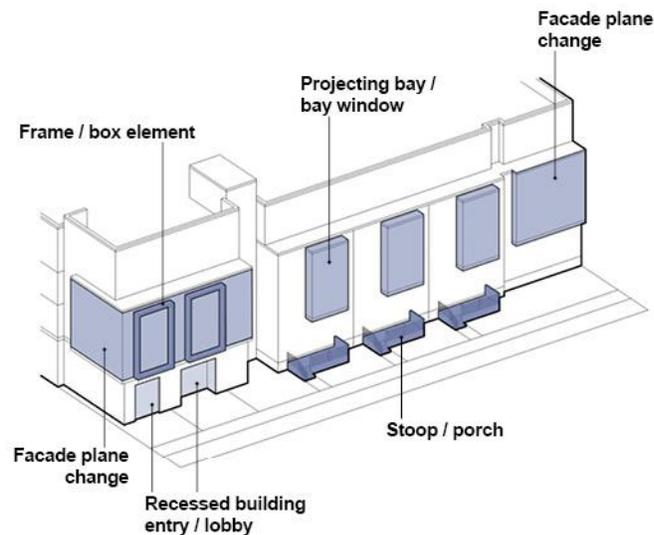
2. Usable balconies shall be a minimum of six (6) feet deep by six (6) feet wide. Balconies shall avoid a tacked-on look by being recessed at least twelve (12) inches into the building facade. When private balconies are provided, they shall have a transparency of no less than twenty-five percent (25%). Permanent storage boxes, condensers for air-conditioning units, or other mechanical equipment shall not be located on balconies. Decorative Juliet balconies shall be a minimum of twelve (12) inches deep and three (3) feet wide.

3. Recessed areas of a building containing windows shall be at least one (1) foot deep. Recessed panels shall be at least four (4) inches deep.

4.4. Screening devices, shading devices, and projecting frame elements shall be a minimum of eighteen (18) inches deep. Lattices, louvers, and/or perforated metal screens shall be a minimum of four (4) inches deep or set at least four (4) inches from the facade.

**FIGURE 18.04.060-K: PROJECTING AND RECESSED ELEMENTS - RM DISTRICTS**  
**18.04.060-K: PROJECTING AND RECESSED ELEMENTS - RM DISTRICTS**

## Projecting and Recessed Elements



### G-I. Windows.

1. Windows without trim shall be recessed at least two (2) inches from the plane of the surrounding exterior wall to create a shadow line and visual interest. Windows with trim shall provide trim at least two (2) inches in depth with windows inset from the trim edge by at least two (2) inches. The window trim objective design standards do not apply to interior-facing windows such as those along an internal building courtyard and windows that are not seen from public rights of way.
2. For double-hung and horizontal sliding windows, at least one (1) sash shall achieve a two (2) inch recess. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions shall be made of dimensional material projecting in front of the panes on both the inside and outside of the window.
3. A minimum of ninety percent (90%) of upper floor windows on street- or public open space-facing building facades shall be designed such that:
  - a. Windows are at least twelve (12) inches apart.
  - a-b. Proportions of typical windows shall be vertically oriented and shall not exceed a width (x) to height (y) ratio of two to three (2:3). Proportions of picture windows

(typically provided for living rooms) shall not exceed a width to height ratio of one to one (1:1).

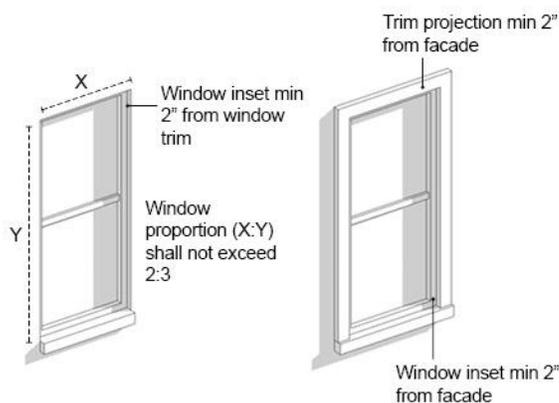
4. Proportions of typical windows shall be vertically oriented and shall not exceed a width (x) to height (y) ratio of two to three (2:3). Proportions of picture windows (typically provided for living rooms) shall not exceed a width to height ratio of one to one (1:1). Proportions of storefront windows shall also be vertically oriented not to exceed a width to height ratio of two to three (2:3). Storefront windows with a width to height ratio greater than two to three (2:3) shall include vertical mullions such that each window panel is not greater than a two to three (2:3) width to height ratio.

2.5. Mirrored or reflective glass is not allowed on a street- or public open space-facing building facade at any level. Only transparent glass shall be used for windows or glazing at the ground floor.

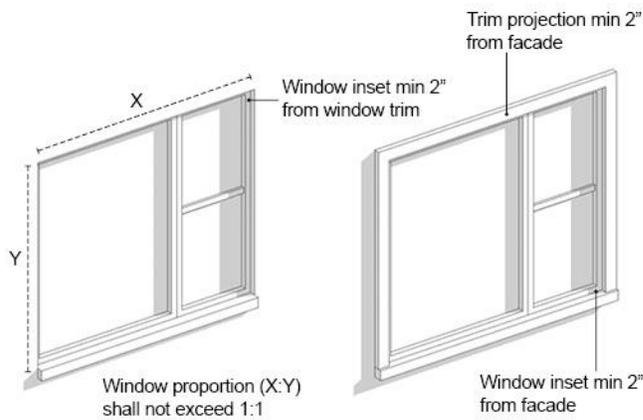
3.6. Minor deviations from the window requirement may be granted by the Director through the design review process to accommodate alternative window design(s) complementary to the architectural style of the structure.

## **FIGURE 18.04.060-L: WINDOWS - RM DISTRICTS**

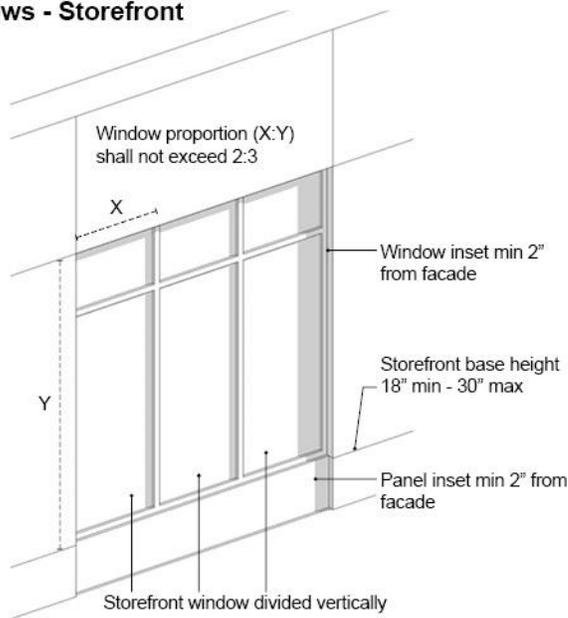
### **Windows - Typical**



## Windows - Picture



## Windows - Storefront



J. Building Materials. All materials shall be high quality to allow for long-term durability and appearance. The exterior use of foam for trim and plywood, vinyl or aluminum as siding materials is prohibited. Street-facing ground floor building walls shall have high-quality materials and texture for all non-glass areas. High-quality materials include: -stone, marble, granite, brick (real or thin veneers of natural color), ceramic tile, wood, terracotta, precast concrete, glass-fiber reinforced concrete, cast-in-place concrete, board-formed concrete, cement plaster, stucco (light sand or smooth trowel finish), cement fiber or similar synthetic siding resembling wood

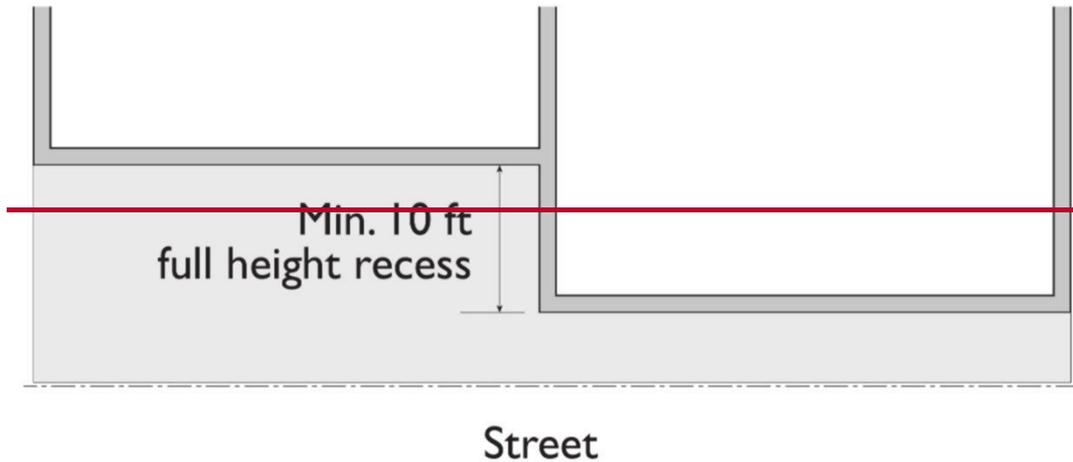
siding, steel (porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless, or pre-weathered steel are acceptable when limited to a maximum of fifty percent (50 -%) of the building treatment), aluminum (windows, panels, storefront, curtain wall, doors, aluminum should be natural finish anodized, powder-coated, or Kynar, no bronze anodized), high-density fiber cement panels, durable foam coating/window trims with smooth stucco finish.

Prohibited materials include: unfinished or natural T1-11 siding, foam, spray stucco, vinyl. Entry canopies, stoops, patios, and balconies shall be constructed of all-weather, durable materials. The Planning Director shall maintain a list of approved facade and trim materials, with such a list accessible to the public.

~~9.—Transition Areas. Where new multifamily developments are built adjacent to an existing RS district lower-scaled residential development, the facade facing the existing lower-scaled residential development shall be designed to provide architectural relief and interest, while also respecting the scale of adjacent neighbors.~~

a.—Height. Full-height recesses, a minimum of ten (10) feet deep, shall be provided along the facade to break the building into smaller discrete masses.

**FIGURE 18.04.060-B(8)(a): MINIMUM RECESS**



b.—Window and Balcony Placement. Offset windows to avoid direct sight lines into and from neighboring properties. Position balconies and other private open space so they minimize views into neighboring properties.

10.—Exceptions. Exceptions to the building design standards 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.

~~H.K.~~ Private Storage Space. Each unit shall have at least two hundred (200) cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four (4) feet.

~~H.L.~~ Paving. Differentiated paving materials shall be used for driveway aprons, entries, and pedestrian walkways. This may include, but shall not be limited to, textures or colors, concrete pavers, brick, or stamped concrete. The use of permeable materials to reduce runoff is strongly encouraged.

~~J.M.~~ Pedestrian Access. On-site pedestrian circulation and access shall be provided according to the following standards:

1. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
2. To Circulation Network. Regular connections between on-site walkways and the public sidewalk and other planned or existing pedestrian routes, such as safe routes to school, shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
3. To Neighbors. Direct and convenient access shall be provided to adjoining residential and commercial areas ~~where to the maximum extent~~ feasible while still providing for safety and security.
4. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.
5. Pedestrian Walkway Design.
  - a. Walkways shall ~~be have~~ a minimum clear unobstructed width of five (5) feet ~~wide~~, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
  - b. Where a ~~required~~ walkway or sidewalk crosses driveways, parking areas, or loading areas, it shall be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method to prevent conflict between pedestrians and vehicles.

c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four (4) inches high, bollards, or other physical barrier. (Ord. 1596 § 6 (Exh. A), 2023; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

\* Code reviser's note: Ord. 1480 added subsection (B)(3a) of this section as subsection (B)(3). It has been editorially renumbered to avoid duplication.

## Chapter 18.05

### MIXED-USE DISTRICTS

Sections:

**18.05.010 (Excluded -No Changes Proposed).**

**18.05.020 Land use regulations.**

**18.05.030 Development standards.**

**18.05.040 Objective Design Standards for MU DistrictsSupplemental regulations.**

#### **18.05.020 Land use regulations. Revised 4/24**

Table 18.05.020 prescribes the land use regulations for mixed-use districts. Parcels located within an adopted Specific Plan area shall comply with the land use regulations as specified within the Specific Plan. The regulations for each district are established by letter designations as follows:

“P” designates permitted uses.

“M” designates use classifications that are permitted after review and approval of a minor use permit by the Zoning Administrator.

“C” designates use classifications that are permitted after review and approval of a conditional use permit by the Planning and Transportation Commission.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“-” designates uses that are not permitted.

Use classifications are defined in Chapter [18.40](#), Use Classifications. In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right-hand column refer to other sections of this title.

#### **TABLE 18.05.020: LAND USE REGULATIONS—MIXED-USE DISTRICTS**

Use Classifications	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations
Residential Uses											
Residential Housing Types	See subclassifications below										
Multi-Unit Residential	P(1)	P(1)	P(2)	P	P(2)	P	P(2)	P(3)	P(2)	P(2)	
Accessory Dwelling Unit	P	P	P	P	P	P	P	P	P	P	Only if it includes a proposed or existing dwelling
Junior Accessory Dwelling Unit	-	-	-	-	-	-	-	-	-	-	
Elderly and Long-Term Care	-	-	-	C	-	-	-	-	-	-	
Family Child Care	See subclassifications below										
Small	P	P	P	P	P	P	P	P	P	P	

Large	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.090</a> , Day care centers and large family child care homes
Residential Care Facilities	See subclassifications below										
General	-	M(1)	M(1)	M	-	-	-	-	-	-	See Section <a href="#">18.23.200</a> , Residential care facilities
Limited	P	P	P	P	P	P	P	P	P	P	
Senior	-	M(1)	M(1)	M	-	-	-	-	-	-	See Section <a href="#">18.23.200</a> , Residential care facilities
Single Room Occupancy	C(1)	C(1)	C(1)	C	C(1)	C(1)	C(1)	C(3,1 4)	C	C	See Section <a href="#">18.23.220</a> , Single room occupancy hotels

Transitional Housing	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.250</a> , Transitional and supportive housing
Supportive Housing	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.250</a> , Transitional and supportive housing
Public and Semi-Public Uses											
Colleges and Trade Schools, Public or Private	-	-	-	-	P	P	P	-	-	-	
Community Assembly, Less Than 3,500 Square Feet	-	P	P	P	P	P	P	M	M	M	See Section <a href="#">18.23.080</a> , Community assembly facilities
Community Assembly, 3,500 Square Feet or More	-	C	C	C	M	M	M	-	-	-	

Community Garden	P	P	P	P	P	P	P	P	P	P	
Cultural Institutions	C(4)	P	P	C	M	M	M	M	M	M	
Day Care Centers	-	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.090</a> , Day care
Emergency Shelter	-	-	-	-	P	P	P	-	-	-	See Section <a href="#">18.23.110</a> , Emergency shelters
Government Offices	-	P	P	P	P	P	P	P	P	P	
Hospitals and Clinics	-	P	P	-	P	P	P	-	-	-	
Instructional Services	M	P	P	-	P	P	P	P	P	P	See Section <a href="#">18.23.260</a> , Formula business uses
Park and Recreation Facilities, Public	P	P	P	P	P	P	P	P	P	P	

Public Safety Facilities	-	C	C	-	C	C	C	C	C	C	
Schools, Public or Private	-	-	-	-	C	C	C	C	C	C	
Social Service Facilities	-	-	-	-	C	C	C	C	C	C	
Commercial Uses											
Animal Care, Sales and Services	See subclassifications below										
Grooming and Pet Stores	-	P	P	-	P	P	P	P(5)	P(5)	P(5)	
Veterinary Services	-	C(5)									
Artists' Studios	M	P	P	-	P	P	P	P(5)	P(5)	P(5)	
Automobile/Vehicle Sales and Services	See subclassifications below										

Automobile Rentals	-	-	-	-	C(6)	C(6)	C(6)	-	-	-	See Section <a href="#">18.23.050</a> , Automobile/vehicle sales and services, and Section <a href="#">18.23.260</a> , Formula business uses
Automobile/ Vehicle Sales and Leasing	P(6,7)	P(6,7)	P(6,7)	P(6,7)	P(6,7)	P(6,7)	P(6,7)	-	-	-	
Automobile/ Vehicle Washing	-	-	-	-	C(6)	C(6)	C(6)	-	-	-	
Service Station	-	-	-	-	C(6)	C(6)	C(6)	-	-	-	
Banks and Financial Institutions	P(8)	P	P	M	P	P	P	M(9)	M(9)	M(9)	See Section <a href="#">18.23.260</a> , Formula business uses
Business Services	-	P(9)	P(9)	P(9)	P(9)	P(9)	P(9)	P(9)	P(9)	P(9)	
Commercial Entertainment and Recreation	See subclassifications below										
Cinema/Theaters	C(17)	C(17)	C(17)	-	C(17)	C(17)	C(17)	-	-	-	See Section <a href="#">18.23.260</a> , Formula

											business uses
Small-Scale	-	C(17)	C(17)	-	C(17)	C(17)	C(17)	-	-	-	
Large-Scale	-	C(17)	C(17)	-	C(19)	-	-	-	-	-	
Eating and Drinking Establishments	See subclassifications below										
Bars/Night Clubs/Lounges	C(17)	C(17)	C(17)	-	C(17)	C(17)	C(17)	-	-	-	See Section <a href="#">18.23.140</a> , Outdoor dining, and
Full Service	P(17)	P(17)	P(17)	P	P(17)	P(17)	P(17)	C(10, 17)	C(10, 17)	C(10, 17)	Section <a href="#">18.23.260</a> , Formula business uses
Convenience	P(18)	P(18)	P(18)	P	P(18)	P(18)	P(18)	C(10)	C(10)	C(10)	See Section <a href="#">18.23.260</a> , Formula business uses
Food Preparation	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.260</a> , Formula

											business uses
Funeral Parlors and Mortuaries	-	C	C	C	C	C	C	-	-	-	
Lodging	See subclassifications below										
Bed and Breakfast	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.070</a> , Bed and breakfast lodging, and Section <a href="#">18.23.260</a> , Formula business uses
Hotels and Motels	P(11, 17)	P(17)	P(17)	M	P(17)	P(17)	P(17)	M(14, 17)	M(17)	M(17)	See Section <a href="#">18.23.260</a> , Formula business uses
Nurseries and Garden Centers	P(9, 20)	P(9, 20)	P(9, 20)	-	P(9, 20)	P(9, 20)	P(9, 20)	P(9, 20)	P(9, 20)	P(9, 20)	See Section <a href="#">18.23.260</a> , Formula business uses

Offices	See subclassifications below											
Business and Professional	P(12)	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.260</a> , Formula business uses
Medical and Dental	P(12)	P	P	P	P	P	P	P(9)	P(9)	P(9)	See Section <a href="#">18.23.260</a> , Formula business uses	
Walk-In Clientele	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.260</a> , Formula business uses	
Personal Services	See subclassifications below											
General Personal Services	(13)	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.170</a> , Personal services,	
Tattoo or Body Modification Parlor	-	-	-	-	M	M	M	-	-	-	and Section <a href="#">18.23.260</a> , Formula business uses	

Retail Sales	See subclassifications below											
Cannabis Dispensary	-	-	-	-	-	-	-	-	-	-	-	
Convenience Markets	P(18)	P(18)	P(18)	P	P(18)	P	P	P(15)	P	P	See Section <a href="#">18.23.260</a> , Formula business uses	
Food and Beverage Sales	P(18)	P(18)	P(18)	P	P(18)	P	P	P(16)	P(16)	P(16)	See Section <a href="#">18.23.260</a> , Formula business uses	
General Retail	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.260</a> , Formula business uses	
Price Point Retail	-	-	-	-	M	M	M	-	-	-		
Second-Hand Store	-	-	-	-	P	P	P	P	P	P		
Retail Establishments Selling	-	-	-	-	-	-	-	-	-	-		

Ammunition or Firearms												
Industrial Uses												
Recycling Facility, Reverse Vending Machine	-	-	-	P	P	P	P	P	-	-	See Section <a href="#">18.23.190</a> , Recycling facilities	
Transportation, Communication, and Utilities Uses												
Communication Facilities	See subclassifications below											
Antenna and Transmission Towers	See Chapter <a href="#">18.24</a> , Wireless Telecommunications Facilities											
Facilities within Buildings	-	P	P	P	P	P	P	P	P	P		
Transportation Passenger Terminals	-	-	-	-	-	-	-	-	-	-		
Utilities, Minor	P	P	P	P	P	P	P	P	P	P		

Other Applicable Types												
Accessory Uses and Structures	See Section <a href="#">18.23.030</a> , Accessory uses, and Section <a href="#">18.15.020</a> , Accessory buildings and structures											
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	See Section <a href="#">18.23.120</a> , Home occupations
Drive-In and Drive-Through Facilities	Prohibited in MU districts; see Section <a href="#">18.23.100</a> , Drive-in and drive-through facilities											
Nonconforming Use	Chapter <a href="#">18.19</a> , Nonconforming Uses, Structures, and Lots											
Temporary Use	Chapter <a href="#">18.31</a> , Temporary Use Permits											

Specific Limitations:

1. Allowed on the ground floor along Laurel Street and San Carlos Avenue frontages. Parcels located within an adopted Specific Plan area shall comply with the requirements of the Specific Plan.
2. ~~Conditional use permit approval required to allow residential uses on the ground floor along El Camino Real frontage.~~ Residential-only development subject to active ground floor use requirement, pursuant to section SCMC Section 18.05.030(H). Parcels located within an adopted Specific Plan area shall comply with the requirements of the Specific Plan.
3. Not allowed on the ground floor along Old County Road.
4. Not allowed on Laurel Street or San Carlos Avenue. Parcels located within an adopted Specific Plan area shall comply with the requirements of the Specific Plan.

5. Provided that such use shall be completely enclosed in a building of soundproof construction.
6. For properties without frontage along El Camino Real, only retail sales consistent with the definition of “general retail” and five thousand (5,000) square feet or less.
7. Must be within an enclosed structure.
8. Limited to establishments with a gross floor area of two thousand five hundred (2,500) square feet or less. Limited to the ground floor of a building located on an interior lot a minimum of five hundred (500) feet from any other financial institution.
9. Limited to establishments with a gross floor area of five thousand (5,000) square feet or less.
10. Permitted after review and approval of a minor use permit by the Zoning Administrator if less than twelve (12) chairs.
11. Limited to upper stories unless at least fifty percent (50%) of ground floor street frontage is occupied by food service use.
12. Limited to upper stories.
13. Permitted if existing. Additions to existing facilities and establishment of new facilities are subject to Section [18.23.170](#), Personal services.
14. Not allowed along East San Carlos Avenue.
15. Limited to neighborhood groceries with less than one thousand five hundred (1,500) square feet of sales area when located along East San Carlos Avenue.
16. The sale of alcoholic beverages is prohibited.
17. Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.
18. Minor use permit required for sites adjacent to R districts.
19. On the east side of El Camino Real only; in all other areas this use is not permitted.
20. Uses that require a commercial cannabis business permit are not permitted.

(Ord. 1612 § 1 (Exh. A), 2024; Ord. 1596 § 6 (Exh. A), 2023; Ord. 1568 § 1 (Exh. A), 2021; Ord. 1566 (Exh. B (part)), 2020; Ord. 1540 (Exh. A), 2019; Ord. 1525 § 2(1) (Exh. A (part)), 2017; Ord. 1518 § 3 (Exh. A), 2017; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.05.030 Development standards. Revised 6/23**

Tables 18.05.030-1 through 18.050.030-6 prescribe the development standards for mixed-use (MU) districts. Additional regulations are denoted in a right-hand column. Parcels located within an adopted Specific Plan area shall comply with the development standards as specified within the Specific Plan. Section numbers in this column refer to other sections of this title, while individual letters refer to subsections that directly follow the table. The numbers in each illustration in this section refer to corresponding regulations in the “#” column in the associated table.

**TABLE 18.05-030-1; LOT, DENSITY, AND FAR STANDARDS - MU DISTRICTS**  
~~**18.05-030-1; LOT, DENSITY, AND FAR STANDARDS - MU DISTRICTS**~~

District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations	#
Maximum Density (units/net acre)	100	100	120	120	120	100	120	40	50	120		
Minimum Density (units/net acre)	75	75	90	90	90	75	90	30	38	90		

Minimum Lot Size (sq. ft.)	5,000 <u>sq. ft.</u>											
Minimum Lot Width (ft.)	50 ft.											
<u>Maximum Floor Area (FAR) for Commercial-Only Development</u>	<u>2.5</u>	<u>3.0</u>	<u>2.5</u>	<u>3.0</u>								
<u>Required Minimum and Maximum Commercial Floor Area in Mixed-Use Development When commercial floor area is</u>	<u>0.1 - 0.3</u>										<u>A</u>	

<p><u>provided within a mixed-use development, the commercial space shall be subject to the specified minimum and maximum commercial FAR as specified.</u></p>	
<p><u>Residential Only Development</u></p>	<p><u>n/a (no maximum FAR)</u></p>
<p><u>Residential Floor Area in Mixed-Use Development</u></p>	<p><u>n/a (no maximum FAR)</u></p>

~~(1) Minimum densities apply to new development and construction of new projects, or when adding residential to an existing commercial use. For wholesale conversion of commercial uses~~

~~to residential, minimum densities shall apply, but for small conversion of an existing single-space commercial use to residential, minimum densities shall not apply.~~

A. Increased Non-Residential FAR for Mixed-Use Buildings. The maximum allowable FAR for non-residential use may be increased by up to ten percent (10%) for buildings that contain a mix of residential and nonresidential uses through the provision of one (1) or more of the following elements beyond what is otherwise required, subject to a conditional use permit approval:

1. Provision of off-site improvements. This may include off-site amenities and/or infrastructure (other than standard requirements and improvements) such as right-of-way or streetscape improvements or funding for parks, public safety facilities, libraries, senior centers, community meeting rooms, child-care or recreation or other community benefit. The Director may require a fiscal and economic impact report, or equivalent, as part of the conditional use permit application.

