

**Additional Amendments to the Zoning Ordinance
In Response to Public/Developer Feedback and/or Staff Recommendations
Revisions will be reflected in the January 2023 Proposed Zoning Ordinance Edition**

- 1) TABLE 18.05.030-2: BUILDING PLACEMENT STANDARDS—MIXED-USE DISTRICTS, El Camino Real: Require “Property line or 20 ft from curb (the greater)” along the full length of El Camino Real across all zoning districts. Allow for some flexibility allowing 15 ft. curb under certain circumstances.
- 2) TABLE 18.04.050-1: DEVELOPMENT STANDARDS—RESIDENTIAL MULTIFAMILY DISTRICTS, Interior Setbacks: Change “First two stories: 5, 10; thereafter (A)” to 5 ft, allowing for 5 ft. side yard setbacks.
- 3) TABLE 18.05.030-5: PARKING AND LOADING STANDARDS—MIXED-USE DISTRICTS, G. Limitations on Location of Parking, 2. Surface Parking: Remove the conditional use permit requirement to allow surface parking within 40 ft. of a street facing property line under certain circumstances.
- 4) San Carlos Municipal Code Section (SCMC Section) 18.04.050, E, 2: Remove the conditional use permit requirement to allow surface parking within 40 ft. of a street facing property line