**TABLE 18.05.030-2: BUILDING PLACEMENT STANDARDS - MU DISTRICTS TABLE**  
**18.05.030-2: BUILDING PLACEMENT STANDARDS - MU DISTRICTS**

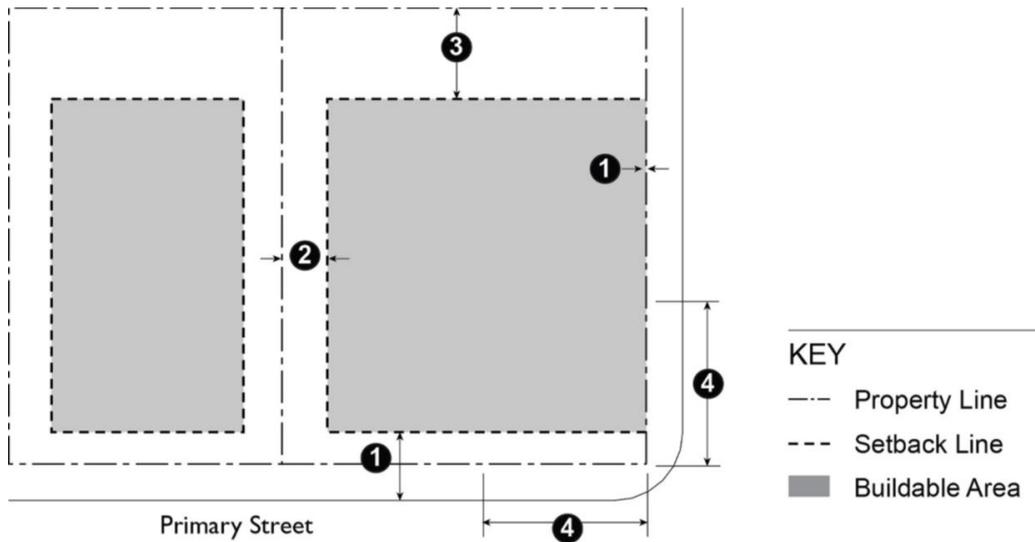
Dist rict	MU- DC- 100	MU- D- 100	MU- D- 120	MU- SC- 120	MU- NB- 120	MU- SB- 100	MU- SB- 120	MU- N- 40	MU- N- 50	MU- N- 120	Additi onal Regul ations	#
Street Frontage Setbacks, Commercial and Mixed-Use Development (ft)												
Laur el Stre et	Property line or 15 ft. from curb (the greater) for all MU districts										(B)	1
El Cami	Property line or 20 ft. from curb (the greater) shall apply to all Mixed Use Zones along El Camino Real										(B)	1

no Real													
San Carl os Aven ue	Proper ty line or 15 ft. from curb (the greater )	n/a	n/a	Proper ty line or 15 ft. from curb (the greate r)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	(B)	1
Elm Stre et	0 min, 10 ft. max	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		1
All Othe r Stre ets	5 ft. min, 15 ft. max <sup>1</sup>	5 ft. min, 15 ft. max	5 ft. min, 15 ft. max	5 ft. min, 15 ft. max	5 ft. min, 15 ft. max	0 ft. min, 5 ft. max	0 ft. min, 5 ft. max	5 ft. min, 15 ft. max	5 ft. min, 15 ft. max	5 ft. min, 15 ft. max			1
Interi or Side	0 ft. min; 10 min adjacent to RS district for all MU districts											( <u>A</u> , C <sub>1</sub> <u>D</u> )	2
Rear	0 ft. min; <u>20 ft. min</u> <del>30 min</del> adjacent to RS district for all MU districts											( <u>A</u> , C <sub>1</sub> <u>D</u> )	3

Corner Build Area	<p><u>20 ft.-30</u>; Ground floor building facades shall be located in accordance with the required setbacks within <u>20 ft. 30 feet</u> of every corner. <u>Ground floor p</u>Public plazas may be at the street corner instead, provided buildings are built to the edge of the public plaza.</p>	4
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\* Applicable to 700 and 800 blocks of Walnut Street only.

**FIGURE 18.05-030-C: BUILDING PLACEMENT KEY - MU DISTRICTS**



B. Transitional Standards. Where an MU district is adjacent to an RS district, the following standards apply:

1. Rear transitions, MU districts: For the MU zoning district, the maximum height at the rear setback line shall be twenty-eight (28) feet maximum to match the RS district height maximum. Above twenty-eight (28) feet, a setback of at least six (6) feet shall be provided from the story below. If the building is five (5) stories or more, the upper stories shall step back from the fourth story by at least another six (6) feet. The maximum height at the rear setback line shall be twenty-eight (28) feet maximum to match the RS district height limit. Above twenty-eight (28) feet, the building shall step back by at least six (6) feet. If the building is five (5) stories or more, the upper stories shall step back from the fourth story by at least another six (6) feet.

2. Side transitions, MU districts: The maximum height at the side setback line adjacent to facing an RS district shall be twenty-eight (28) feet maximum to match the RS district

height maximum. Above twenty-eight (28) feet, a setback of at least six (6) feet shall be provided from the story below. If the building is five (5) stories or more, the upper stories shall step back from the fourth story by at least another six (6) feet.

3. A minimum ten (10) foot wide landscape buffer area shall be provided along all rear boundaries adjacent to a RS district boundaries (Type 2 - Refer to Section 18.18.050 Landscaping Tables 18.18.050-B(1) and Table 18.18.050-B(2) for buffer types). Trees and shrubs shall be planted continuously in the landscape buffer along the site's property line to create privacy screening between properties. Selected species shall be of a fast-growing, evergreen variety and capable of attaining a minimum height of twenty-five (25) feet at maturity. Trees shall be planted at a minimum interval of twenty to thirty (20-30) feet on center depending on the species and mature canopy width or growth habitat. Continuous shrubbery planting is required between the trees and shall be a minimum six (6) feet in height when planted. Species selection and placement must be approved by the City Arborist. A minimum of fifteen (15) gallon planting stock shall be utilized, unless otherwise approved by the City Arborist.

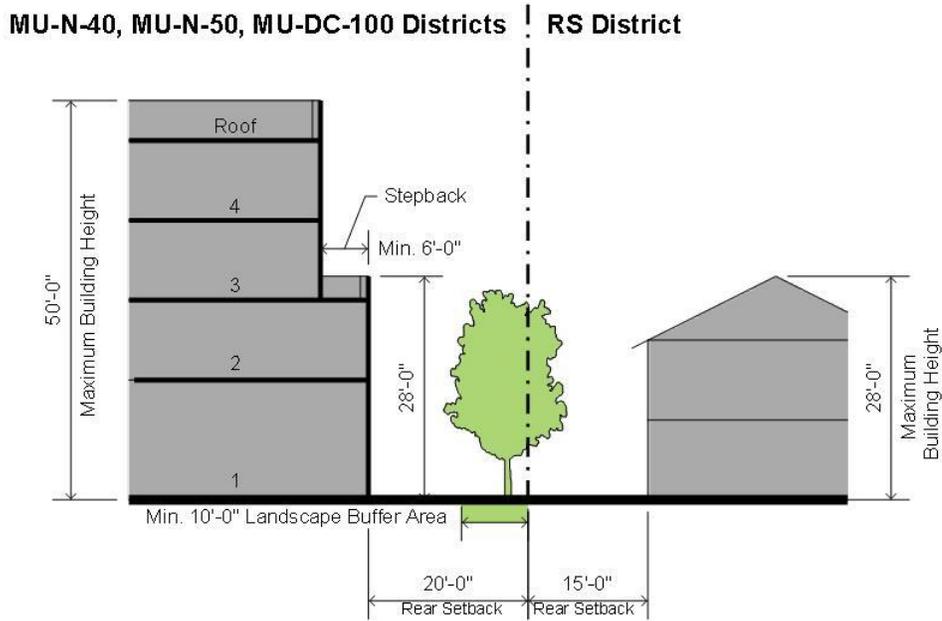
a. Type 2 Buffers: Shall be ten (10) feet wide. For every one hundred (100) feet in rear property line length a minimum of five (5) trees and six (6) shrubs shall be planted.

b. For other landscaping buffer requirements, refer to Section 18.18.050 Areas to be landscaped.

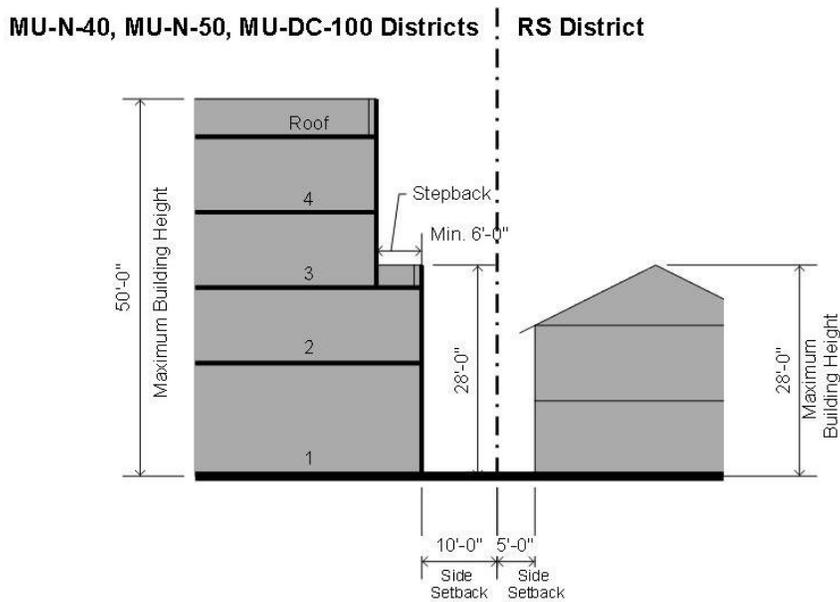
c. All new proposed tree species shall adhere to the City's most recent preferred tree list or as specified by the City Arborist.

Where conflict between this section and landscaping requirements of SCMC Section 18.18.050 occurs, the provisions of this Chapter shall apply.

**FIGURE 18.05.030-A: REAR TRANSITIONAL STANDARDS — MU DISTRICTS**



**FIGURE 18.05.030-B: SIDE TRANSITIONAL STANDARDS — MU DISTRICTS**



CB. Build-To Line. Buildings shall be constructed at the required setback for at least eighty percent (80%) of their linear street frontage. The remaining twenty percent (20%) of linear street frontage shall be further set back by at least two (2) feet, including building massing breaks, recessed entrances, service or utility areas, and/or vehicle access areas. The area between the building and property line shall be paved where possible so that it functions as a wider public sidewalk. For further requirements refer to 18.05.040-A-1. This requirement may be modified or waived by the review authority upon finding that:

1. ~~Street Frontage Improvements.~~ This area is allowed to have landscaping and/or planters along ground-floor residential unit frontages and along non-active frontages to reduce the visual impact of blank walls, provided the landscaping and/or planters do not reduce the sidewalk pedestrian clearance width below the pedestrian clear zone requirement. ~~Features including entry courtyards, plazas, building entries, and outdoor eating and display areas located between the build-to line and the building count towards the eighty percent (80%) build-to line requirement provided the buildings are built to the edge of these features.~~

~~1. Substantial landscaping is located between the build-to line and ground floor residential units to soften visual impact of buildings;~~

~~1. 2. 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; or~~

~~2. 3. The building incorporates an alternative entrance design that creates an welcoming entry feature facing the street.~~

DC. Building Heights

**TABLE 18.05.030-3 HEIGHT STANDARDS - MU DISTRICTS**

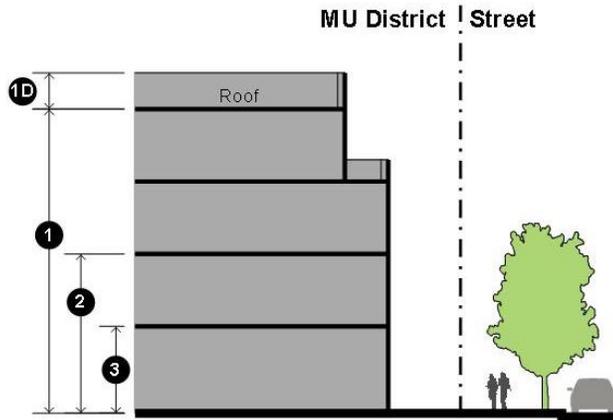
District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations	#

Building Maximum	50 ft.	60 ft.	75 ft.	75 ft.	75 ft.	60 ft.	75 ft.	50 ft.; 35 ft. along East San Carlos Avenue in MU-N-40 District	75 ft.	(D); See Section <a href="#">18.15.060</a> , Height and height exceptions	(4)
Building Maximum Adjacent to RS District	<p><del>30 ft. within 40 ft. of an RS district;</del></p> <p><del>40 ft. within 50 ft. of an RS district</del></p> <p><u>28 ft. along the rear and side setback lines (refer to 18.05.030-A-2 for side step back requirements)</u></p> <p><u>Above 28 ft., the building shall step back by at least 6 ft. If the building is five (5) or more stories, the fifth story and above shall step back from the fourth story by at least another 6ft.</u></p>										
Building Minimum	n/a	25 ft.; Applicable only along Laurel Street and El Camino Real frontages	n/a								(2)

Maximum Stories	4 <del>(1)</del>	5	6	6	6	5	6	4; 3 stories along E. San Carlos Ave. in MU-N-40 district	4	6		
<b>Ground Floor Minimum Height</b>												
Ground Floor Uses	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	12 ft.	(3)

~~1.— A use permit is required for the fourth story for parcels with street frontage onto Laurel Street in the 600, 700, and 800 blocks.~~

**FIGURE 18.05.030-C: BUILDING HEIGHTS KEY - MU DISTRICTS**



**E. Height Limitations and Exceptions.**

1. **Vertical Projections.** Except along East San Carlos Avenue, a parapet wall, cornice or sloping roof may project up to five (5) feet four (4) feet above the height limit (see SCMC Section 18.15.060 for vertical projection allowances).

2. **Towers.** If the project site is greater than fifteen thousand (15,000) square feet and not located along East San Carlos Avenue, a tower or other projecting architectural elements may extend up to ten (10) feet above the top of ~~a the roof pitched roof~~; provided, that the square footage of the element(s) does not total more than ten percent (10%) of the building footprint. The area above the uppermost permitted floor of the element(s) shall not be habitable space.

~~a.—The composition of the tower element shall be balanced, where the width of the tower has a proportional relationship to the height of the tower.~~

~~b.—The tower element shall be proportional to the rest of the building.~~

~~c.—The roof shall be sloped and include architectural detailing, such as a cornice or eave.~~

**F. Upper Story Stepbacks.** Upper story stepbacks help mitigate building height by providing visual and spatial relief more consistent with the context of San Carlos. All required upper story stepbacks shall occur for at least seventy percent (70%) of the facade length.

1. ~~Third Story~~—Laurel Street. The third story along the 600, 700, and 800 blocks of Laurel Street shall be set back a minimum of six (6) feet ten (10) feet from the story below.

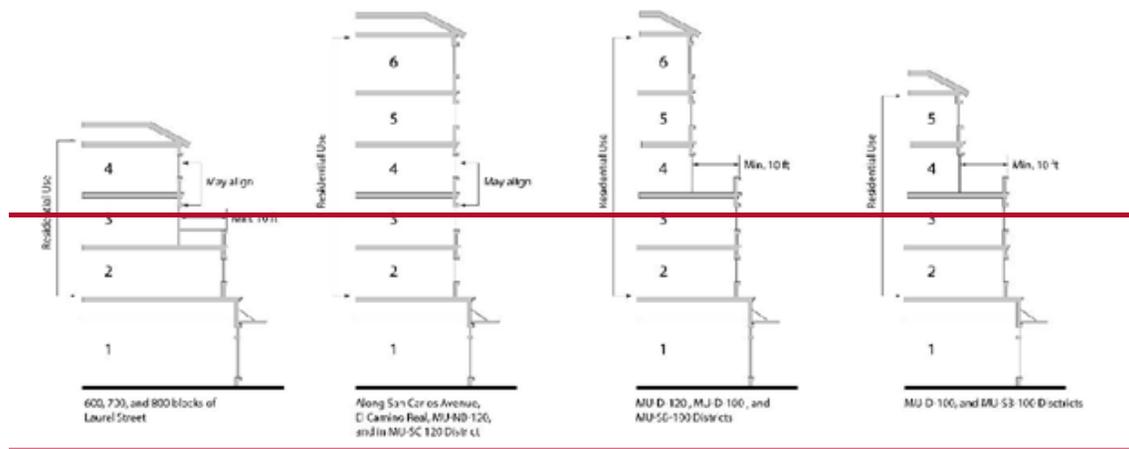
The fourth story along the 600, 700, and 800 blocks of Laurel Street may align with the third story below.

2. Fourth, Fifth, and Sixth Stories. The fourth, fifth, and sixth stories of all street-facing facades buildings shall be stepped back a minimum of six (6) feet ten (10) feet from the third story below, except as provided in this section.

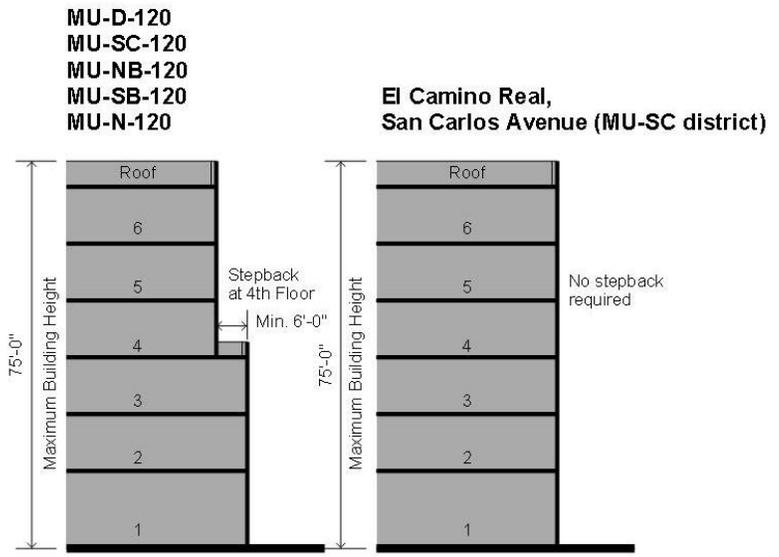
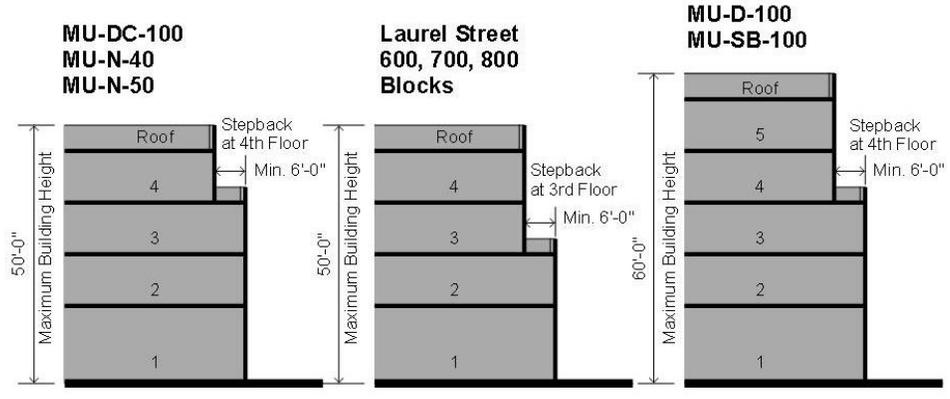
3. San Carlos Avenue and El Camino Real. The fourth-, fifth-, and sixth-story front facades may align with the third story below along San Carlos Avenue in the MU-SC-120 District and along El Camino Real (exception: this provision shall not apply to the 1100 and 1200 blocks of San Carlos Avenue).

~~e. — Laurel Street. The fourth story along the 600, 700, and 800 blocks of Laurel Street may align with the story below.~~

**FIGURE 18.05.030-E(2): STREET FACING UPPER STORY STEPBACKS – MU DISTRICTS**



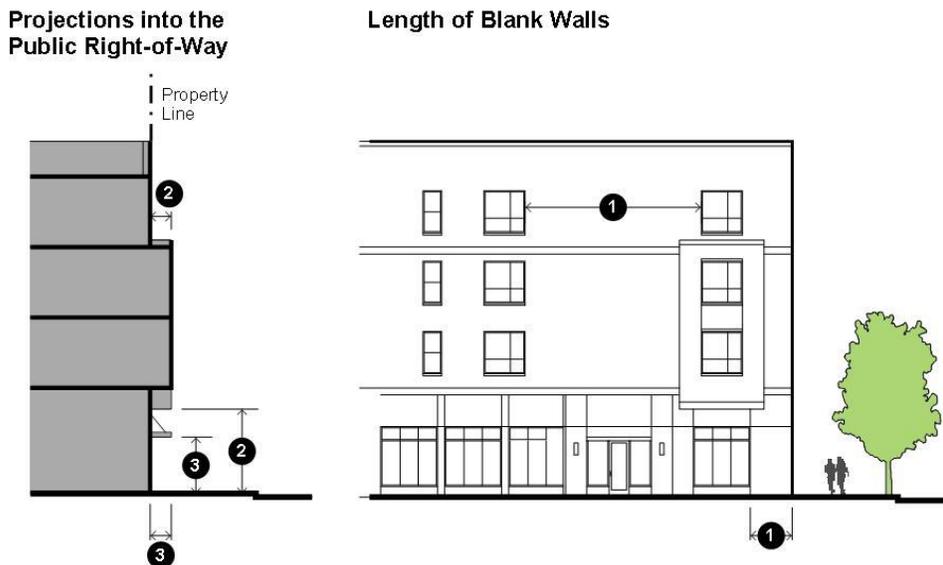
**FIGURE 18.05.030-ED: STREET-FACING UPPER STORY STEPBACKS – MU DISTRICTS**



G. Building Projections into the Public Right-of-Way. Building projections, awnings, overhangs, and canopies shall project no more than three (3) feet into the public right-of-way. Building projections shall maintain a minimum twelve (12) foot clearance above sidewalk grade, and awnings, overhangs, and canopies shall maintain a minimum eight (8) foot clearance above the sidewalk. The total width of all projections into the public right-of-way along a building face shall not be more than twenty-five percent (25%) of the building frontage. Projecting balconies may account for up to an additional twenty-five percent (25%) of the building frontage. Refer to Table 18.05.030-3 for building projection allowable dimensions.

1. Blank walls along the building's street-facing facades shall not exceed ten (10) feet in length along the ground floor and twenty-five (25) feet in length along upper floors. If a blank wall area includes vertical interior spaces such as elevator towers or trash chutes, a change in building material, color, or texture, or a change in facade plane depth shall be provided if those vertical interior spaces would otherwise cause the blank wall to exceed the length limits.

**FIGURE 18.05.030-E: PROJECTIONS AND BLANK WALLS - MU DISTRICTS**



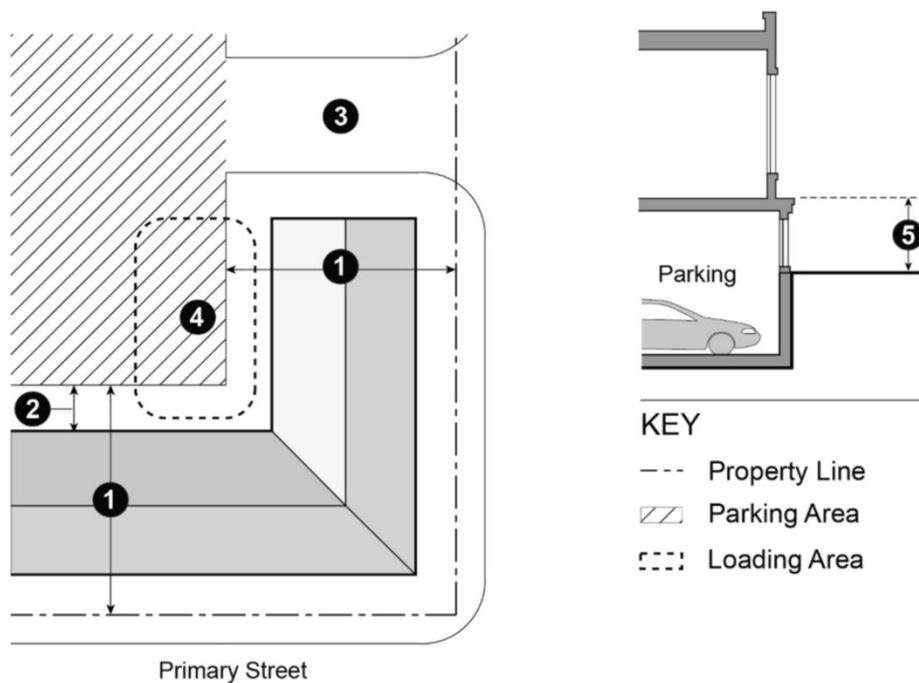
**TABLE 18.05.030-4: BUILDING FORM STANDARDS - MU DISTRICT**  
**TABLE 18.05.030-4: BUILDING FORM STANDARDS - MU DISTRICTS**

Distri ct	MU- DC- 100	MU- D- 100	MU- D- 120	MU- SC- 120	MU- NB- 120	MU- SB- 100	MU- SB- 120	MU- N- 40	MU- N- 50	MU- N- 120	Additi onal Regul ations	#
Maxim um Length of Blank Wall	Ground floor: 10 <del>feett.</del> Upper floors: 25 <del>feett.</del>											1
Maxim um Buildin g Project ions <u>into</u> <u>the</u> <u>Public</u> <u>Right-</u> <u>of-</u> <u>Way</u>	3 <del>feett.</del> ; <del>minimum</del> -12 <del>feett.</del> <u>minimum</u> above sidewalk grade.										(F)	<del>2</del>
Awnin gs and Overh	<del>34 feet-ft.</del> ; <del>minimum</del> -8 <del>ft.feet</del> <u>minimum</u> above sidewalk grade.											<del>3</del>

<p>angs  <u>into</u>  <u>the</u>  <u>Public</u>  <u>Right-</u>  <u>of Way</u>  )</p>		
--	--	--

E.— Building Projections into the Public Right-of-Way. The maximum width of any single projection into the public right-of-way is twelve (12) feet and the total width of all projections into the public right-of-way along a building face shall not be more than twenty-five percent (25%) of the building frontage.

**FIGURE 18.05.030-GF: PARKING AND LOADING STANDARDS KEY - MU DISTRICTS**



**TABLE 18.05.030-5: PARKING AND LOADING STANDARDS - MU DISTRICTS**

District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations	#
Surface Parking Setback from Street Property Line <del>(ft.)</del>	40 <del>feet</del> ; buildings shall be placed as close to the street as possible, with parking <u>shall be placed underground</u> , behind a building or on the interior side or rear of the site.										(H)	1
Surface Parking Setback from Buildings and Public Plazas <del>(ft.)</del>	8 <del>ft.</del> : 5 <del>ft.</del> walkway plus 3 <del>ft.</del> landscaping; applicable only to above-ground parking.											2
Parking Access Location	Side street or alley wherever possible.											3
Curb Cuts	Prohibited	Refer SCMC Chapter 12.04 <u>for dimensional requirements.</u>										

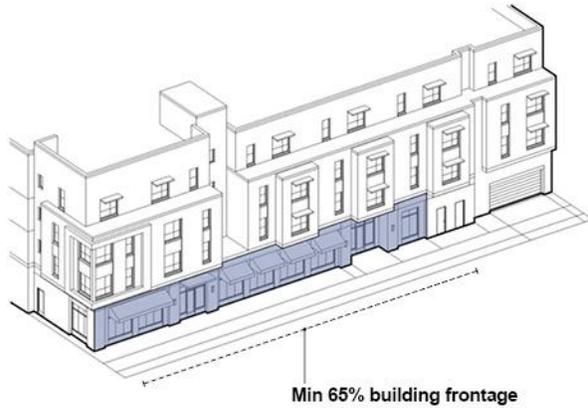
	on Laurel	Curb cuts shall be minimized and shall be placed in areas <u>s</u> least likely to impede pedestrian circulation.		
Loading/ Service Area	Side or rear of lot; must be screened from public ROW.			4
Parking Podium	Maximum height of a parking podium visible from the street is 5 feet <u>above from</u> finished grade.			5

H. Ground Floor Active Uses. Ground floor active uses in a mixed-use building shall occupy at least sixty-five (65%) of the public street frontage including any side street frontage. Commercial ground floor active uses shall have a depth of at least twelve (12) feet without walls or partitions, providing unobstructed views into the space. Distinct awning, canopy, or entry treatments shall be provided for commercial uses to distinguish from residential uses. Different treatments shall include, but are not limited to, doorway materials and recesses, signage, and paving in front of commercial entries.

1. New development in mixed-use districts shall comply with the window and transparency requirements of Section 18.05.040(K) and shall incorporate at least one (1) of the following active uses within the ground floor along public street frontages for uses as permitted pursuant to Table 18.05.020 : residential units with individual entrances oriented towards the street, retail, restaurant, office, business services, personal services, childcare center, theater, entertainment, indoor recreational uses, art gallery, maker space, live-work units, work-from-home shared work space, social gathering space, common residential lobbies, individual residential entrances, and residential common space such as fitness rooms, conference rooms, leasing and/or management offices.

**FIGURE 18.05.030-H: GROUND FLOOR ACTIVE USES - MU DISTRICTS**

## Ground Floor Active Use Frontage



### I. Pedestrian Walkway Design.

1. Walkways shall have a minimum clear unobstructed width of five (5) feet, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
2. Where a required walkway or sidewalks crosses driveways, parking areas, or loading areas, it shall be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method to prevent conflict between pedestrians and vehicles. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four (4) inches high, bollards, or other physical barrier.

J. Parking Setbacks. Parking shall be allowed within ~~Limitations on Location of Parking. Parking may be located within~~ forty (40) feet of the street-facing property line, subject to the following standards:

1. Fully Undergrounded and Partially Submerged Parking. Parking completely or partially underground may match the setbacks of the main structure. Fully undergrounded parking may be located anywhere on a subject property. If tiebacks or similar structures extend

beyond the property lines, a tieback agreement with the affected property owner(s) shall be included upon initial planning application submittal.

4.2. Partially Submerged Parking. Parking located partially underground shall match the setbacks of the main structure. The maximum height of a parking podium visible from a street is five (5) feet above finished grade.

2.3. Surface Parking. Above-ground surface parking is allowed may be located within forty (40) feet of from a street-facing property line when ~~the decision-making authority can make~~ all of the following occurs findings:

a. Buildings are built to setback standards and as close to the public sidewalk asto ~~the maximum extent~~ feasible;

~~b.~~—The parking area is at least eight five (85) feet from the public right-of-way, screened from adjacent properties with a minimum- four (4) foot tall wall, hedges or landscaping, or a trellis along public-rights-of-way, and six (6) foot tall -wall, hedges or landscaping, or a trellis along side and rear property lines. Fences shall meet the requirements pursuant to SCMC 18.15.040~~along the public right-of-way with a wall, hedge, trellis, and/or landscaping;~~ and

~~e-b.~~ The site is ~~small and~~ constrained such that underground, partially submerged, or surface parking located more than forty (40) feet from the street frontage is not feasible due to site-specific conditions.

**TABLE 18.05.030-6: LANDSCAPING AND OPEN SPACE STANDARDS - MU DISTRICTS**  
**TABLE 18.05.030-6: LANDSCAPING AND OPEN SPACE STANDARDS - MU DISTRICTS**

District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-NB-120	MU-SB-100	MU-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations

<p>Minimum <u>Common</u> <u>Open</u> <u>Space</u> (% of site)</p>	<p>10%;</p> <p>Applicable to mixed-use and nonresidential development on lots greater than 15,000 square feet; and</p> <p><u>Applicable</u> to all developments that are 100% residential <u>regardless of lot size</u>.</p>	
<p><u>Minimum</u> <u>Usable</u> <u>Area for</u> <u>Common</u> <u>Open</u> <u>Space</u> (sq. ft.)</p>	<p><u>200 square feet minimum, with a minimum width of 10 feet</u></p>	
<p><u>Minimum</u> <u>Usable</u> <u>Area for</u> <u>Private</u> <u>Open</u> <u>Space</u> (sq.ft.) <u>Minimum</u> <u>Dimensions</u></p>	<p><del>20</del> <u>36</u> square feet minimum, with minimum <del>65</del> foot depth</p>	

ions (ft.)		
Minimum Amount of Landscaping (% of site)	10%	<u>Refer Chapter 18.18 for Landscaping Requirement.</u>

K. Commercial Loading and/or Service Areas. Commercial loading or service spaces shall not be located along the primary street frontage and shall be located either along the sides or rear of the structure. Loading and/or service areas shall only be allowed along the primary street frontage when the subject property fronts only one street and where there is no internal onsite vehicle circulation and/or access points.

L. Landscaping and Residential Open Space. Landscaping and residential open space shall be provided as required by Table 18.05.030-6 above. Residential open space shall must be usable space and may be common, or private, or a combination thereof. Common open space areas consist of courtyards, plazas, terraces, lawns, patios, swimming pools, barbecue areas, playgrounds, or other usable outdoor areas. Private open areas typically consist of balconies, decks, patios, porches, or fenced yards. Private open areas when provided shall provide a minimum six (6) foot by six (6) foot clear area and be directly accessed from a residential unit, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbecue areas, playgrounds, turf, or other such improvements as are appropriate to enhance the outdoor environment of the development. Landscaped courtyard entries that are at the ground level and oriented towards a public street are considered common areas. All areas not improved with buildings, parking, vehicular circulation accessways, trash enclosures, and similar elements items shall be developed as common areas. Landscaping consists of planting areas, stormwater management features, treed areas, gardens, and other vegetation areas not otherwise considered common or private open space.

1. Usability. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such a surface may be any practicable combination of lawn, garden, flagstone, wood planking, concrete, or other serviceable, dust-free surfacing. The maximum slope shall not exceed ten percent (10%).
2. Accessibility.
  - a. Private Open Space. The space shall be accessible to only one (1) living unit by a doorway to a habitable room or hallway.
  - b. Common Open Space. The space shall be accessible to the living units on the lot. It shall be served by any stairway or other accessway qualifying as an egress facility from a habitable room. (Ord. 1596 § 6 (Exh. A), 2023; Ord. 1485 (Exh. A), 2015; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.05.040 Objective Design Standards for MU Districts. ~~Supplemental regulations.~~**

The intent of the Objective Design Standards is to ensure new buildings are compatible with the scale and character of San Carlos. To promote cohesive building design, quality craftsmanship, and compatible building scale, the following standards apply to all street-facing facades, including alleys, for multifamily residential buildings in MU districts. Parcels located within an adopted Specific Plan area shall comply with the Objective Design Standards per the Specific Plan.

A. ~~Maximum Block Length. Five hundred (500) feet; block length of up to six hundred (600) feet is allowed when a mid-block pedestrian connection is provided.~~ Street Preservation. Existing public right-of-way(s) shall be preserved. Public right-of-way shall not be eliminated or abandoned unless substantial public benefits are provided, such as a new park, as determined by the review authority.

B. Street Frontage Improvements. New development shall provide street frontage improvements in accordance with the following:

1. Between the Property Line and Curb (Sidewalk Zone).
  - a. Sidewalks. Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition as determined by the Public Works Director. Sidewalks

shall be designed to be composed of two (2) zones, the pedestrian clear zone and the landscape and furniture zone. The pedestrian clear zone shall have a minimum width that varies based on the street within which no landscape, furniture, or any other obstructions may be located. The width of the landscape and furniture zone may vary, and shall include a combination of street trees, landscaping, planter boxes, benches, street lights, bike racks, trash receptacles, bus shelters, outdoor dining, utilities such as fire hydrants, and sidewalk paving. Sidewalk width and design within any adopted Specific Plan area shall meet the objective requirements of the Specific Plan. If minimum sidewalk dimensions cannot be accommodated in the public right-of-way, a sidewalk easement shall be required.

b. Street Furniture. Trash receptacles, benches, bike racks, and other street furniture from a list maintained by the Director shall be provided. These elements shall be located outside of the required pedestrian clear path and within the landscape and furniture zone.

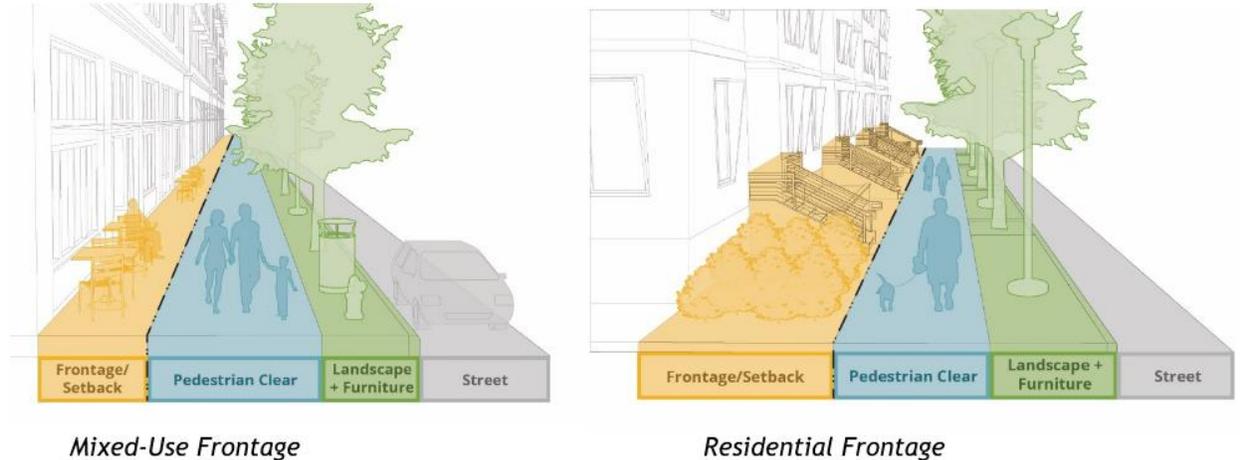
c. Street Lights. Pedestrian-scaled street lights, including attachments from which banners may be hung, shall be located in the landscape and furniture zone and shall be provided from a list maintained by the Director ~~shall be provided~~.

d. Street Trees. Sidewalks shall include at least one (1) street tree from the City's Preferred Tree List for every thirty (30) feet of sidewalk length. Street Shade trees shall be planted no more than at least thirty (30) feet on center. Tree guards shall be provided. Street trees and other trees on site counted towards the minimum tree requirement shall be a minimum of twenty-four (24) inch box size. All new trees shall be a minimum of fifteen (15) gallons in size, and at least ten percent (10%) of the required trees shall be twenty-four (24) inch box size or larger. When trees cannot be accommodated due to site constraints a minor deviation may be requested subject to the discretion of the City Arborist and Director.

2. Interior from Property Line (Frontage/Setback Zone). Except where occupied by a building, residential ground floor entrances, or areas necessary for parking access, the street frontage, for a depth of ten (10) feet from the property line, shall be utilized for active outdoor uses for at least sixty-five percent (65%) of the available frontage length, including but not limited to outdoor dining, ~~;~~ paved for public uses so that it functions as

.0part of a wider public sidewalk; stormwater management planters, or improved with landscaping, public art, and/or pedestrian amenities such as outdoor seating.

**FIGURE 18.05.040-A: FRONTAGE ZONES - MU DISTRICTS**



C. Building ~~Orientation and~~ Entrances.

- ~~1.— Buildings shall be oriented to face public streets.~~
- ~~2.— Building frontages shall be generally parallel to streets, and the primary building entrances shall be located on a public street.~~
- ~~3.— Building entrances shall be emphasized with special architectural and landscape treatments.~~
- ~~4.— Entrances located at corners shall generally be located at a forty-five (45)-degree angle to the corner and shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and other architectural elements. All building and dwelling units located in the interior of a site shall have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.~~
- ~~5.— Entrances to residential units shall be physically separated from the entrance to the permitted commercial uses and clearly marked with a physical feature incorporated into the building or an appropriately scaled element applied to the facade.~~

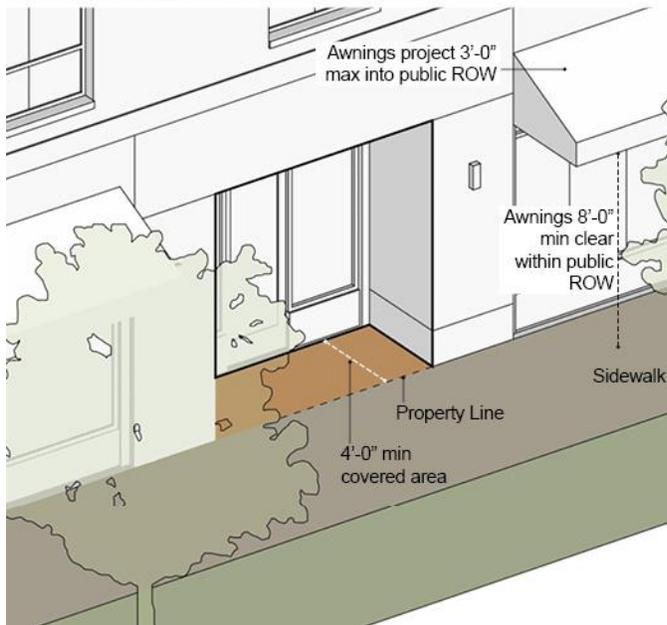
1. Orientation. All ground-floor commercial and residential active uses located along public rights-of-way shall have their primary entrance(s) facing this right-of-way. If ground-

floor residential active uses are located on four (4) lane streets carrying high traffic volumes and/or streets that do not allow on-street parking, unit entrances may be oriented around courtyards.

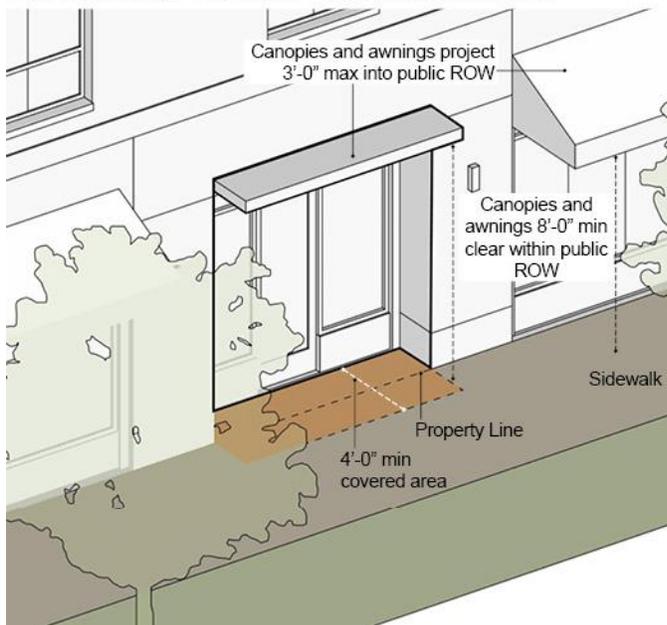
2. Main Building Entrances. If a building has a main entrance to a commercial space or shared residential lobby, the main entrance shall incorporate either a canopy, recess, or combination thereof. A covered area a minimum of four (4) feet deep shall be provided. Refer to Table 18.05.030-3 for canopy projection standards. Entry canopies, stoops, patios, and balconies shall be constructed of all-weather, durable materials. If an entrance requires an accessible ramp, the ramp shall be integrated into the building and landscape design to minimize the visual impact of the ramp. Clear access to the ramp shall be maintained.

**FIGURE 18.05.040-B: MAIN BUILDING ENTRANCE - MU DISTRICTS**~~**FIGURE 18.05.040-B: MAIN BUILDING ENTRANCE - MU DISTRICTS**~~

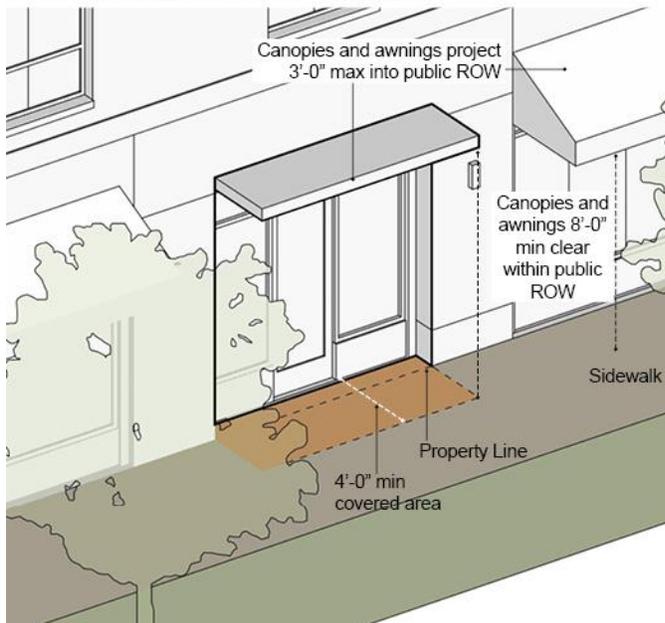
### Main Building Entrance - Recessed



### Main Building Entrance - Partially Recessed



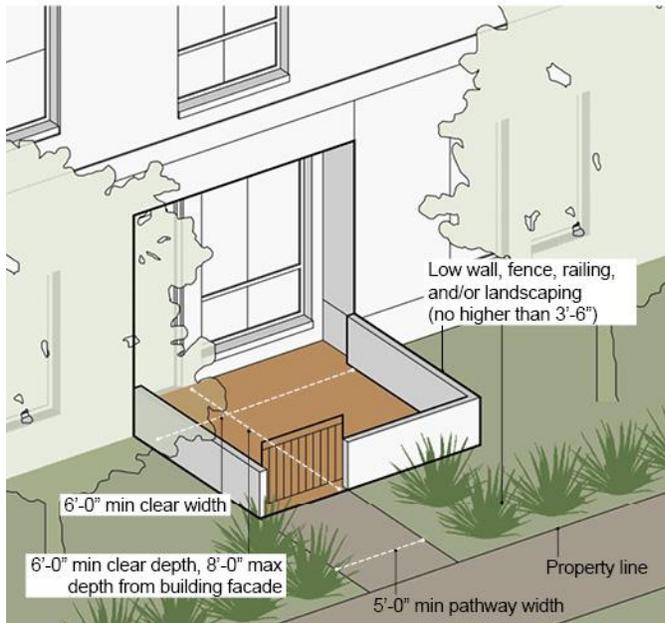
### Main Building Entrance - Canopied



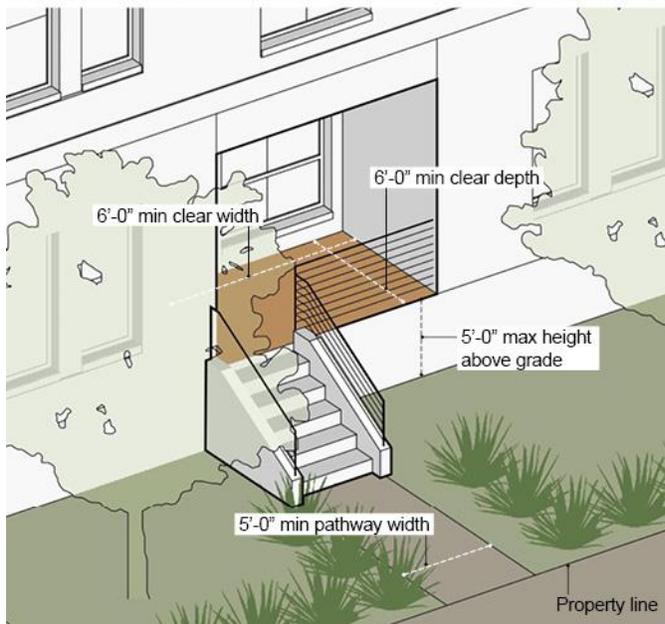
3. Ground Floor Dwelling Units. Exterior entrances to ground floor units shall be connected to the public sidewalk by a paved walkway with a minimum width of five (5) feet. An at-grade patio, a raised stoop, or a raised porch may serve as a ground floor unit entrance. Raised stoops or porches shall not exceed five (5) feet above grade. Patios, stoops, and porches shall provide a minimum six (6) foot by six (6) foot clear area. Ground floor patios shall be surrounded by a low wall, fence, railing, and/or landscaping no higher than 42 inches to distinguish private outdoor space from the public sidewalk area. Ground floor exterior unit entrances may be recessed or project no more than eight (8) feet from the building facade. Fences shall meet the requirements pursuant to SCMC 18.15.040.

**FIGURE 18.05.040-C: RESIDENTIAL UNIT ENTRANCE - MU DISTRICTS**

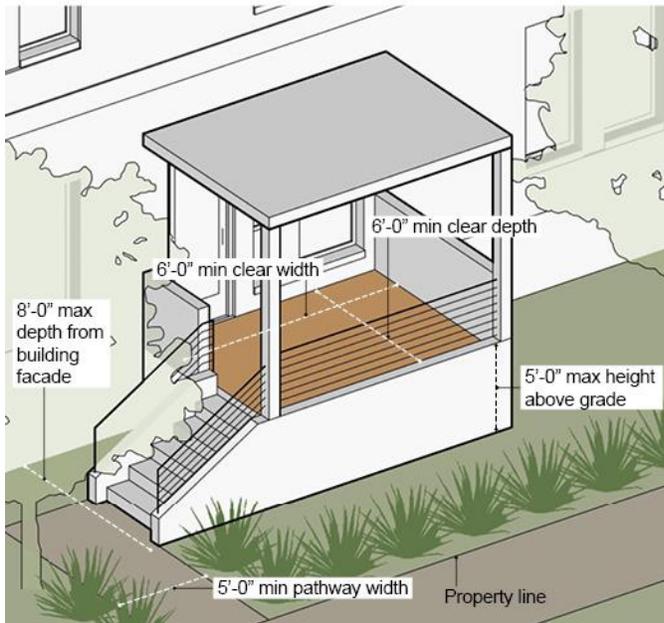
### Residential Unit Entrance - At-Grade Patio



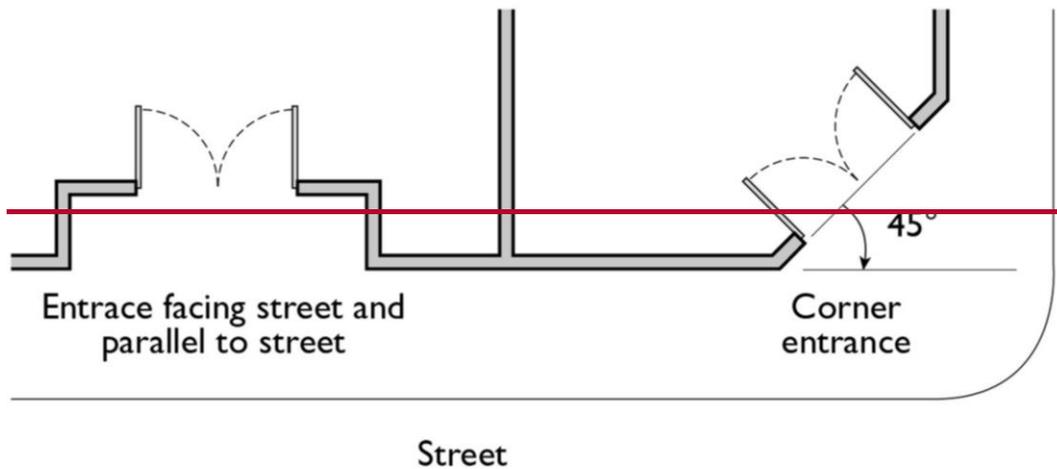
### Residential Unit Entrance - Recessed Porch or Stoop



### Residential Unit Entrance - Porch or Stoop



**FIGURE 18.05.040-D: BUILDING ORIENTATION AND ENTRANCES**

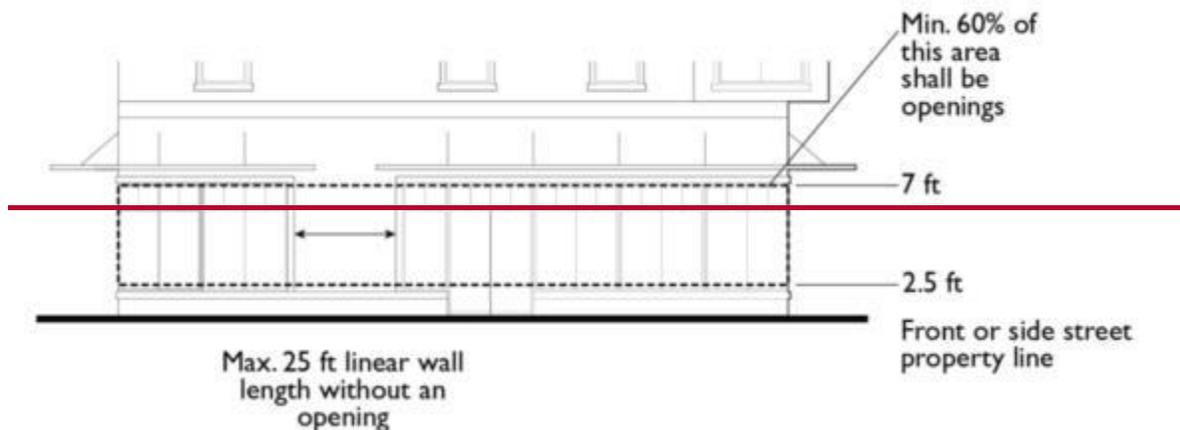


4. Corner Entrances. Corner building entrances shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include canopies, trellises, angled or rounded corners, arches, and/or other architectural elements. All building and dwelling units located in the interior of

a site shall have entrances from the sidewalk that are designed as an extension of the public sidewalk and connect to a public sidewalk.

CE. Building Transparency Design — Required Openings for Nonresidential Uses. Exterior walls facing and within twenty (20) feet of a front or street side property line shall include windows, doors, or other openings for at least sixty percent (60%) of the building wall area located between two and one-half (2 1/2) and seven (7) feet above the level of the sidewalk. No wall may run in a continuous horizontal plane for more than twenty-five (25) feet without an opening.

**FIGURE 18.05.040-E: BUILDING TRANSPARENCY—MU DISTRICTS**



- 1.—Design of Required Openings. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three (3) feet deep.
- 2.—Exceptions for Parking Garages. Multilevel garages are not required to meet the building transparency requirement of this subsection. Instead, they must be screened and treated, consistent with the requirements of Chapter 18.20, Parking and Loading.
- 3.—Alternatives Through Design Review. Alternatives to the building transparency requirement may be approved if the Planning and Transportation Commission finds that:

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

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

~~D. Building Design and Articulation Massing Breaks. Massing breaks provide visual relief for longer buildings by breaking down the building scale into smaller elements more compatible with San Carlos. Massing breaks provide visual relief for longer buildings by breaking down the building scale into smaller elements more compatible with San Carlos. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance. Building design shall reflect and complement the architectural style of significant buildings within the community. This may be accomplished through the incorporation of architectural style, colors, and materials of significant buildings within the community. The following standards apply to commercial and mixed-use development in the MU districts. Residential-only development is subject to the building design standards for the RM districts in Section 18.04.060(B), Building Design.~~

~~1.—Massing. Building massing shall align with the street grid of adjacent blocks.~~

~~2.—Relation to Existing Buildings. Buildings shall be designed to appear integrated with existing buildings in the district.~~

~~3.—Wide Buildings. Any building over fifty (50) feet wide shall be broken down to read as a series of buildings no wider than fifty (50) feet each or thirty (30) feet in the MU-DC District or within one hundred (100) feet of the train depot.~~

~~4.—Vertical Relationship. Buildings shall be designed to have a distinctive base (ground floor level), middle (intermediate upper floor levels), and top (either top floor or roof level). Cornices, balconies, roof terraces, and other architectural elements should be used, as appropriate, to terminate roof lines and accentuate setbacks between stories.~~

~~1. Buildings between fifty (50) feet and one hundred (100) feet in length shall include at least one (1) minor massing break, defined as a minimum of four (4) feet wide by two (2) feet deep extending the full height of the building above the ground floor and shall include a~~

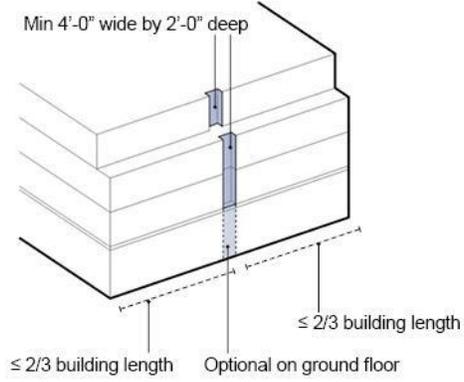
corresponding break in the roof line. The required minor massing break shall be positioned such that no more than two thirds ( $\frac{2}{3}$ ) of the total building length is without a massing break. When a building has an upper floor setback, the minor massing break minimum dimensions shall also apply to the upper floors and shall include a corresponding break in the roof line

2. Buildings greater than one hundred (100) feet and up to two hundred (200) feet in length shall include at least one (1) minor massing break (defined above) and one (1) major massing break, defined as a minimum of ten (10) feet wide by ten (10) feet deep extending the full height of the building above the ground floor and shall include a break in the roof line. The required major and minor massing breaks shall be positioned such that no more than two thirds ( $\frac{2}{3}$ ) of the total building length is without a massing break. When a building has an upper floor setback, the minor massing break minimum dimensions apply to the upper floors and shall include a break in the roof line, and the major massing break may continue vertically to align with the walls below the setback and shall include a break in the roof line.

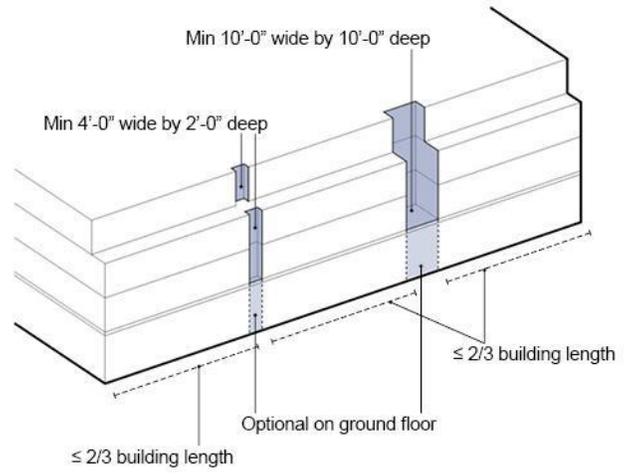
3. Buildings greater than two hundred (200) feet in length must include at least one (1) minor massing break and two (2) major massing breaks (defined above). The required minor and major massing breaks shall be positioned such that no more than two thirds ( $\frac{2}{3}$ ) of the total building length is without a massing break. When a building has an upper floor setback, the minor massing break minimum dimensions shall also apply to the upper floors and shall include a corresponding break in the roof line. The major massing break may continue vertically to align with the walls below the setback and shall include a corresponding break in the roof line

**FIGURE 18.05.040-D: MASSING BREAKS - MU DISTRICTS**

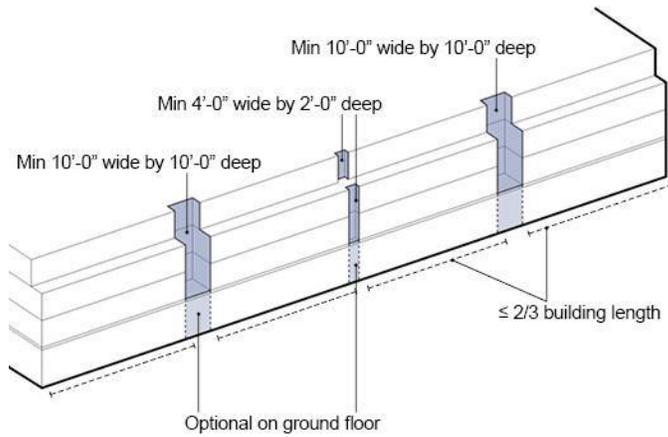
**Buildings  $50' \leq x \leq 100'$**



**Buildings  $101' \leq x \leq 200'$**



**Buildings  $200' \leq x$**



E. Corners.- Corner buildings shall emphasize the street corner through a combination of building massing and facade variation.

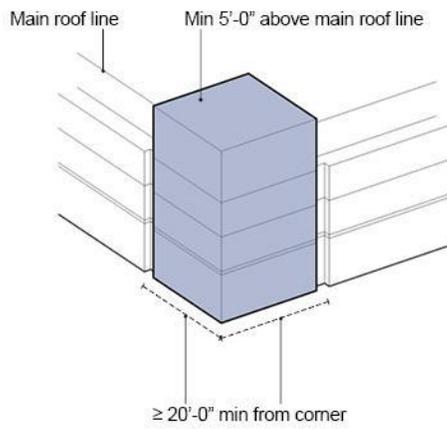
1. All corners shall be defined for at least twenty (20) feet along each of the two street-facing facades. The corner portion shall either have a minimum two (2) foot change in building plane from its adjacent facades, or a minimum two (2) foot by two (2) foot recessed reveal where it meets the adjacent facades.

2. Building corners shall be further differentiated from the rest of the street-facing facades by at least one (1) of the following: a change- in roof form with at least a five (5) foot difference in roof height, a change in building material, color, or texture, or a variation in fenestration placement.

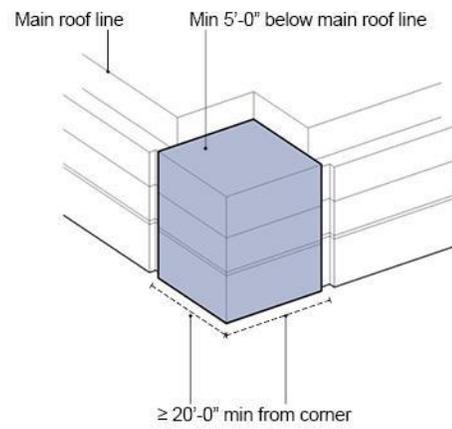
3. Alternatively, the corner can either be a common roof terrace above the ground floor or a common plaza at the ground floor.

**FIGURE 18.05.040-E: CORNERS - MU DISTRICTS**

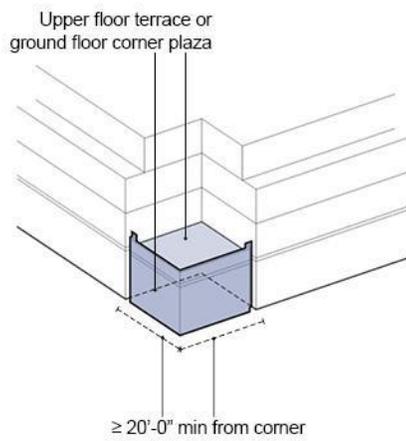
### Higher Roof



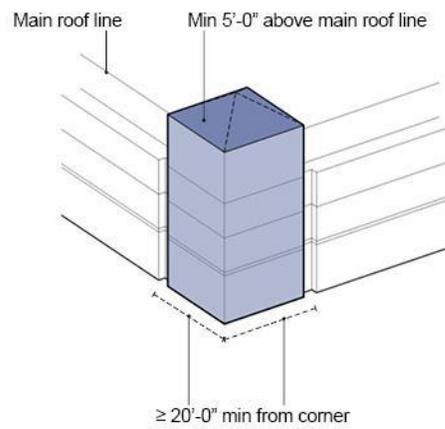
### Lower Roof



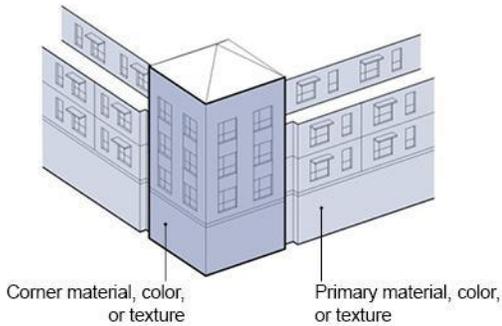
### Terrace or Plaza



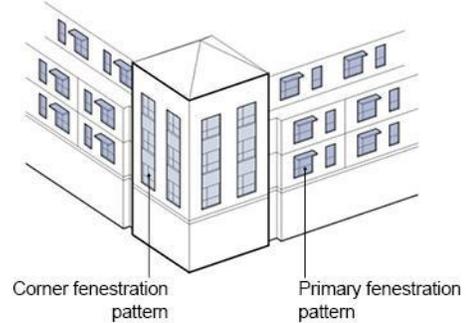
### Architectural Roof Feature



## Material, Color, or Texture Variety



## Fenestration Variety



### F. Roof Variety.

1. Continuous roofs greater than seventy-five (75) feet shall be broken up using either varying parapet or roof heights, changes in plane along the facade, variation between flat and -sloped roofs, overhangs with or without brackets, and/or a combination thereof. This standard does not apply to a top floor that is stepped back at least six (6) feet from the floors below.

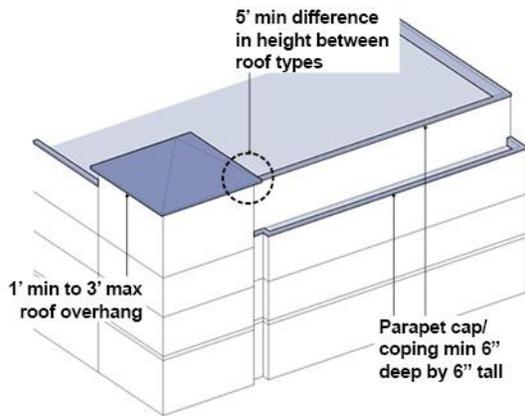
2. Parapet caps/coping shall be provided along all street-facing building facades at a minimum, be at least six (6) inches deep and six (6) inches tall, and project at least three (3) inches from the building facade. Parapet caps/coping shall be at least six (6) inches deep and six (6) inches tall and project at least three (3) inches from the building facade. Cornices shall project a minimum of six (6) inches from the facade and be at least 12 inches tall. Sloped roofs shall have overhangs extending a minimum of twelve (12) inches and a maximum of three (3) feet from the facade, including the eave and gutter profile.

3. Changes in roof height between parapets or differing roof types must be at least five (5) feet in height.- Rooftop equipment shall be fully screened from public/street view pursuant to SCMC Section 18.15.090 using architectural elements including but not limited to parapets and screens. The screening elements shall be integrated into the overall building design.

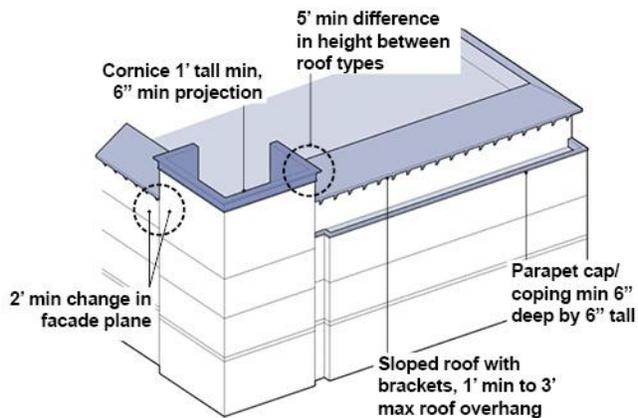
4. Towers. If the project site is greater than fifteen thousand (15,000) square feet and not located along East San Carlos Avenue, a tower or other projecting architectural element(s) may extend up to ten (10) feet above the top of the roof; provided, that the square footage of the element(s) does not total more than ten percent (10%) of the building roof area. The area above the uppermost permitted floor of the element(s) shall not be habitable space.

**FIGURE 18.05.040-F: ROOF VARIETY - MU DISTRICTS**

Roof Variety



Roof Variety



G. Base, Middle, and Top Treatment. All buildings three (3) stories and taller shall be composed of the following: a distinct base (in some cases this can be treated as the ground story or combined first two stories), a middle (the majority of the building facade area), and a top (parapet cap/coping, cornice, or sloped roof, or in some cases this can be treated as the top story or combined top two stories) along all street-facing facades as described below. Each of these elements shall be distinguished from one another for at least seventy percent (70%) of its street facing facade length by either a change in material, a change in color, and/or a facade plane change of at least two (2) feet. A ground floor or in some cases, a combined ground floor and second floor setback of at least two (2) feet in addition to the required setback from floors above may be considered a base.

1. A base for buildings of three (3) to five (5) stories must either be limited to 30 inches in height from grade and project maximum of six (6) inches from the building facade, or be treated as the full height of the ground story. For a 3-story building, the base is limited to 30 inches if the top is treated as the full height of the top story.

2. A base for buildings of six (6) stories or more must either be limited to 30 inches in height from grade and project maximum of six (6) inches from the building facade, or be treated as the full height of the ground story, or be treated as the height of the ground story and second story combined. If the top of the building is treated as the combined height of the top two (2) stories, the base is limited to the full height of the ground story.

3. The middle portion of buildings of three (3) or four (4) stories shall be a minimum of two stories in height.

4. The middle portion of buildings of five (5) to six (6) stories shall be a minimum of three stories in height.

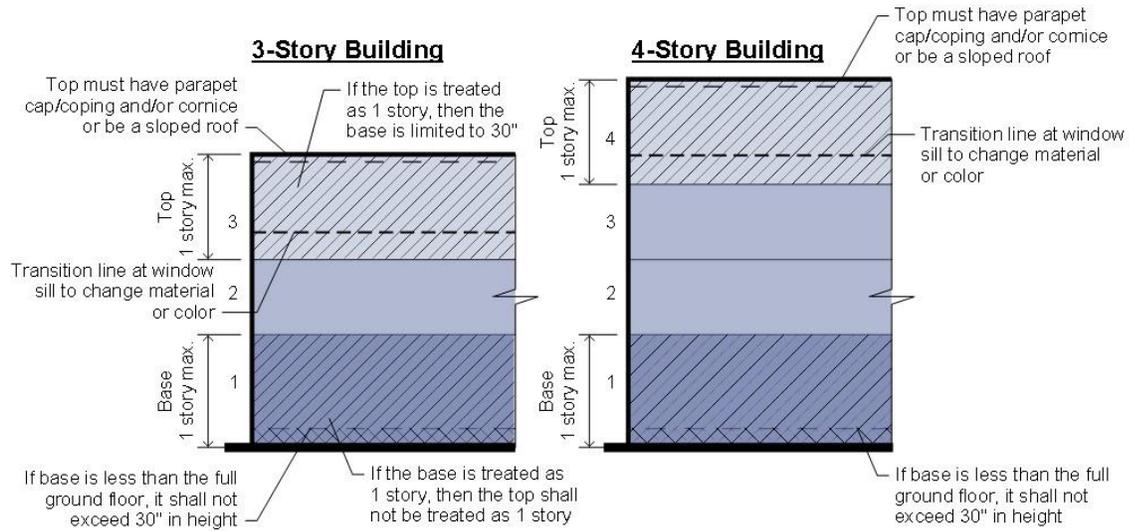
5. The middle portion of buildings of greater than six (6) stories shall be a minimum of the total amount of stories minus three (3). For example, an eight (8) story building must have a middle portion that is at least five (5) stories in height.

6. The top of all buildings must have a parapet cap/coping, a cornice, or be a sloped roof.

7. A top for buildings of three (3) to five (5) stories may be treated as the full height of the top story. For a 3-story building, the top is limited to a parapet cap/coping, a cornice, or a sloped roof if the base is treated as the full height of the ground story.

8. A top for buildings of six (6) stories or more may be treated as the full height of the top story. The top may also be treated as the full height of the top two (2) stories combined, only if the base is limited to the height of the ground story.

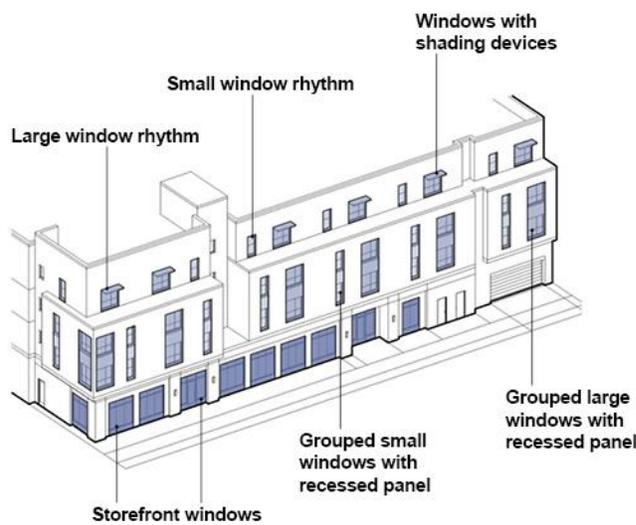
**FIGURE 18.05.040-G: BASE, MIDDLE, AND TOP - MU DISTRICTS**



H. Fenestration Variety: To achieve the fenestration variety standard, buildings shall include rhythms of at least two (2) types of openings for at least seventy percent (70%) of its street-facing facade length - the required seventy percent (70%) length does not have to be continuous. Various types of distinct openings include storefront windows and doors, residential entry doors, living room windows, bedroom windows, bathroom windows, common hallway windows, and stairway windows. Windows may be grouped vertically or horizontally or designed with shading devices or other architectural features to achieve pattern variety.

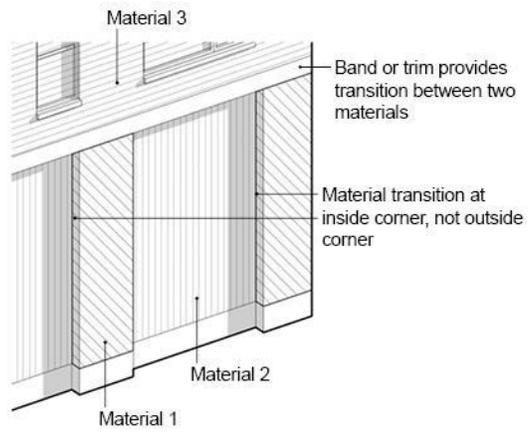
**FIGURE 18.05.040-H: FENESTRATION VARIETY - MU DISTRICTS**

**Fenestration Variety**



I. Materials, Colors, and Texture Variety: -To achieve this standard, buildings shall provide at least two (2)- different materials, colors, or textures for at least seventy percent (70%) of each of its facade lengths except for any interior courtyard-facing facade not visible from a public right-of-way- street-facing facade length. Material transitions along any facade shall only occur on the inside corner of a plane change. When material changes need to occur in the same plane, bands, trims, cornices, or other architectural elements shall project at least two (2) inches from the facade plane -to create a corner for the material transition.

**FIGURE 18.05.040-J: MATERIAL TRANSITIONS - MU DISTRICTS**



J. Projecting and Recessed Elements. This standard may be applied in lieu of both the fenestration variety standard and the materials, colors, and texture variety standard. To achieve the projecting / recessed elements standard, buildings shall provide a rhythm of at least two (2) of the following elements for at least seventy percent (70%) of its street-facing facade length: projecting bays / bay windows, recessed areas containing windows, projecting or recessed balconies, ground floor stoops or porches, projecting frame / box elements containing at least one (1) window, projecting window shading devices, and ground floor awnings or canopies.

1. Projecting bays shall be between eighteen (18) inches and three (3) feet deep, and between six (6) feet and twelve (12) feet wide.

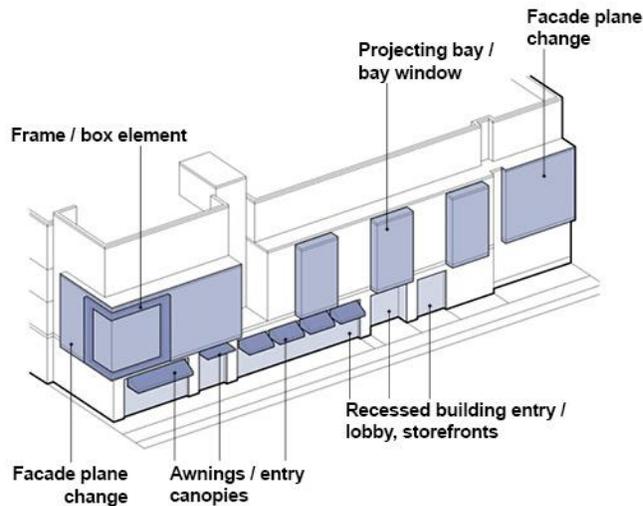
2. Usable balconies shall be a minimum of six (6) feet deep by six (6) feet wide. Balconies shall avoid a tacked-on look by being recessed at least twelve (12) inches into the building facade. When private balconies are provided, they shall have a transparency of no less than twenty-five percent (25%). Permanent storage boxes, condensers for air-conditioning units, or other mechanical equipment shall not be located on balconies. Decorative Juliet balconies shall be a minimum of twelve (12) inches deep and three (3) feet wide.

3. Recessed areas of a building containing windows shall be at least one (1) foot deep. Recessed panels shall be at least four (4) inches deep.

4. Screening devices, shading devices, and projecting frame elements shall be a minimum of eighteen (18) inches deep. Lattices, louvers, and/or perforated metal screens shall be a minimum of four (4) inches deep or set at least four (4) inches from the facade.

**FIGURE 18.05.040-L: PROJECTING AND RECESSED ELEMENTS - MU DISTRICTS**

## Projecting and Recessed Elements



### E-K. Windows and Ground Floor Transparency.

1. Windows without trim shall be recessed at least two (2) inches from the plane of the surrounding exterior wall to create a shadow line and visual interest. Windows with trim shall provide trim at least two (2) inches in depth with windows inset from the trim edge by at least two (2) inches. The window trim objective design standards do not apply to interior-facing windows such as those along an internal building courtyard and windows that are not seen from public rights of way.

2. For double-hung and horizontal sliding windows, at least one (1) sash shall achieve a two (2) inch recess. Snap-in vinyl mullions between double pane glass are prohibited. If a divided light appearance is desired, mullions shall be made of dimensional material projecting in front of the panes on both the inside and outside of the window.

3. A minimum of 90% of upper floor windows on street- or public open space-facing building facades shall be designed such that:

a. Windows are at least 12 inches apart.

b. Proportions of typical windows shall be vertically oriented and shall not exceed a width (x) to height (y) ratio of two to three (2:3). Proportions of picture windows

(typically provided for living rooms) shall not exceed a width to height ratio of one to one (1:1)

4. Proportions of typical windows shall be vertically oriented and shall not exceed a width (x) to height (y) ratio of two to three (2:3). Proportions of picture windows (typically provided for living rooms) shall not exceed a width to height ratio of one to one (1:1). Proportions of storefront windows shall also- be vertically oriented not to exceed a width to height ratio of two to three (2:3). Storefront windows with a width to height ratio greater than two to three (2:3) shall include vertical mullions such that each window panel is not greater than a two to three (2:3) width to height ratio.

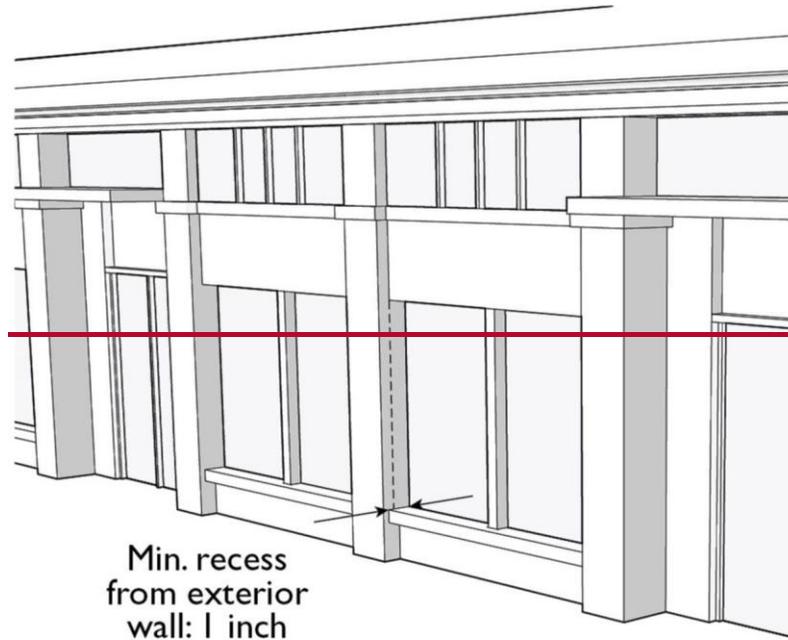
4.5. Mirrored or reflective glass is not allowed on a street- or public open space-facing building facade at any level. Only transparent glass shall be used for windows or glazing at the ground floor.

2.6. Facade transparency is important to provide visual interest, visibility for businesses, and an active sidewalk environment. For mixed-use buildings with commercial ground floors, a minimum 60% of the ground floor facade area between two (2)- feet and ten (10) feet above the sidewalk shall be glazed with transparent windows and doors. For mixed-use buildings with non-commercial ground floors, such as office, institution, residential units, or residential active uses as further defined in Section 18.05.030(H)(1), a minimum 50% of the ground floor facade area between four (4) feet and ten (10) feet above the sidewalk shall be glazed with transparent windows and doors. For corner buildings, this standard also applies to the secondary street facade for at least twenty-five (25) feet from the corner.

3.7. Minor deviation from the window requirement may be granted through the design review process to accommodate alternative window design complementary to the architectural style of the structure.

a. ~~Trim at least one (1) inch in depth must be provided around all windows, or window must be recessed at least two (2) inches from the plane of the surrounding exterior wall.~~

**FIGURE 18.05.040-F(5)(a): WINDOW TRIM OR RECESS—MU DISTRICTS**

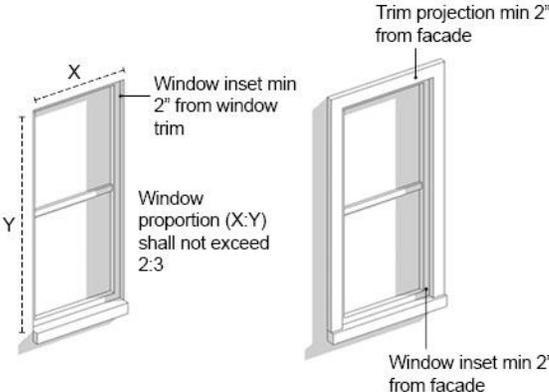


b. ~~Snap-in vinyl mullions between double pane glass is prohibited. If a divided light appearance is desired, mullions must be made of dimensional material projecting in front of the panes on both the inside and outside of the window.~~

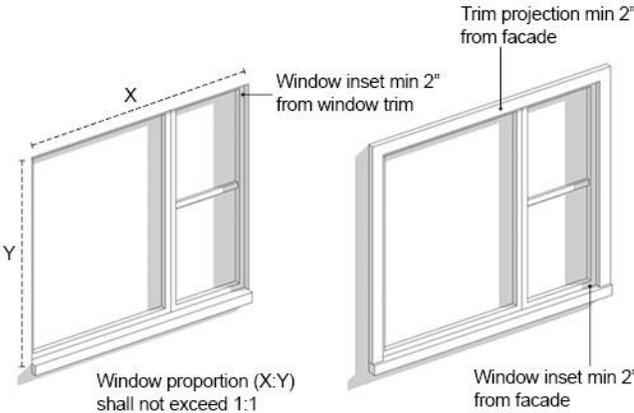
c. ~~Exceptions may be granted through the design review process to accommodate alternative window design complementary to the architectural style of the structure.~~

**FIGURE 18.05.040-M: WINDOWS - MU DISTRICTS FIGURE 18.05.040-M: WINDOWS - MU DISTRICTS**

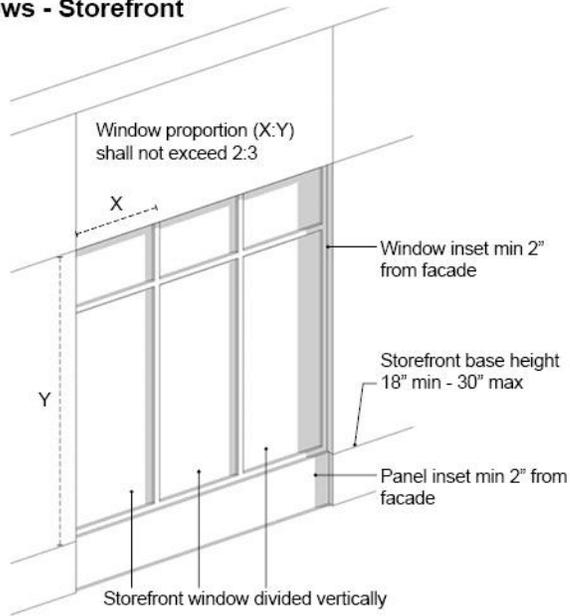
**Windows - Typical**



**Windows - Picture**

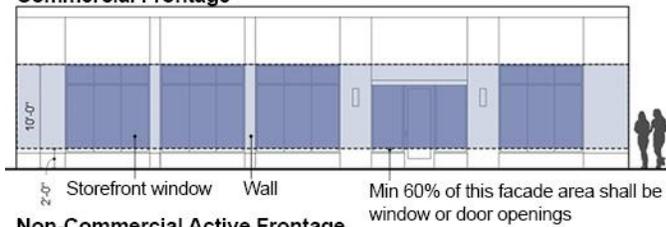


**Windows - Storefront**

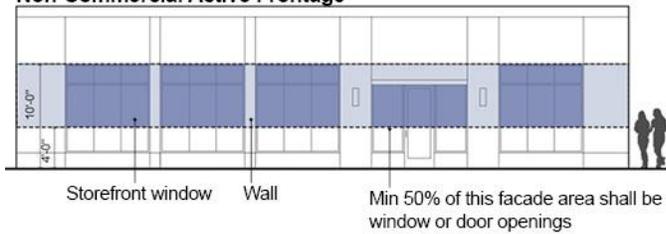


**FIGURE 18.05.040-N: GROUND FLOOR WINDOW TRANSPARENCY - MU DISTRICTS**

**Commercial Frontage**



**Non-Commercial Active Frontage**



~~F.L. Building Materials Exterior Building Materials and Colors. Street-facing ground floor building walls shall have high-quality materials and texture for all non-glass areas. High-quality materials include: stone, marble, granite, brick (real or thin veneers of natural color), ceramic tile, wood, terracotta, precast concrete, glass-fiber reinforced concrete, cast-in-place concrete, board-formed concrete, cement plaster, stucco (light sand or smooth trowel finish), cement fiber or similar synthetic siding resembling wood siding, steel (porcelain enamel panels, steel windows, steel exterior doors, steel rails and fences, painted, stainless, or pre-weathered steel are acceptable when limited to a maximum of fifty percent (50-%) of the building treatment), aluminum (windows, panels, storefront, curtain wall, doors, aluminum should be natural finish anodized, powder-coated, or Kynar, no bronze anodized), high-density fiber cement panels, durable foam coating/window trims with smooth stucco finish. Prohibited materials include: unfinished or natural T1-11 siding, foam, spray stucco, vinyl. Entry canopies, stoops, patios, and balconies shall be constructed of all-weather, durable materials. The Planning Director shall maintain a list of approved facade and trim materials, with such a list accessible to the public.~~

~~a.— A unified palette of quality materials shall be used on all sides of buildings.~~

~~b.— Exterior building materials shall be stone, brick, stucco, concrete block, painted wood clapboard, painted metal clapboard or other quality, durable materials approved by the City as part of the project review.~~

~~c.— A wainscoting of quality materials on the bottom eighteen (18) to thirty-six (36) inches of the ground floor facade is required. Exceptions may be granted through the design review process to accommodate alternative design complementary to the architectural style of the structure.~~

~~d.— Colors shall be used to help delineate windows and other architectural features to increase architectural interest.~~

~~7.— Building Details. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance.~~

~~a.— Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.~~

~~b.— All applied surface ornamentation or decorative detailing shall be consistent with the architectural style of the building.~~

~~c.— All balconies that do not meet the minimum size required for private open space, such as Juliet balconies, shall have a minimum horizontal dimension of two (2) feet.~~

~~d.— Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.~~

M. Private Storage Space. Each unit shall have at least two hundred (200) cubic feet of enclosed, weather-proofed, and lockable private storage space with a minimum horizontal dimension of four (4) feet.

N. Paving. Differentiated paving materials shall be used for driveway aprons, entries, and pedestrian walkways. This may include, but not be limited to, textures or colors, concrete pavers, brick, or stamped concrete. The use of permeable materials to reduce runoff is strongly encouraged.

G.O. Pedestrian Access. On-site pedestrian circulation and access must be provided according to the following standards:

1. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.
2. To Circulation Network. Connections between on-site walkways and the public sidewalk and other existing or planned pedestrian routes, such as safe routes to school, shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
3. To Neighbors. Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the wheremaximum extent feasible while still providing for safety and security.
4. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances.

5. Across Rail Corridor. Safe and convenient pedestrian connections shall be provided across the rail corridor. If an aerial viaduct or trench is used for rail alignment, the following standards shall apply ~~where to the extent~~ feasible given engineering requirements.

- a. Extend the street grid below the aerial viaduct or above the trench to provide new street and pedestrian connections across the corridor.
- b. Locate active commercial uses or public park and recreation space below the aerial viaduct to enhance connectivity and create safe, attractive connections across the rail corridor.
- c. Enhance connections below the viaduct with lighting and public art.

6. Interior Pedestrian Walkway Design.

- a. Walkways shall have a minimum clear unobstructed width of five (5) feet, shall be hard-surfaced, and paved with concrete, stone, tile, brick, or comparable material.
- b. Where a required walkway crosses driveways, parking areas, or loading areas, it shall be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.
- c. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four (4) inches high, bollards, or other physical barrier.

H.P. Residential Notification. Residents of mixed-use development shall be informed by the applicant and/ or property management of potential noise from refuse collection and other activities typically associated with commercial activity.

I.Q. Rail Station.

1. Rail stations shall be designed to have physical presence and visibility on both sides of the rail corridor, including key architectural features that are visible from major roadways and connections, as well as pedestrian-level entries and vehicle drop-off areas.
2. Rain-protected east-west pedestrian connections shall be provided at the ground level of the station to enhance pedestrian connectivity along the rail corridor. These connections

should be extensions of the existing street grid and pedestrian network with a minimum clear width of eight (8) feet. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1596 § 6 (Exh. A), 2023; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.06

### COMMERCIAL DISTRICTS Revised 4/24

#### Sections:

**18.06.010 – 18.06.040 (Excluded. No changes proposed)**

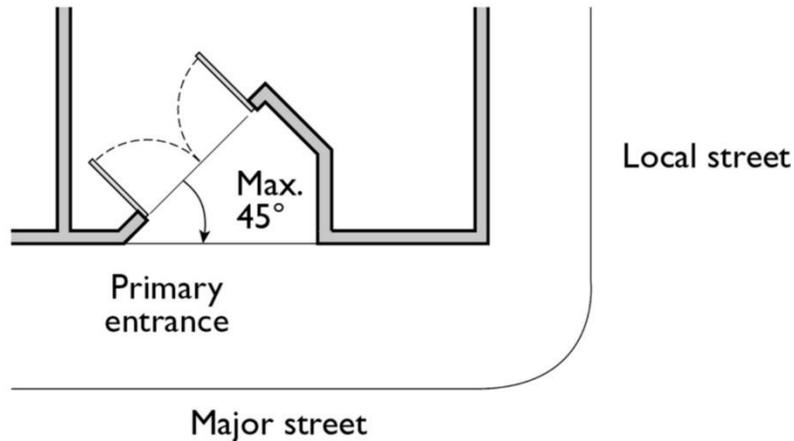
**18.06.040 Supplemental regulations. Revised 4/24**

#### **18.06.040 Supplemental regulations. Revised 4/24**

A. Commercial Development. Commercial development in the commercial districts is subject to the following standards:

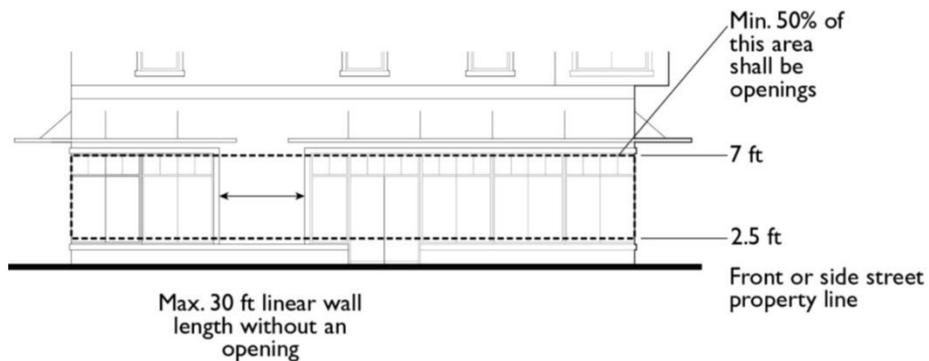
1. Landscaping. A minimum of fifteen percent of the site must be landscaped.
2. Public Improvements.
  - a. Sidewalks. Sidewalks shall be provided if none already exist or if the existing sidewalks are in poor condition.
  - b. Street Furniture. Trash receptacles, benches, bike racks, and other street furniture from a list maintained by the City shall be provided.
  - c. Street Lights. Pedestrian scaled street lights from a list maintained by the City shall be provided.
  - d. Street Trees. Shade trees shall be planted at least thirty feet on center. Tree guards shall be provided. Trees shall be a minimum fifteen gallons in size, and at least ten percent of the required trees shall be twenty-four-inch box size or larger.
3. Orientation of Primary Building Entrance. The primary building entrance shall face or be oriented to within forty-five degrees of or 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 higher classification. If a site fronts two public streets of equal classification, the applicant may choose which frontage on which street to meet the requirement.

**FIGURE 18.06.040-A(3): ORIENTATION OF PRIMARY BUILDING ENTRANCES**



4. Building Transparency/Required Openings. Exterior walls facing and within twenty feet of a front or street side lot line shall include windows, doors, or other openings for at least fifty percent of the building wall area located between two and one-half and seven feet above the level of the sidewalk. Such walls may run in a continuous plane for no more than thirty feet without an opening.

**FIGURE 18.06.040-A(4): BUILDING TRANSPARENCY/REQUIRED OPENINGS**



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

b. Exceptions for Parking Garages. Multilevel garages are not required to meet the ground-floor transparency requirement. Instead, they must be designed and screened consistent with the requirements of Chapter 18.20, Parking and Loading.

c. Reductions through Design Review. The building transparency requirement may be reduced or waived if it is found that:

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

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

5. Building Articulation. Buildings shall provide adequate architectural articulation and detail to avoid a bulky and “box-like” appearance.

a. Any building over seventy-five feet wide shall be broken down to read as a series of buildings no wider than seventy-five feet each.

b. Building facades shall include building projections or recesses, doorway and window trim, and other details that provide architectural articulation and design interest.

c. Each side of the building that is visible from a public right-of-way shall be designed with a complementary level of detailing.

6. Exterior Building Materials and Colors.

a. A unified palette of quality materials shall be used on all sides of buildings.

b. Exterior building materials shall be stone, brick, stucco, concrete block, painted wood clapboard, painted metal clapboard or other quality, durable materials approved by the City as part of the project review.

c. A wainscoting of quality materials on the bottom eighteen to thirty-six inches of the ground floor facade is required. Exceptions may be granted through the design review process to accommodate alternative design complementary to the architectural style of the structure.

7. Pedestrian Access. On-site pedestrian circulation and access must be provided according to the following standards.

a. Internal Connections. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas or pedestrian amenities.

b. To Circulation Network. Regular connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main entry and sidewalk, generally no more than one hundred twenty-five percent of the straight line distance.

c. To Neighbors. Direct and convenient access shall be provided from commercial and mixed-use projects to adjoining residential and commercial areas to the maximum extent feasible while still providing for safety and security.

d. To Transit. Safe and convenient pedestrian connections shall be provided from transit stops to building entrances. Sidewalk “bulb-outs” or bus “pull-outs” may be required at potential bus stops serving commercial centers (building floor area over twenty-five thousand square feet) to provide adequate waiting areas for transit users and safety for passing motorists.

e. Interior Pedestrian Walkway Design.

i. Walkways shall have a minimum clear unobstructed width of six feet, shall be hard-surfaced, and paved with permeable materials.

ii. Where a required walkway crosses driveways, parking areas, or loading areas, it must be clearly identifiable through the use of a raised crosswalk, a different paving material, or similar method.

iii. Where a required walkway is parallel and adjacent to an auto travel lane, it must be raised or separated from the auto travel lane by a raised curb at least four inches high, bollards, or other physical barrier.

8. Limitations on Location of Parking. Above-ground parking may not be located within forty feet of a street-facing property line. Exceptions may be granted with the approval of a conditional use permit when the Planning and Transportation Commission makes the following findings:

- a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible;
- b. The site is small and constrained such that underground parking or surface parking located more than forty feet from the street frontage is not feasible.

9. Limitations on Curb Cuts. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation. Curb cuts shall be located at least ten feet from an intersection curb return or pedestrian cross walk.

10. Truck Docks, Loading, and Service Areas. Truck docks, loading areas, and service areas must be screened so as not to be visible from public streets. Drop-off areas may be located at the primary building entry.

B. Commercial Centers. Commercial centers containing twenty-five thousand square feet or more of floor area or four or more establishments in the retail sales use classification 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 subsection (B)(2) of this section, may also be counted toward the public plaza requirements.

2. On-Site Public Plazas. Outdoor plazas for the use of customers and visitors shall be provided at a rate of five square feet per one thousand square feet of floor area, up to one thousand five hundred square feet of outdoor plaza.

- 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.

3. 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. Buildings must be located within thirty feet of the corner of the driveway and public right-of-way. Building elements with greater vertical emphasis must be used at these corners.

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. 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.

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

f. 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.

g. 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.

h. 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.

C. Industrial Development. Industrial development shall be developed in accordance with the supplemental regulations for industrial districts, Section 18.07.040.

G-D. Residential Development. Residential Development subject to Government Code Section 65400 (Assembly Bill 2011, Affordable Housing and High Road Jobs Act of 2022) shall be developed in accordance with the RM-100 Objective Design Standards (Section 18.04) while residential mixed-use development shall be developed in accordance with the Mixed-Use Objective Design Standards (Section 18.05) related to building design. Other development standards such as landscaping, height and setbacks, with the exception of allowable FAR, shall adhere to the regulations of this Chapter. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.15

### GENERAL SITE REGULATIONS Revised 1/24 Revised 7/24

#### Sections:

18.15.010 - 18.15.030 *(Excluded. No changes proposed)*

18.15.040 Fences and walls.

18.15.050 *(Excluded. No changes proposed)*

18.15.060 Height and height exceptions.

18.15.070 Lighting and illumination. Revised 1/24

18.15.080 Projections into yards. Revised 1/24

18.15.090 - 18.15.140 *(Excluded. No changes proposed).*

#### 18.15.040 Fences and walls.

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

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

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

1. Front Yards. No fence, wall, hedge or screen planting of any kind located between the front property line and the front-most wall of a ~~main structure residence~~ establishing an existing front setback (or the required front setback, whichever is less) shall be constructed, grown or maintained to exceed four (4) feet in height. This height may be increased to up to five (5) feet when the fence, wall, hedge or screen planting is used to screening podium parking. However, front yard fences, hedges or screen plantings within the sight distance triangular area shall not exceed three (3) feet in height unless an exception is obtained pursuant to subsection (C)(14) of this section. This provision shall not apply to the following items; provided, that such amenities do not significantly obstruct vehicular or pedestrian visibility or significantly obscure light to adjacent properties:

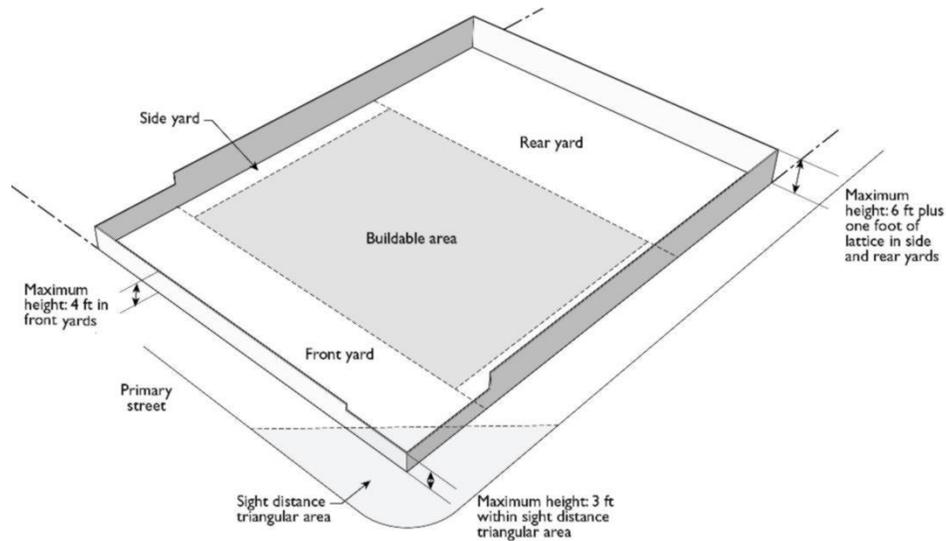
a. Specimen trees or shrubs that do not form a continuous barrier;

- b. Light poles, pillars or pilasters (not to exceed six (6) feet in height and eighteen inches in width);
- c. Front yard fence posts with attached lights (not more than two (2) permitted; posts not to exceed four (4) feet in height and eighteen (18) inches in width and depth plus a two-foot-high light fixture);
- d. Gates no higher than four (4) feet in height and four (4) feet in width for pedestrian gates; fourteen (14) feet in width for driveway gates;
- e. Trellises used for pedestrian purposes (not to exceed eight (8) feet in height, five (5) feet in width and five (5) feet in depth);
- f. One mailbox structure not to exceed six (6) feet in height;
- g. Up to three (3) statuary structures not to exceed four (4) feet in height, two (2) feet in width and two (2) feet in depth each; and
- h. Other structures which the Director determines are of a similar nature.

2. Rear and Side Yards. Fences located between the front-most wall establishing an existing front setback (or the required front setback, whichever is less) and the side or rear lot line shall not be constructed or maintained to exceed six (6) feet in height plus one (1) foot of lattice. If the fence falls within a corner lot or driveway area, the fence must also meet the requirements of subsection (B)(3) of this section, Corner Lots.

3. Corner Lots. Fences shall be a maximum of three (3) feet in height within the sight distance triangle, unless an exception is obtained from the Building Official as outlined in subsection (C)(14) of this section. Trees, or any portions thereof, that are located within this sight distance triangle shall have a clearance of seven (7) feet high minimum between the lowest portion of the canopy and the sidewalk, and thirteen (13) feet high minimum between the lowest portion of the canopy and street.

**FIGURE 18.15.040-B: FENCE AND WALL HEIGHT**



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

1. Recreation Area Fences. Fences not to exceed twelve (12) feet in height may be located around tennis courts, badminton courts, basketball or volleyball courts and similar play areas, providing that all parts of the fence over six (6) feet are made of open-wire construction or other corrosion-resistant material;
2. Security Fences. Fences not to exceed eight (8) feet in height may be located around industrial, manufacturing or research uses where required for security purposes, screening, or containing and protecting hazardous materials;
3. Swimming Pool Fences. Fences required for swimming pools are governed by Chapter 15.40, Swimming Pools, and Section 18.15.100, Swimming pools and spas. Swimming pool fences are not subject to Director approval unless they exceed the standard fence height regulations stated in subsection B of this section;
4. Abutting Nonresidential Fences. Where residential properties abut industrial or commercial areas, or public property other than a public street, fences may be constructed

to a height not to exceed eight (8) feet, and meeting minimum sight distance triangle requirements;

5. Trellises used for pedestrian purposes exceeding eight (8) feet in height, five (5) feet in width and five (5) feet in depth;

6. Statuary structures exceeding the exemption limit of three (3) structures and/or exceeding four (4) feet in height and two (2) feet in depth;

7. Fence posts greater than eighteen (18) inches in width or depth;

8. Front yard fence posts with more than two (2) attached lights. In no event shall such posts exceed four (4) feet in height plus a two-foot-high light fixture;

9. Chain-link fencing in residential areas is permitted in the side and rear yards with vinyl-coating and landscape screening. Chain-link fencing shall not exceed six (6) feet in height in these areas. Chain-link fencing in front yards in residential areas is not permitted;

10. Fences not to exceed six (6) feet in height with an additional one (1) foot of lattice for any portion of an irregular lot between the house and property line adjacent to the public right-of-way;

11. Fences not to exceed six (6) feet in height with an additional one (1) foot of lattice for any portion of a lot two hundred (200) feet in depth or greater between the house and property line adjacent to the public right-of-way. Such fences shall not be located closer than fifteen (15) feet to the front property line;

12. Fences not to exceed six (6) feet in height with an additional one (1) foot of lattice within front yards when not located in front of a primary residence and not closer than fifteen (15) feet to a front property line;

13. Gates exceeding four (4) feet in width for pedestrian use or fourteen (14) feet in width for driveway use;

14. Exceptions to sight distance triangles if the necessity for the fence outweighs concerns for public safety as determined by the Building Official;

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

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

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

E. Fencing in Mixed-Use and Commercial Zoning Districts. All fencing over six (6) feet in height within mixed-use and commercially zoned districts shall be subject to review and approval by the Director. In no case shall fencing exceed eight (8) feet in height.

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

G. Building Permit and Staff Approval Requirements.

1. No person shall erect, construct or maintain any solid fence or wall exceeding six (6) feet in height (exclusive of lattice) without first obtaining a permit from the Building Division.
2. No person shall erect, construct or maintain fences in combination with retaining walls of any height without first obtaining a permit from the Building Division.

3. No person shall erect, construct or maintain pressure treated wood retaining walls over three (3) feet tall without first obtaining a permit from the Building Division. Walls three (3) feet and under ~~shall~~ **must** have backfill no steeper than 2:1.

4. No person shall erect, construct or maintain concrete or masonry retaining walls over four (4) feet tall, measured from the bottom of the footing to the top of the wall without first obtaining a permit from the Building Division.

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

1. All existing nonconforming fences and walls in the public right-of-way shall be immediately removed or otherwise made to conform to this title's standards.
2. Any shrubs, trees or other foliage which, in the opinion of the Chief of Police, obscures safe sight distance from driveways and corners shall be trimmed by the property owner to a condition satisfactory to the Chief of Police.
3. Any other existing legally nonconforming fence may remain; provided, that it is not replaced as defined in Section 18.41.020, Definitions, or constituting a hazardous condition as determined by the Building Official. (Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.15.060 Height and height exceptions.**

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

<b>Structures Allowed Above the Height Limit</b>	<b>Maximum Coverage, Locational Restrictions</b>	<b>Maximum Vertical Projection Above the Height Limit (ft.)</b>
--	--	---

Skylights	20% of roof area	1 <u>ft.</u>
Chimneys not over 6 feet in width	10% of roof area	8 <u>ft.</u>
Flagpoles	5% of roof area	8 <u>ft.</u>
Rooftop open space features such as sunshade and windscreen devices, open trellises, and landscaping (for multifamily and nonresidential buildings only)	10% of roof area. <del>Shall Must</del> be set back from the exterior <u>building</u> wall one <u>(1)</u> foot for every <u>one (1)</u> foot of projection above the height limit	10 <u>ft.</u>
Elevator and stair towers (for multifamily and nonresidential buildings only)	10% of roof area. <del>Shall Must</del> be set back from the exterior <u>building</u> wall one <u>(1)</u> foot for every <u>one (1)</u> foot of projection above the height limit	<del>1046</del> <u>ft.</u>
Decorative features such as spires, bell towers, domes, cupolas, obelisks, and monuments	10% of roof area. <del>Must be set back from the exterior wall one foot for every foot of projection above the height limit</del>	6 <u>ft.</u> for residential development in RS districts; 10 <u>ft.</u> elsewhere
Fire escapes, catwalks, and open railings required by law	No restriction	10 <u>ft.</u>

Solar panels, and other energy production facilities located on a rooftop		
Distribution and transmission towers, lines, and poles Water tanks Windmills Radio towers Industrial structures where the manufacturing process requires a greater height	25% of the area of the lot, or 10% of the roof area of all on-site structures, whichever is less.  <del>Shall</del> <b>Must</b> be located at least 25 feet from any lot line	10 <u>ft.</u>
Building-mounted telecommunications facilities, antennas, and microwave equipment	Subject to the provisions of Chapter <u>18.24</u> , Wireless Telecommunications Facilities	

(Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.15.070 Lighting and illumination.** Revised 1/24

A. Applicability. The standards of this section apply to all new development and additions that expand existing floor area by ten percent (10%) or more.

B. General Standards.

1. Multiple-Unit Residential Buildings. Aisles, passageways, and recesses related to and within the building complex shall be illuminated with an intensity of at least one-quarter (1/4) foot-candle at the ground level during the hours of darkness. Lighting devices shall be downward directed and protected by weather and vandal-resistant covers.

2. Nonresidential Buildings. All exterior doors, during the hours of darkness, shall be illuminated with a minimum of one-half (1/2) foot-candle of light. Lighting devices shall be

shielded and downward directed to prevent light pollution and contain light onto the subject property.

3. Pedestrian-Oriented Lighting.- In Mixed-Use districts, exterior lighting shall be provided for pedestrian environments at building entrances, public sidewalks, and public open spaces. Exterior lighting devices shall be downward directed or employ other shielding techniques to prevent light pollution and spillover onto adjacent properties. ~~In the mixed-use districts, exterior lighting shall be provided for a secure nighttime pedestrian environment by reinforcing entrances, public sidewalks and open areas with a safe level of illumination.~~

4. Maximum Height. Lighting standards shall not exceed the maximum heights specified in the following table:

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

Public and Semi-Public and Airport District	25 <u>feet</u> , or as necessary for safety and security.
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C. Control of Outdoor Artificial Light.

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

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

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

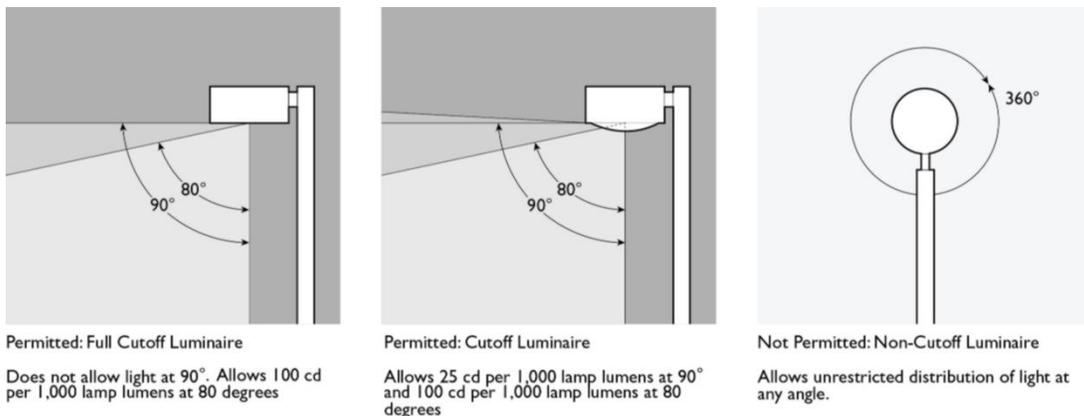
3. Prohibited Lighting. The following types of exterior lighting are prohibited:

- a. Drop-down lenses;
- b. Mercury vapor lights; and
- c. Searchlights, laser lights, or any other lighting that flashes, blinks, alternates, or moves.

4. Fixture Types. All lighting fixtures shall be shielded so as not to produce obtrusive glare onto the public right-of-way or adjoining properties. Lighting fixtures shall adhere to the below requirements:

- a. Freestanding Fixtures. When using freestanding light fixtures, the light elements shall be screened to minimize light spillage, confine light to site, and directed away from neighbors.
- b. Outdoor and Parking Lights. All outdoor and parking lights shall be situated away from windows of residential units to reduce light impact on residents and shall be directed downward and away from adjacent residences and public right-of-way.
- c. Wall-Mounted Fixtures. To minimize the light glare and spillage all wall-mounted fixtures shall be oriented to an angle towards the ground. The optimal angle shall be between fifty (50) and seventy (70) degrees.
- d. Bollard Lighting. Bollard lighting can be used to light walkways and other landscape features but shall cast its light downward.
- e. Security Lighting. Motion-activated security lighting shall not be capable of being activated by any person(s) in the public right-of-way or on adjacent property.
- f. Luminaires. All luminaires shall meet the most recently adopted criteria of the Illuminating Engineering Society of North America (IESNA) for cutoff or full cutoff luminaires.

**FIGURE 18.15.070-C(4): FIXTURE TYPES**



Source: IESNA

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

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

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

b. No light or combination of lights, or activity shall cast light exceeding one (1) foot-candle onto a public street, with the illumination level measured at the centerline of the street.

c. No light, combination of lights, or activity shall cast light exceeding one-half (1/2) foot-candle onto a residentially zoned lot, or any lot containing residential uses.

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

8. Alternate Materials and Methods of Installation. Designs, materials, or methods of installation not specifically prescribed by this section may be approved; provided, that the proposed design, material, or method provides approximate equivalence to the specific requirements of this section or is otherwise satisfactory and complies with the intent of these provisions. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

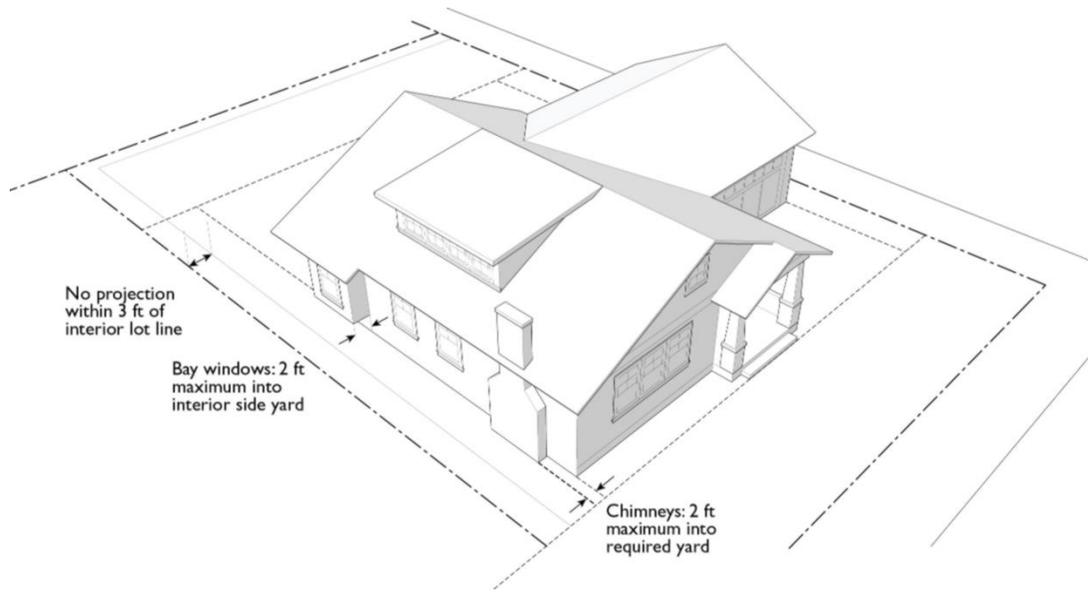
**18.15.080 Projections into yards. Revised 1/24**

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

Projection	Front or Street Side Yard (ft.)	Interior Side Yard (ft.)	Rear Yard (ft.)	Limitations
All projections	<p>Notwithstanding any other subsection of this section, no projection may extend closer than three <u>(3)</u> feet to an interior lot line or into a public utility easement.</p> <p>Where any setback of this title conflicts with the California Building Code, the more restrictive shall apply.</p>			
Cornices, canopies, eaves, and similar architectural features; chimneys	<u>3</u> ft.	2 <u>ft.</u>	2 <u>ft.</u>	
Bay windows	3 <u>ft.</u>	2 <u>ft.</u>	3 <u>ft.</u>	Shall not occupy more than one-third ( <u>1/3</u> ) of the length of the building wall on which they are located or one-half ( <u>1/2</u> ) of the length of a single room.
Balconies	3 <u>ft.</u>	2 <u>ft.</u>	5 <u>ft.</u>	Applies only to RS-3 and RS-6 zoning districts.
Fire escapes required by law or public agency regulation	4 <u>ft.</u>	4 <u>ft.</u>	4 <u>ft.</u>	

Uncovered stairs, ramps, stoops, or landings that service above first floor of building	3 <u>ft.</u>	2 <u>ft.</u>	3 <u>ft.</u>	
Depressed ramps or stairways and supporting structures designed to permit access to parts of buildings that are below average ground level	3.5 <u>ft.</u>	3.5 <u>ft.</u>	3.5 <u>ft.</u>	
Decks, porches and stairs				
Less than 18 inches above ground elevation	6 <u>ft.</u>	2 <u>ft.</u>	Any distance if uncovered; 10 <u>ft.</u> if covered	Must be open on at least three sides and no closer than 7 <u>ft.</u> to a street-facing property line or 3 <u>ft.</u> to an interior property line. The Director may grant exceptions in the Hillside Overlay District to provide access to a driveway or street.
18 inches or more above ground elevation	5 <u>ft.</u>	2 <u>ft.</u>	3 <u>ft.</u>	
Ramps and similar structures that provide access for persons with disabilities	Reasonable accommodation will be made, consistent with the Americans with Disabilities Act; see Chapter <u>18.33</u> , Waivers.			

**FIGURE 18.15.080: BUILDING PROJECTIONS**



(Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

*<remaining code sections omitted as no amendments are proposed>*

## Chapter 18.18

### LANDSCAPING

Sections:

**18.18.010 - 18.18.040** *(Excluded. No Changes Proposed)*

**18.18.040** Landscape plans.

**18.18.050** Areas to be landscaped.

**18.18.060** General landscaping standards.

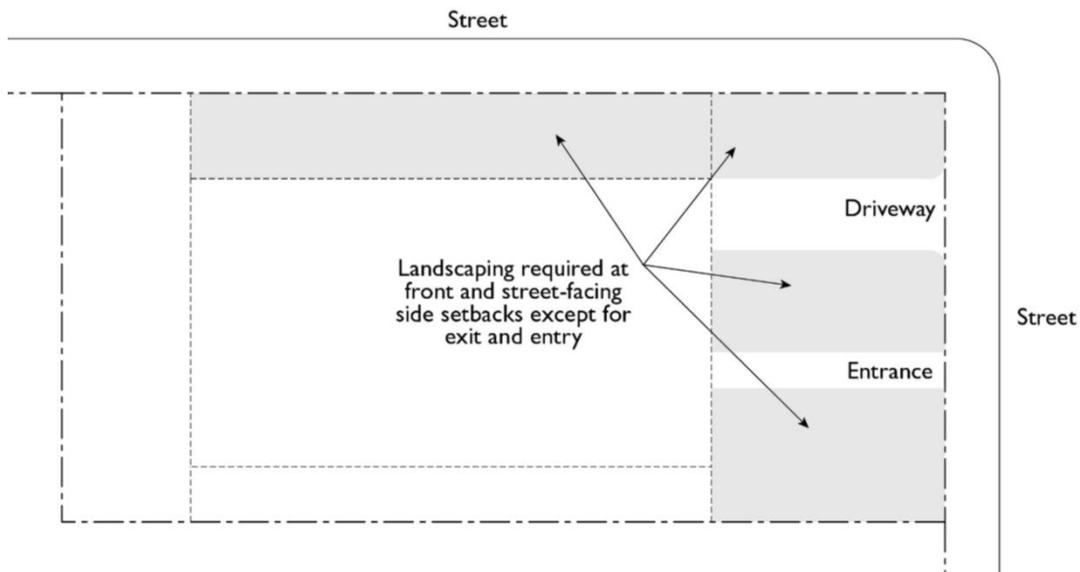
**18.18.070 - 18.18.120** *(Excluded. No changes proposed)*

#### **18.18.050 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 regulations:

A. Required Setbacks. All required front and street-facing side setbacks, except for areas used for exit and entry, shall be landscaped.

**FIGURE 18.18.050-A: REQUIRED SETBACKS**



B. Lot Perimeters. Landscape buffers shall be installed and maintained along side and rear lot lines between differing land uses, in accordance with the following standards:

1. Required Landscape Buffers. Table 18.18.050-B(1), Required Landscape Buffers, shows when a buffer treatment is required, and of what type, based on the proposed and the adjoining use. Only the proposed use is required to provide the buffer yard. Adjoining

uses are not required to provide the buffer yard. The type of buffer yard required refers to buffer yard-type designations as shown in Table 18.18.050-B(2), Buffer Yard Requirements. “-” means that a buffer yard is not required unless required by another section of this title.

**TABLE 18.18.050-B(1): REQUIRED LANDSCAPE BUFFERS**

Use	Adjoining Use					
	Park or Open Space	Single-Unit Residential	Multi-Unit Residential	Mixed-Use	General Commercial	Industrial
Multi-Unit Residential	Type 1	Type 1, Type 2 along East San Carlos Avenue	-	-	-	-
Mixed-Use	Type 2	Type 2	Type 2	-	-	-
Commercial	Type 2	Type 2	Type 2	-	-	Type 1
Industrial	Type 2	Type 2	Type 2	Type 2	Type 2	-

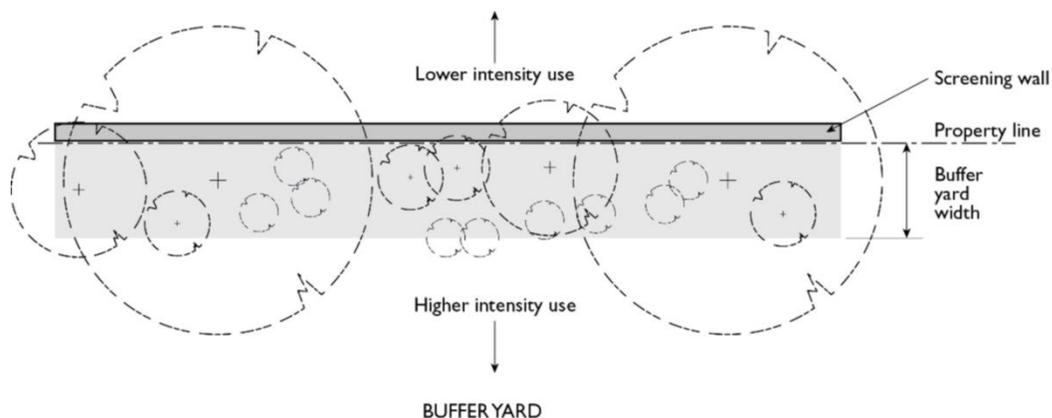
2. Buffer Yard Types. Table 18.18.050-B(2), Buffer Yard Requirements, describes the minimum width, plant materials, and wall requirements for each type of buffer yard. The listed number of trees and shrubs is required for each one hundred (100) lineal feet of buffer yard. Trees shall be planted at least forty (40) feet on center. Natural areas with native vegetation or alternative planting materials which achieve equivalent buffering

effects may be approved by the Director. For Multi-Family (RM) and Mixed-Use (MU) zoned districts, these standards shall be supplemented by Section 18.04.050(A)(5) and Section 18.05.030(b)(3), respectively.

**TABLE 18.18.050-B(2): BUFFER YARD REQUIREMENTS**

Buffer Yard Type	Minimum Width (ft.)	Trees		Shrubs	
		Canopy (mature height of 40 ft or more)	Understory (mature height of less than 40 ft.)	Large (mature spread of 2 ft. or more)	Small (mature spread of less than 2 ft.)
Type 1	5	2	2	4	8
Type 2	10	2	3	6	8

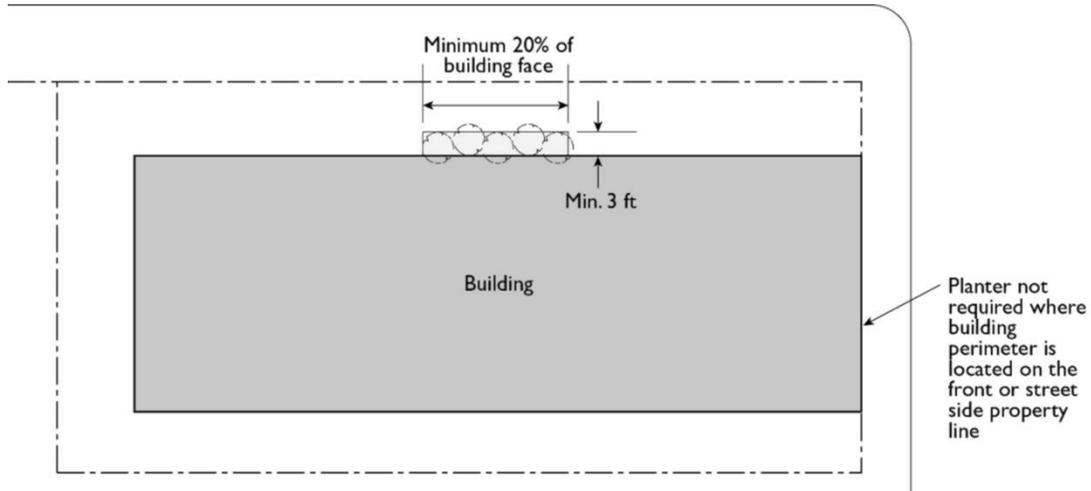
**FIGURE 18.18.050-B(2): BUFFER YARD REQUIREMENTS**



3. Width Reduction for Adjacent Landscaped Buffer. If an equivalent landscape buffer exists on the adjacent lot, the width of the required buffer may be reduced fifty percent (50%); provided, that the abutting property owners have provided a written agreement restricting the use of the adjacent landscape buffer.

C. Building Perimeters. The portions of a building that front a public street shall have one (1) or more landscape planters installed along a minimum twenty percent (20%) of that building face. The minimum width of the planter shall be three (3) feet. This standard does not apply where a building is located on the front or street side property line.

**FIGURE 18.18.050-C: BUILDING PERIMETERS**



D. Parking Areas. Parking areas as required by Chapter 18.20, Parking and Loading.

E. 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. (Ord. 1438 § 4 (Exh. A (part)), 2011)

### **18.18.060 General landscaping standards.**

A. Materials.

1. General. Landscaping may consist of a combination of ground covers, shrubs, vines, and trees. Landscaping may also include incidental features such as 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 ten percent (10%) of the area required to be landscaped. Plant materials shall be selected from among those species and varieties known to thrive in the San Carlos climate and, where applicable, selected from an approved list maintained by the City. Recirculating water shall be used for decorative water features. Garden areas and other areas dedicated to edible plants are considered landscaped areas and count toward required landscaping.

2. Ground Cover Materials. Ground cover shall be of live plant material. Ground cover may include grasses. Nonplant materials such as 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 under Section 18.18.040(B).

3. Turf Allowance/Drought-Tolerant Materials. The maximum amount of lawn in required landscape areas shall be twenty-five 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 twenty-five percent is prohibited. The use of drought-tolerant plant materials is preferred to conserve the City's water resources.

4. Mulch. A minimum two-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting ground covers or other special planting situations where mulch is not recommended. Stabilizing mulching products shall be used on slopes.

5. 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 the following size and spacing at the time of installation:

a. 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 (1) per twelve (12) inches on center.

b. Shrubs. Shrubs shall be a minimum size of one (1) gallon. When planted to serve as a hedge or screen, shrubs shall be planted with two (2) to four (4) feet of spacing, depending on the plant species.

c. Trees. A minimum of fifteen percent (15%) of the trees planted shall be twenty-four-inch box or greater in size. All other trees shall be a minimum of fifteen (15) gallons in size with a one-inch diameter at forty-eight (48) inches from grade. Newly planted trees shall be supported with stakes or guy wires.

B. Dimension of Landscaped Areas. No landscaped area smaller than three (3) feet in any horizontal dimension shall count toward required landscaping.

C. Prescribed Heights. The prescribed heights of landscaping shall indicate the height to be attained within three years after planting.

D. 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. Notwithstanding other provisions of this section, landscaping must comply with Section 18.15.130, Visibility at intersections and driveways. (Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.26

### PLANNING AUTHORITIES Revised 1/24

Sections:

- 18.26.010 *(Excluded. No changes proposed)*
- 18.26.020 City Council. Revised 1/24
- 18.26.030 Planning and Transportation Commission. Revised 1/24
- 18.26.050 Community Development Director. Revised 1/24
- 18.26.060 Zoning Administrator. Revised 1/24
- 18.26.070 Summary of review authorities for decisions and appeals.  
Revised 1/24

#### 18.26.020 City Council. Revised 1/24

The powers and duties of the City Council under this title include but are not limited to the following:

- A. Consider and adopt, reject or modify amendments to the General Plan map and text pursuant to the provisions of Chapter 18.34, Amendments to General Plan, and of the Government Code, following a public hearing and recommended action by the Planning and Transportation Commission.
- B. Consider and adopt amendments to the Zoning Map and to the text of this title pursuant to the provisions of Chapter 18.35, Amendments to Zoning Ordinance and Map, and the Government Code, following a public hearing and recommended action by the Planning and Transportation Commission.
- C. Adopt guidelines and objective design standards for compliance review and design review pursuant to Chapter 18.29, Design Review and Objective Design Standards Compliance Review.
- D. Hear and decide proposals to revoke permits, pursuant to Section 18.27.140, Revocation of permits, following a public hearing and recommended action by the Planning and Transportation Commission.
- E. Hear and decide applications for development agreements, pursuant to Chapter 18.37, Development Agreements.

F. Hear and decide appeals from decisions of the Planning and Transportation Commission on use permits, variances, objective design standards deviation requests, and any other permits that can be appealed, pursuant to Section 18.27.150, Appeals.

G. Hear and decide appeals on environmental determinations by the Director or the Planning and Transportation Commission, pursuant to Section 18.27.050, Environmental review.

H. Appoint and remove members of the Planning and Transportation Commission as provided for in Title 2, Administration and Personnel.

I. Establish, by resolution, a municipal fee schedule listing fees, charges, and deposits for various applications and services provided pursuant to this title. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.26.030 Planning and Transportation Commission. Revised 1/24**

The Planning and Transportation Commission is established and organized pursuant to Chapter 2.24, Commissions, and the requirements of the Government Code. The powers and duties of the Planning and Transportation Commission under this title include but are not limited to the following:

A. Initiate, conduct hearings, and make recommendations to the City Council on proposed amendments to the General Plan map and text, pursuant to Chapter 18.34, 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 title, pursuant to Chapter 18.35, Amendments to Zoning Ordinance and Map.

D. Approve, conditionally approve, modify or deny conditional use permits and variances, pursuant to Chapter 18.30, Use Permits, and Chapter 18.32, Variances.

E. Hear and decide on modifications to approved conditional use permits and variances, pursuant to Section 18.27.130, Modification of approved plans.

- F. Conduct hearings and make recommendations to the City Council on applications for preliminary development plans, pursuant to Chapter [18.36](#), Planned Development.
- G. Conduct hearings and make recommendations to the City Council on proposed revocations of permits, pursuant to Section [18.27.140](#), Revocation of permits.
- H. Hear and decide appeals from decisions of the Community Development Director or the Zoning Administrator on decisions, determinations, or interpretations made in the enforcement of this title and any other decisions that are subject to appeal, pursuant to Section [18.27.150](#), Appeals.
- I. Make environmental determinations on any approvals it grants that are subject to environmental review under the California Environmental Quality Act and the City of San Carlos' adopted environmental review guidelines pursuant to the State law and the procedures in Section [18.27.050](#), Environmental review.
- J. Prepare and recommend to the City Council for adoption guidelines for conducting design ~~and compliance review~~ ~~review and objective design standards~~, pursuant to Chapter [18.29](#), Design Review and Objective Design Standards Compliance Review.
- K. Conduct design review, compliance review-for projects with five (5) or more residential units, all single-family deviation requests, and all major deviation request located -pursuant to Chapter [18.29](#), Design Review and Objective Design Standards Compliance Review.
- L. Such other duties and powers as assigned or directed by the City Council.-(Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.26.050 Community Development Director.** Revised 1/24

The powers and duties of the Community Development Director (the "Director") under this title include but are not limited to the following:

- A. Maintain and administer the Zoning Ordinance, including processing of applications, abatements and other enforcement actions.
- B. Interpret the Zoning Ordinance to members of the public and to other City departments.
- C. Prepare and effect rules and procedures necessary or convenient for the conduct of the Director's business. These rules and procedures must be as approved by a resolution of the City Council following review and recommendation of the Planning and Transportation

Commission. They may include the administrative details of hearings officiated by the Director (e.g., scheduling, rules of procedure and recordkeeping).

D. Issue administrative regulations for the submission and review of applications subject to the requirements of this title and Government Code Section [65950](#), Deadlines for Project Approval Conformance; Extensions.

E. Review applications for permits and licenses for conformance with this title and issue a zoning clearance when the proposed use, activity or building is allowed by right and conforms to all applicable development and use standards.

F. Review applications for discretionary permits, and approvals under this title for conformance with applicable submission requirements and time limits.

G. Review applications for discretionary permits and approvals to determine whether the application is exempt from review under the California Environmental Quality Act and the City's environmental review requirements and notify the applicant if any additional information is necessary to conduct the review.

H. Process and make recommendations to the City Council on all applications, amendments, appeals and other matters upon which the Council has the authority and the duty to act under this title.

I. Process and make recommendations to the Planning and Transportation Commission on all applications, appeals and other matters upon which the Commission has the authority and the duty to act under this title.

J. Conduct design review and/or objective design standards compliance review for projects with four (4) or fewer units, hear and decide proposals for objective design standards, ~~major and~~ minor objective design standards deviation requests, and Director's Review requests pursuant to Chapter [18.29](#), Design Review and Objective Design Standards Compliance Review.

K. Refer items to the Planning and Transportation Commission where, in their opinion, the public interest would be better served by a Planning and Transportation Commission public hearing and action.

L. Approve, conditionally approve, modify or deny requests for tree removal, pursuant to Section [18.18.070](#)(C), Protected Tree Removal Permit.

- M. Approve, conditionally approve, modify or deny requests for waivers to dimensional requirements, pursuant to Chapter [18.33](#), Waivers.
- N. Negotiate the components and provisions of development agreements for recommendation to the City Council.
- O. Serve as staff of the Planning and Transportation Commission.
- P. Investigate and make reports to the Planning and Transportation Commission on violations of permit terms and conditions when the City has initiated revocation procedures.
- Q. Delegate administrative functions as he/she so deems to members of the Planning Division.
- R. Appoint a Zoning Administrator pursuant to Section [18.26.060](#), Zoning Administrator.
- S. Other duties and powers as may be assigned by the City Council or established by legislation. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.26.060 Zoning Administrator.** Revised 1/24

The Zoning Administrator is a City staff member appointed by the Director with the following powers and duties:

- A. Hear and decide applications for minor use permits, modifications to conditions of approved minor use permits, and time extensions of use permits, pursuant to Chapter [18.30](#), Use Permits.
- B. Approve, conditionally approve, modify or deny applications for temporary use permits, pursuant to Chapter [18.31](#), Temporary Use Permits.
- C. Hear and decide requests for minor modifications to approved permits, pursuant to Section [18.27.130](#), Modification of approved plans.
- D. Refer items to the Planning and Transportation Commission where, in their opinion, the public interest would be better served by a Planning and Transportation Commission public hearing and action.
- E. Other duties and powers as may be assigned by the Director. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.26.070 Summary of review authorities for decisions and appeals.** Revised 1/24

Application or Action	Found in Chapter	Advisory Body	Decision-Maker	Appeal Body
Type One: Ministerial Actions				
Zoning Clearance	18.28	N/A	Director	Planning and Transportation Commission
Interpretations	18.27	N/A	Director	Planning and Transportation Commission
Minor Changes to an Approved Permit	18.27	N/A	Zoning Administrator	Planning and Transportation Commission
Type Two: Discretionary Quasi-Judicial Actions				
<u>Protected</u> Tree Removal	18.18	N/A	Director	Planning and Transportation Commission
Waiver from Dimensional Standards	18.33	N/A	Director	Planning and Transportation Commission

Permit Modifications, Major	18.27	Zoning Administrator	Review Authority of Original Permit	City Council
Permit Revocation	18.27	Planning and Transportation Commission	City Council	Superior Court
Temporary Use Permits	18.31	N/A	Zoning Administrator	Planning and Transportation Commission
Design Review	18.29	N/A	Director or Planning and Transportation Commission	Planning and Transportation Commission or City Council
<u>Objective Design Standards Compliance Review (4 or less residential units)</u>	<u>18.04</u> <u>18.05</u> <u>18.29</u>	<u>N/A</u>	<u>Director</u>	<u>N/A</u>
<u>Objective Design Standards Compliance Review (5 or more residential units)</u>	<u>18.04</u> <u>18.05</u> <u>18.29</u>	<u>Director</u>	<u>Planning and Transportation Commission</u>	<u>N/A</u>

Minor Use Permits	18.30	N/A	Zoning Administrator	Planning and Transportation Commission
Conditional Use Permits	18.30	Director	Planning and Transportation Commission	City Council
<u>Deviation or Exceptions to Objective Design Standards RS Districts (Design Review)</u>	<u>18.04</u>	<u>Director</u>	<u>Planning and Transportation Commission</u>	<u>City Council</u>
<u>Minor Deviations to Objective Design Standards (Design Review) RM/MU Districts</u>	<u>18.04</u> <u>18.05</u>	<u>N/A</u>	<u>Director</u>	<u>Planning and Transportation Commission and City Council</u>
<u>Major Deviations to Objective Design Standards (Design Review) RM/MU districts</u>	<u>18.04</u> <u>18.05</u>	<u>Director</u>	<u>Planning and Transportation Commission</u>	<u>City Council</u>

Variances	18.32	Director	Planning and Transportation Commission	City Council
Type Three: Discretionary Legislative Actions				
General Plan Text and Map Amendments	18.34	Planning and Transportation Commission	City Council	Superior Court
Zoning Ordinance and Map Amendments	18.35	Planning and Transportation Commission	City Council	Superior Court
Planned Development Districts	18.36	Planning and Transportation Commission	City Council	Superior Court
Development Agreements	18.37	Director	City Council	Superior Court
Prezoning	18.38	Planning and Transportation Commission	City Council	Superior Court

(Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.27

### COMMON PROCEDURES Revised 1/24 Revised 4/24

#### Sections:

- 18.27.010 - 18.27.020 *(Excluded. No Changes Proposed)*
- 18.27.030 Pre-application review.
- 18.27.040 Review of applications. Revised 4/24
- 18.27.050 *(Excluded. No changes proposed).*
- 18.27.060 Public notice. Revised 4/24
- 18.27.070 *(Excluded. No changes proposed)*
- 18.27.080 Timing and notice of action and findings required. Revised 4/24
- 18.27.090 - 18.27.100 *(Excluded. No changes proposed)*
- 18.27.110 Effective dates.
- 18.27.120 Expiration and extension.
- 18.27.130 Modification of approved plans.
- 18.27.140 Revocation of permits.
- 18.27.150 Appeals. Revised 1/24
- 18.27.160 Interpretations and determinations.

#### **18.27.030 Pre-application review.**

Pre-application review is a review process that is intended to provide information on relevant policies, zoning regulations, and procedures. This review is recommended -for residential or mixed-use projects with five (5) or more residential units, for large or complex projects, and-or projects that are potentially controversial. The Director may require a pre-application for non-residential projects.

A. Exemption from Permit Streamlining Act. Pre-application review is not subject to the requirements of the California Permit Streamlining Act (the Act). An application that is accepted for pre-application review shall not be considered complete pursuant to the requirements of the Act unless and until the Director has received an application for approval of a development project, reviewed it, and determined it to be complete under Section 18.27.040, Review of applications.

B. Review Procedure. The Planning Division shall conduct pre-application review. The Director may consult with or request review by any City agency or official with interest in the application.

C. Recommendations Are Advisory. Neither the pre-application review nor the provision of information and/or pertinent policies shall be construed as a recommendation for approval or denial of the application by City representatives. Any recommendations that result from pre-application review are considered advisory only and shall not be binding on either the applicant or the City. (Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.27.040 Review of applications. Revised 4/24**

A. Review Process. The Director shall determine whether an application is complete within thirty (30) days of the date the application is filed with the required fee.

B. Incomplete Application. If an application is incomplete, the Director shall provide written notification to the applicant listing the applications for permit(s), forms, information and any additional fees that are necessary to complete the application.

1. Zoning Ordinance Violations. An application shall not be found complete if conditions exist on the site in violation of this title or any permit or other approval granted in compliance with this title, unless the proposed project includes the correction of the violations.

2. Appeal of Determination. Determinations of incompleteness are subject to the provisions of Section 18.27.150, Appeals, except there shall be a final written determination on the appeal not later than sixty (60) days after receipt of the appeal. The fact that an appeal is permitted to both the Planning and Transportation Commission and the City Council does not extend the sixty (60)-day period.

3. Submittal of Additional Information. The applicant shall provide the additional information within the time limit specified by the Director, which must be no sooner than thirty days. The Director may grant one extension of up to ninety days.

4. Expiration of Application. If an applicant fails to correct the specified deficiencies within the specified time limit, the application shall expire and be deemed withdrawn. After the expiration of an application, project review shall require the submittal of a new, complete application, along with all required fees.

C. Complete Application. When an application is determined to be complete, the Director shall make a record of that date. If an application requires a public hearing, the Director shall schedule it and notify the applicant of the date and time.

D. Extensions. The Director may, upon written request and for good cause, grant extensions of any time limit for review of applications imposed by this title. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.27.060 Public notice. Revised 4/24**

Unless otherwise specified, whenever the provisions of this title require public notice, the City shall provide notice in compliance with State law as follows:

A. Mailed Notice. At least ten (10) days before the date of the public hearing, the Director, or the City Clerk for hearings before the City Council, shall provide notice by first-class mail delivery to:

1. The applicant, the owner, and any occupant of the subject property;
2. All property owners of record within a minimum three-~~hundred~~-(300) foot radius of the subject property as shown on the latest available assessment roll or a larger radius if deemed necessary by the Director in order to provide adequate public notification;
3. All neighborhood and community organizations that have previously filed a written request for notice of projects in the area where the site is located; and
4. Any person or group who has filed a written request for notice regarding the specific application.

B. Posted Notice. Notices shall be posted at three (3) public places within the City of San Carlos. In addition, the applicant shall erect a temporary sign or post a poster, in a format approved by the Planning Division, in a prominent place on the site for the ten (10) days prior to the hearing.

C. Newspaper Notice. At least ten (10) days before the date of the public hearing the Director, or the City Clerk for hearings before the City Council, shall publish a notice in at least one newspaper of general circulation in the City.

D. Alternative Method for Large Mailings. If the number of owners to whom notice would be mailed or delivered is greater than one thousand, instead of mailed notice, the Director or City

Clerk may provide notice by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation in the City at least ten days prior to the hearing.

E. Contents of Notice. The notice shall include the following information:

1. The location of the real property, if any, that is the subject of the application;
2. A general description of the proposed project or action;
3. The date, time, location, and purpose of the public hearing or the date of action when no public hearing is required;
4. The identity of the hearing body or officer;
5. The names of the applicant and the owner of the property that is the subject of the application;
6. The location and times at which the complete application and project file, including any environmental impact assessment prepared in connection with the application, may be viewed by the public;
7. A statement that any interested person or authorized agent may appear and be heard;
8. A statement describing how to submit written comments; and
9. For Council hearings, the Planning and Transportation Commission recommendation.

F. Failure to Notify Individual Properties. The validity of the proceedings shall not be affected by the failure of any property owner, resident or neighborhood or community organization to receive a mailed notice. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1443 § 4 (Exh. A (part)), 2012; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.27.080 Timing and notice of action and findings required. Revised 4/24**

When making a decision to approve, approve with conditions, modify, revoke or deny any discretionary permit under this title, the responsible authority shall issue a notice of action and make findings of fact as required by this title.

A. Date of Action. The responsible authority shall decide to approve, modify, revoke, or deny any discretionary permit following the close of the public hearing, or if no public hearing is required, within the time period set forth below. These deadlines do not apply to any action that

has been appealed to the City Council in accordance with Section [18.27.150](#), Appeals. Time extensions may be granted pursuant to Section [18.27.120](#), Expiration and extension.

1. Project Exempt from Environmental Review. Within thirty [\(30\)](#) days of the date the City has determined an application to be complete, a determination must be made whether the project is exempt from environmental review per State CEQA requirements.
2. Project for Which a Negative Declaration or Mitigated Negative Declaration Is Prepared. Within sixty [\(60\)](#) days of the date a negative declaration or mitigated negative declaration has been completed and adopted for project approval, the City shall take action on the accompanying discretionary project.
3. Project for Which an EIR Is Prepared. Within one hundred eighty [\(180\)](#) days from the date the decision-making authority certifies a final EIR, the City shall take action on the accompanying discretionary project.

B. Notice of Action. After the Director or Planning and Transportation Commission takes any action to approve, modify, or deny an application that is subject to appeal under the terms of this title, the Director shall issue a notice of action. The notice shall describe the action taken, including any applicable conditions, and shall list the findings that were the basis for the decision. The Director shall file the notice with the City Clerk and mail the notice to the applicant and to any other person or entity that has filed a written request for such notification with the Planning Division.

C. Findings. Findings, when required by State law or this title, shall be based upon consideration of the application, plans, testimony, reports, and other materials that constitute the administrative record and shall be stated in writing in the resolution or record of the action on the permit. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.27.110 Effective dates.**

A final decision on an application for any discretionary approval subject to appeal shall become effective after the expiration of the ten [\(10\)](#)-day appeal period following the date of action, unless an appeal is filed. No building permit or business license shall be issued until the eleventh [\(11\)](#) day following the date of the action. If a different termination date is fixed at the time of granting, or if actual construction or alteration has begun under valid building permits, the ten [\(10\)](#)-day period may be waived. (Ord. 1438 § 4 (Exh. A (part)), 2011)

### **18.27.120 Expiration and extension.**

A. Expiration. The decision-maker, in the granting of any permit, may specify a time, consistent with the purposes of the use and necessary to safeguard the public safety, health and welfare, within which the proposed use must be undertaken and actively and continuously pursued. If no time period is specified, any permit granted under this title shall automatically expire if it is not exercised or extended within one year of its issuance.

B. Exercise of Use Permit. A permit for the use of a building or a property is exercised when a building permit has been submitted and is actively being reviewed. When a Use Permit does not require a building permit, a valid City business license shall suffice to exercise a Use Permit. ~~if required, a valid City business license has been issued, and the permitted use has commenced on the site.~~

C. Exercise of Building Permit. A permit for the construction of a building or structure is exercised when a valid City building permit, if required, is issued, and construction has lawfully commenced.

D. Extensions. The Zoning Administrator may approve a two-year extension of any permit or approval granted under this title upon receipt of a written application with the required fee within one year of the date of the approval. (Ord. 1438 § 4 (Exh. A (part)), 2011)

### **18.27.130 Modification of approved plans.**

No change in the use or structure for which a permit or other approval has been issued is permitted unless the permit is modified as provided for in this title. For the purpose of this section, the modification of a permit may include modification of a design review or an objective design standards compliance review approval.

A. Minor Modifications. The Zoning Administrator may approve minor changes to approved plans that are consistent with the original findings and conditions approved by the hearing body and would not intensify any potentially detrimental effects of the project.

Objective Design Standards Compliance Review. The Director may approve minor modifications to approved plans that are consistent with the original objective design standards compliance review approved by the decision-making body and would not intensify or make the project inconsistent with the applicable objective design standards. The Director may refer a request for minor modification to the Zoning Administrator or Planning and Transportation Commission for a review and decision.

B. Major Modifications. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect a condition of approval shall be treated as a new application, except that the Zoning Administrator may approve changes that he/she/they determines to be minor. (Ord. 1438 § 4 (Exh. A (part)), 2011)

Objective Design Standards Compliance Review. The Director may approve major modifications to approved plans that are consistent with the original objective design standards compliance review approved by the decision-making body and would not intensify or make the project inconsistent with the applicable objective design standards. The Director may refer a request for major modification to the Zoning Administrator or Planning and Transportation Commission for a review and decision

#### **18.27.140 Revocation of permits.**

Any permit granted under this title may be revoked or modified for cause if any of the conditions or terms of the permit are violated or if any law or ordinance is violated. Notwithstanding this provision, no lawful residential use can lapse regardless of the length of time of the vacancy.

A. Initiation of Proceeding. Revocation proceedings may be initiated by the City Council, Planning and Transportation Commission, Director, or Zoning Administrator.

B. Public Notice, Hearings and Action.

1. Planning and Transportation Commission. After conducting a duly-noticed public hearing, the Planning and Transportation Commission shall make a recommendation on the proposed revocation within thirty (30) days.

2. City Council. Within forty-five (45) days after receipt of the recommendation of the Planning and Transportation Commission, the City Council shall conduct a duly-noticed public hearing and act on the proposed revocation.

C. Required Findings. The Planning and Transportation Commission may recommend and the City Council may revoke or modify the permit if it makes any of the following findings:

1. The approval was obtained by means of fraud or misrepresentation of a material fact;
2. The use, building, or structure has been substantially expanded beyond what is set forth in the permit or substantially changed in character;
3. The use in question has ceased to exist or has been suspended for one year or more;

4. There is or has been a violation of or failure to observe the terms or conditions of the permit or variance, or the use has been conducted in violation of the provisions of this title, or any applicable law or regulation; or

5. The use to which the permit or variance applies has been conducted in a manner detrimental to the public safety, health and welfare, or so as to be a nuisance.

D. Notice of Action. Following City Council action to revoke or modify a permit, the City Clerk shall within seven days issue a notice of action describing the Council's action, with its findings. The City Clerk shall mail notice to the permit holder and to any person who requested the revocation proceeding. (Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.27.150 Appeals. Revised 1/24**

A. Applicability. Any action by the Zoning Administrator, Director, or Planning and Transportation Commission in the administration or enforcement of the provisions of this title may be appealed in accordance with this section.

1. Appeals of Zoning Administrator Decisions. Decisions of the Zoning Administrator may be appealed to the Planning and Transportation Commission by filing a written appeal with the Planning Division.

2. Appeals of Director Decisions. Decisions of the Director may be appealed to the Planning and Transportation Commission by filing a written appeal with the Planning Division.

3. Appeals of Planning and Transportation Commission Decisions. Decisions of the Planning and Transportation Commission may be appealed to the City Council by filing a written appeal with the City Clerk.

B. Rights of Appeal. Appeals may be filed by the applicant, by the owner of property, or by any other person aggrieved by a decision that is subject to appeal under the provisions of this title.

C. Time Limits. Unless otherwise specified in State or Federal law, all appeals shall be filed in writing within ten (10) days of the date of the action, decision, motion, or resolution from which the action is taken. In the event an appeal period ends on a Saturday, Sunday, or any other day the City is closed, the appeal period shall end at the close of business on the next consecutive business day.

D. Procedures.

1. Filing. The appeal shall identify the decision being appealed and shall clearly and concisely state the reasons for the appeal. The appeal shall be accompanied by the required fee.
2. Proceedings Stayed by Appeal. The timely filing of an appeal shall stay all proceedings in the matter appealed including, but not limited to, the issuance of City building permits and business licenses.
3. Transmission of Record. The Director, or in the case of appeals to the City Council, City Clerk, shall schedule the appeal for consideration by the authorized hearing body within forty-five (45) days of the date the appeal is filed. The Director shall forward the appeal, the notice of action, and all other documents that constitute the record to the hearing body. The Director shall also prepare a staff report that responds to the issues raised by the appeal and may include a recommendation for action.

E. Calls for Review. A majority of the City Council may call for review of a decision of the Director, Zoning Administrator, or Planning and Transportation Commission within the ten (10) day appeal period. The call for review shall be processed in the same manner as an appeal by any other person. Such action shall stay all proceedings in the same manner as the filing of an appeal. Such action shall not require any statement of reasons and shall not represent opposition to or support of an application or appeal.

F. Standards of Review. When reviewing any decision on appeal, the appeal body shall use the same standards for decision-making required for the original decision. The appeal body may adopt the same decision and findings as were originally approved; it also may request or require changes to the application as a condition of approval.

G. Public Notice and Hearing. Public notice shall be provided and the hearing conducted by the applicable appeal body pursuant to this chapter. Notice of the hearing shall also be given to the applicant and party filing the appeal and any other interested person who has filed with the City Clerk a written request for such notice. In the case of an appeal of a Planning and Transportation Commission decision, notice of such appeal shall also be given to the Planning and Transportation Commission. The Planning and Transportation Commission may be represented at the hearing.

H. Action. An action to grant an appeal shall require a majority vote of the hearing body members. A tie vote shall have the effect of rejecting the appeal. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.27.160 Interpretations and determinations.**

Requests for interpretations of this title and verifications relating to prior approvals or permits may be made to the Director. Requests shall be in writing. The decision of the Director on such requests may be appealed under Section [18.27.150](#), Appeals. (Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.29

### DESIGN REVIEW AND OBJECTIVE DESIGN STANDARDS COMPLIANCE REVIEW **Revised 1/24**

Sections:

- 18.29.010 Purpose. Revised 1/24**
- 18.29.020 Applicability. Revised 1/24**
- 18.29.030 Assignment of review responsibilities. Revised 1/24**
- 18.29.040 Procedures. Revised 1/24**
- 18.29.050 Scope of design review. Revised 1/24**
- 18.29.060 Design review criteria. Revised 1/24**
- 18.29.070 Required findings. Revised 1/24**
- 18.29.080 Conditions of approval. Revised 1/24**
- 18.29.090 Appeals—Expiration, extensions, and modifications. Revised 1/24**

#### **18.29.010 Purpose. Revised 1/24**

This chapter establishes ~~the~~ design review and compliance review procedures to ensure that new development supports the General Plan’s goal of creating a vibrant pedestrian- and transit-oriented core and distinctive neighborhoods and districts with a diversity of building types that provide continuity in scale and character with appropriate transitions, where needed. The specific purposes of the design review and compliance review process are to:

- A. Promote excellence in site planning and design and the harmonious appearance of buildings and sites;
- B. Ensure that new and modified uses and development will be compatible with the existing and potential development of the surrounding area; and
- C. Supplement other City regulations and standards in order to ensure control of aspects of design that are not otherwise addressed. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)173

#### **18.29.020 Applicability. Revised 1/24**

Design review or objective design standards compliance review is required for all projects that require a permit for new construction, reconstruction, rehabilitation, alteration, deviations or

exceptions from objective design standards or other improvements to the exterior of a structure, site, or a parking area except for:

- A. Construction, reconstruction, alterations, improvements, and landscaping for a project developed in compliance with a previous design review approval; and
- B. Additions of floor area within an existing building envelope not including accessory dwelling units or junior accessory dwelling units.
- C. As specified by the State law.

Compliance review is required for ~~all~~any residential improvement in the Single-family (RS), Multi-family (RM), and Mixed-Use (MU) districts ~~or Commercial districts that are~~ subject to the objective design standards of the specified district. (Ord. 1604 § 4 (Exh. B), 2023; Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.030 Assignment of review responsibilities.** Revised 1/24

- A. Planning and Transportation Commission. The Planning and Transportation Commission shall have design review and objective design standards compliance review authority for all projects requiring Planning and Transportation Commission approval (such as all projects that contain five (5) or more net new residential units, conditional use permits, single-family deviations, major deviations or exceptions to the objective design standards, and variances).
- B. Director.
  - 1. The Director shall conduct compliance review of all projects with four (4) or less new units, any residential improvement in the RS districts subject to objective design standards, and any request for a minor deviation subject to the requirements of this chapter.
  - 2. Upon written request by the applicant, adjacent or directly facing neighbors of the project site, the Director shall conduct verification of any compliance review decision.
  - 3. The Director shall have design review authority for all projects that do not meet subsection A of this section for a decision by the Planning and Transportation Commission, including outdoor dining and outdoor retail sales pursuant to Sections 18.23.140 and 18.23.150.

4. The Director may refer items directly to the Planning and Transportation Commission when in his/her/their opinion the public interest would be better served by having the Planning and Transportation Commission conduct design review.

5. If an application to create or serve an accessory dwelling unit or a junior accessory dwelling unit is submitted with an application to create a new single-family or multifamily dwelling on the lot, staff may delay approving or denying the permit application for the accessory dwelling unit or the junior accessory dwelling unit until staff approves or denies the permit application to create the new single-family or multifamily dwelling, but the application to create or serve the accessory dwelling unit or junior accessory dwelling unit shall be considered without discretionary review or hearing. (Ord. 1604 § 4 (Exh. B), 2023; Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.040 Procedures.** Revised 1/24

A. Forms and Fees. Written applications for design review and compliance review applications shall be submitted to the Planning Division in compliance with the application procedures in Chapter 18.27, Common Procedures and set forth in the compliance review guidelines.

B. Objective Design Standards. Objective Design Standards, where applicable and adopted by the City Council, are intended to provide measurable and predictable standards for residential or residential mixed-use and multi-family development projects to promote cohesive building design, quality craftsmanship, and compatible building scale. As applicable, single-family, multi-family, and residential mixed-use projects shall undergo a compliance review process to ensure conformance with the Objective Design Standards.

C. Objective Design Standards Deviations. Proposed deviations or exceptions from the objective standards shall require design review and the review and approval of the Director or Planning and Transportation Commission as outlined below:

1. Single - Family (RS) Districts

a. As outlined in Section 18.04.030(B), allowed deviations or exceptions from the following objective design standards shall require the review and approval of the Planning and Transportation Commission:

i. Building articulation and massing

- ii. Building materials and colors
- iii. Building modification to preserve a protected tree unless a setback modification requires a variance
- iv. Driveway location, width, and configuration
- v. Entry location, connectivity, and treatments
- vi. Garage location and setbacks
- vii. Landscape design
- viii. Roof form and detail
- ix. Window treatment

Standards not on this list shall not be eligible for a deviation or exception for single-family development projects.

## 2. Multi-Family (RM) and Mixed-Use (MU) Districts

a. The Director may, at his/her discretion, refer any application for a minor or major deviation from the objective design standards that may generate substantial public controversy or involve significant land use policy decisions to the Planning and Transportation Commission for a decision rather than acting on it himself/herself:

### b. Major Deviations.

- i. All major deviation requests shall be reviewed and approved by the Planning and Transportation Commission
- ii. Allowed major deviations or exceptions from the following objective design standards are outlined below:
  - 1. Massing breaks
  - 2. Corner Designs
  - 3. Roof variety
  - 4. Transitional standards

5. Ground floor active uses / transparency

6. Landscaping

7. Ornamentation

8. Other as deemed major by the Director

All deviation requests shall be reviewed and approved by the Planning and Transportation Commission

c. Minor Deviations.

i. All minor deviations shall be reviewed and approved by the Director unless deemed to be a major deviation by the Director.

ii. Allowed minor deviations or exceptions from the following objective design standards are outlined below :

1. Building entrances

2. Windows (including trim)

3. Building materials

4. Street frontage improvements

5. Base, middle, and top

6. Street trees

7. Other as deemed minor by the Director

iii. For projects with four (4) or less residential units: All minor deviations shall be reviewed and approved by the Director unless deemed to be a major deviation by the Director.

iv. For projects with five (5) or more residential units: All minor deviation requests shall be reviewed and approved by the Planning and Transportation Commission.

D. Design Guidelines. Design guidelines, where applicable and adopted by the City Council, provide recommendations to be used in the design review process. They are 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.

EE. Concurrent Processing. When a development project requires a use permit, variance, or any other discretionary approval, the design review and/or compliance review application shall be submitted to the Planning Division as a part of the application for the underlying permit, use permit, deviation or exception to the objective design standards or variance.

ED. Peer Review. At the sole discretion of the Director, a project may be referred to an architect or design professional retained by the City to provide independent peer review of architectural plans and specifications, landscape plans, and related documents for consistency with the purposes of this section, the General Plan, adopted design guidelines, and the findings required in Section 18.29.070, Required findings. The applicant shall pay the reasonable actual cost and a reasonable administrative fee for hiring an approved architect or design professional to provide peer review.

EEF. Public Notice.

1. All applications for design review and objective design standards compliance review subject to review by the Director or his/her/their designee shall be required to perform noticing and outreach as outlined by the Planning Division within the compliance review procedures.

2. All applications for design review and objective design standards compliance review subject to review by the Planning and Transportation Commission shall require public notice and hearing before the Planning and Transportation Commission pursuant to Chapter 18.27, Common Procedures.

EG. Alterations to Drawings. If alterations to the approved drawings are desired by the applicant, the drawings shall be resubmitted and processed according to the procedures established for approval of the original drawings.

EH. Private Architectural Review. Where deed restrictions or private property covenants, codes, and restrictions require review by a private architectural board, committee, or

homeowners' association, the review shall be accomplished by the applicant and the findings of the board or committee shall be transmitted in writing to the City prior to City action. Application to the board and transmission of its findings shall be the responsibility of the applicant, not the City. Conditions or requirements imposed pursuant to private covenants, restrictions, and regulations are not binding upon or enforced by the City unless approved by the City pursuant to the requirements of this chapter. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1574 § 4 (Exh. A), 2021; Ord. 1537 (Exh. D (part)), 2018; Ord. 1443 § 4 (Exh. A (part)), 2012; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.050 Scope of design review. Revised 1/24**

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 materials and, except in the case of design review of a single-family residence, color as they relate to each other, to the overall appearance of the project, and to surrounding development;
- E. Height, materials, design, and, except in the case of design review of a single-family residence, color 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. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.060 Design review criteria. Revised 1/24**

When conducting design review, the Director, Planning and Transportation 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, the City's design guidelines, and are consistent with any other policies or guidelines the City Council may adopt for this purpose. To obtain design review approval, projects must satisfy these criteria to the extent they apply.

A. The overall design of the project including its scale, massing, site plan, exterior design, and landscaping will enhance the appearance and features of the project site and surrounding natural and built environment.

B. The project design is appropriate to the function of the project and will provide an attractive and comfortable environment for occupants, visitors, and the general community.

C. Project details, materials, signage and landscaping are internally consistent, fully integrated with one another, and used in a manner that is visually consistent with the proposed architectural design.

D. The project has been designed to be compatible with neighboring development by avoiding big differences in building scale and character between developments on adjoining lots in the same zoning district and providing a harmonious transition in scale and character between different districts.

E. The project contributes to the creation of an attractive and visually interesting built environment that includes a variety of building styles and designs with well-articulated structures that present varied building facades, roof lines, and building heights within a unifying context that encourages increased pedestrian activity and promotes compatibility among neighboring land uses within the same or different districts.

F. The design of streetscapes, including street trees, lighting, and pedestrian furniture, is consistent with the character of activity centers, commercial districts and nearby residential neighborhoods.

G. The proposed design is compatible with the historical or visual character of any area recognized by the City as having such unified character.

H. The project design preserves major public views and vistas from major public streets and open spaces and enhances them by providing areas to stroll, benches to rest and enjoy views, and similar amenities.

I. Parking areas are designed and developed to buffer surrounding land uses; complement 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.

J. Lighting and lighting fixtures are designed to complement buildings, be of appropriate scale, provide adequate light over walkways and parking areas to create a sense of pedestrian safety, and avoid creating glare.

K. The proposed building design and landscaping supports public safety and security by allowing for surveillance of the street by people inside buildings and elsewhere on the site.

L. Landscaping is designed to be compatible with and enhance the architectural character and features of the buildings on site, and help relate the building to the surrounding landscape. Proposed planting materials avoid conflicts with views, lighting, infrastructure, utilities, and signage. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.070 Design review Required findings. Revised 1/24**

The Director, Planning and Transportation 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:

- A. The applicable standards and requirements of this title;
- B. The General Plan and any applicable specific plans the City Council has adopted;
- C. Any applicable design guidelines adopted by the City Council;
- D. Any approved tentative map, use permit, variance, or other planning or zoning approval that the project required; and
- E. The applicable design review criteria in Section [18.29.060](#), Design review criteria. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.080 Conditions of approval. Revised 1/24**

In granting design review or objective design standards compliance review approval, the Director, Planning and Transportation 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 title. They may not impose requirements pertaining to use or that are more restrictive than the standards set forth in this title or a valid use permit or variance if such conditions would require a reduction in the residential density or the floor area ratio (FAR) of a proposed project. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.29.090 Appeals—Expiration, extensions, and modifications. Revised 1/24**

A. Appeals. Design review decisions are subject to the appeal provisions of Section [18.27.150](#), Appeals.

B. Expiration, Extensions and Modifications. Design review and compliance review approval is effective and may only be extended or modified as provided for in Chapter [18.27](#), Common Procedures. (Ord. 1603 § 3 (Exh. A), 2023; Ord. 1537 (Exh. D (part)), 2018; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.30

### USE PERMITS Revised 4/24

#### Sections:

- 18.30.010 Purpose.** Revised 4/24
- 18.30.020 Applicability.** Revised 4/24
- 18.30.030 Review authority.** Revised 4/24
- 18.30.040 Application requirements.** Revised 4/24
- 18.30.050 Public notice and hearing.** Revised 4/24
- 18.30.060 Required findings.** Revised 4/24
- 18.30.070 Conditions of approval.** Revised 4/24
- 18.30.080 Appeals—Expiration, extensions, and modifications.** Revised 4/24
- 18.30.090 Failure to comply with conditions.** Revised 4/24
- 18.30.100 Revocation of use permits.** Revised 4/24

#### **18.30.010 Purpose.** Revised 4/24

The use permit review and approval process is intended to apply to uses that are generally consistent with the purposes of the zoning 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. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

#### **18.30.020 Applicability.** Revised 4/24

Approval of a use permit is required for uses or developments specifically identified in Article II, Base and Overlay Districts, and/or any other section of this title which requires a use permit. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

#### **18.30.030 Review authority.** Revised 4/24

A. Conditional Use Permits. The Planning and Transportation Commission shall approve, conditionally approve, or deny applications for conditional use permits based on consideration of the requirements of this chapter.

B. Minor Use Permits. The Zoning Administrator shall approve, conditionally approve, or deny applications for minor use permits based on consideration of the requirements of this chapter.

The Zoning Administrator may, at his/her 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 and Transportation Commission for a decision rather than acting on it himself/herself. In that case, the application shall be processed as a conditional use permit. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.040 Application requirements.** [Revised 4/24](#)

Applications for use permits shall be filed with the Planning Division on the prescribed application forms. In addition to any other application requirements, the application for a use permit shall include data or other evidence in support of the applicable findings required by Section [18.30.060](#), Required findings. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.050 Public notice and hearing.** [Revised 4/24](#)

A. Conditional Use Permits. All applications for conditional use permits shall require public notice and hearing before the Planning and Transportation Commission pursuant to Chapter [18.27](#), Common Procedures.

B. Minor Use Permits. All applications for minor use permits shall require public notice and hearing before the Zoning Administrator pursuant to Chapter [18.27](#), Common Procedures. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.060 Required findings.** [Revised 4/24](#)

The decision-maker must make all of the following findings in order to approve or conditionally approve a use permit application. The inability to make one (1) or more of the findings is grounds for denial of an application.

A. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this title and all other titles of the municipal code;

B. The proposed use is consistent with the General Plan and any applicable specific plan;

C. 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;

- D. The proposed use complies with any design, objective design standards, or development standards applicable to the zoning district or the use in question unless waived or modified pursuant to the provisions of this title;
- E. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and
- F. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints.
- G. Proposed projects located within the Landmark Commercial (LC) zoning district are subject to one (1) of the following additional findings, as applicable:
1. Regional retail and destination-oriented uses must have significant beneficial results in employment growth and contribute to the economic sustainability of the City and implementation of the Economic Development Plan, and meet the economic objectives for landmark sites.
  2. Interim uses (uses other than regional retail and destination-oriented uses) shall be considered on an interim basis and shall entail use of existing buildings; erection of permanent buildings inconsistent with regional retail and destination-oriented uses shall not be permitted; additions or alterations to a building or site may be considered for health and safety purposes and limited to bring a structure into conformance with Building Code requirements. Interim uses shall be conditioned with time limitations and may be renewed on a periodic basis subject to Planning and Transportation Commission use permit review and approval.
- H. Proposed projects located within the Northeast Area Overlay District (see Chapter [18.14A](#)) are subject to the following additional finding:
1. The design, location, size, site, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses as contemplated in the development of the Northeast Area Specific Plan as set forth in Resolution 2023-032. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.070 Conditions of approval. Revised 4/24**

In approving a use permit, the decision-maker may impose reasonable conditions or restrictions deemed necessary to:

- A. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies adopted by the City Council;
- B. Achieve the general purposes of this title or the specific purpose of the zoning district in which the project is located;
- C. Achieve the findings for a use permit listed in Section [18.30.060](#), Required findings; or
- D. Mitigate any potentially significant impacts identified as a result of environmental review conducted in compliance with the California Environmental Quality Act.

The decision-maker may require reasonable guarantees and evidence that such conditions are being, or will be, complied with. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.080 Appeals—Expiration, extensions, and modifications.** [Revised 4/24](#)

- A. Appeals. A decision of the Zoning Administrator may be appealed to the Planning and Transportation Commission and a decision of the Planning and Transportation Commission may be appealed to the City Council, as provided in Section [18.27.150](#), Appeals.
- B. Expiration, Extensions and Modifications. Use permits are effective and may only be extended or modified as provided for in Chapter [18.27](#), Common Procedures. (Ord. 1612 § 1 (Exh. A), 2024; Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.090 Failure to comply with conditions.** [Revised 4/24](#)

Failure to comply with any condition of approval of a use permit is a violation of this title subject to provisions of Chapter [18.39](#), Enforcement and Abatement Procedures. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.30.100 Revocation of use permits.** [Revised 4/24](#)

A use permit may be revoked as provided by Section [18.27.140](#), Revocation of permits. (Ord. 1611 § 3 (Exh. A), 2024; Ord. 1464 § 3 (Exh. C (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.41

### TERMS AND DEFINITIONS Revised 1/24 Revised 4/24

Sections:

**18.41.010 List of terms.** Revised 1/24 Revised 4/24

**18.41.020 Definitions.** Revised 1/24 Revised 4/24

**18.41.010 List of terms.** Revised 1/24 Revised 4/24

**18.41.020 Definitions.**

“Podium” means the above grade portion of a building that is constructed of concrete. It is usually the ground floor or first two floors depending on the construction type. Podiums often are taller than the wood-framed residential floors above and often contain structured parking. In multi-family residential buildings, the roof of the podium often serves as a courtyard common open space.

“Massing Break” means a design technique that reduces the visual bulk of a building by dividing its form into smaller, articulated components.

Minor Massing Break, Multi-Family (RM) and Mixed-Use (MU) Districts is a minimum of four (4) feet wide by two (2) feet deep extending the full height of the building above the ground floor and shall include a corresponding break in the roof line.

Major Massing Break, Multi-Family (RM) and Mixed-Use (MU) Districts is a minimum of ten (10) feet wide by ten (10) feet deep extending the full height of the building above the ground floor and shall include a break in the roof line

“Deviation” from a development standard is a request for relief from objective design standards that apply to a project. Deviations may be classified as minor or major, as outlined in 18.29.040, and are subject to design review to ensure consistency with the overall intent of the applicable regulations. Approval authority for deviations rests with either the Director or the Planning and Transportation Commission, based on the nature and scope of the request.

Major Deviation. A request for changes in conditions of approval of a discretionary permit or a change in an approved site plan or building plan that would affect a condition of approval shall be treated as a new application, except that the Zoning Administrator may approve changes that he/she determines to be minor. (Ord. 1438 § 4 (Exh. A (part))

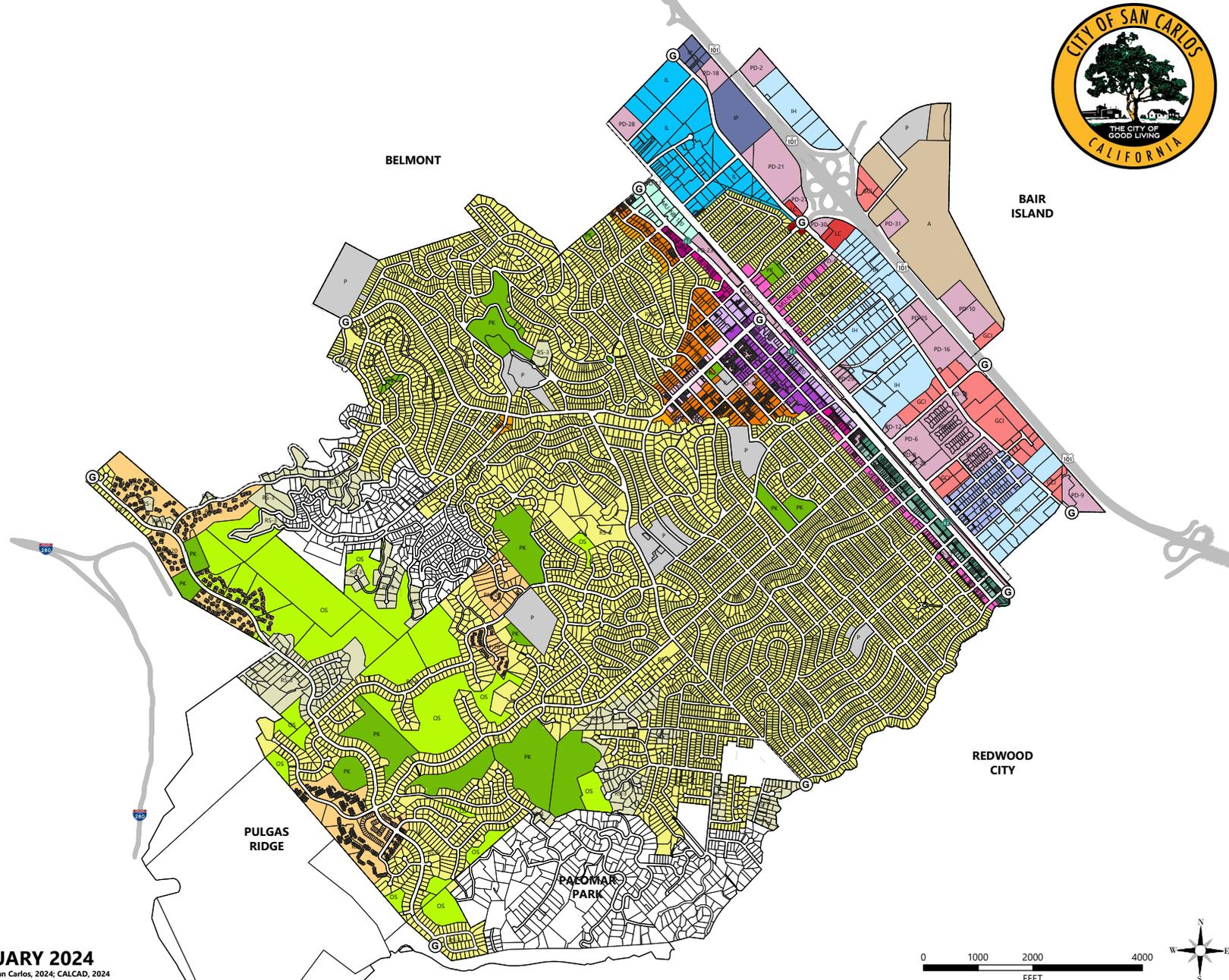
“Ornamentation” means decorative elements of a building façade often using artistic flourishes that enhance the building’s architectural character. Ornamentation includes but is not limited to elements such as awnings, eave brackets, column or pilaster capitals and bases, tiles, reliefs, moldings, lighting fixtures, door and window trim, accent materials or colors, graphic motifs, balconies, balustrades, cornices, entry door features, or other such architectural features.

# CITY OF SAN CARLOS ZONING MAP



- RS-3: Single Family, Low Density
- RS-6: Single Family
- RM-20: Multi-Family, Low Density
- RM-59: Multi-Family, Medium Density
- RM-100: Multi-Family, Medium Density
- MU-NB-120: Mixed Use North Boulevard
- MU-SB-100: Mixed Use South Boulevard
- MU-SB-120: Mixed Use South Boulevard
- MU-D-120: Mixed Use Downtown
- MU-DC-100: Mixed Use Downtown Core
- MU-N-40: Neighborhood Mixed Use
- MU-N-50: Neighborhood Mixed Use
- MU-N-120: Neighborhood Mixed Use
- MU-SA: Mixed Use Station Area
- MU-SC-120: Mixed Use San Carlos Ave
- IL: Light Industrial
- IH: Heavy Industrial
- IA: Industrial Arts
- IP: Industrial Professional
- GC: General Commercial/Industrial
- NR: Neighborhood Retail
- LC: Landmark Commercial
- PD: Planned Development
- A: Airport
- P: Public
- PK: Park
- OS: Open Space
- City Boundary
- Gateway Overlay District

PD#	Ordinance Reference
1	951
2	968
3	988
4	1004
5	1106
6	1133
7	1135
8	1195
9	1230
10	1232
11	1234
12	1240
13	1256
14	1265
15	1277
16	1288 & 1355
17	1289
18	1312
19	1335
20	1133, 1363 & 1577
21	1393
22	1427
23	1468
24	1490
25	1507
26	1549
27	1592
28	1598
29	1601
30	1607
31	1564



**JANUARY 2024**  
Source: City of San Carlos, 2024; CALCAD, 2024

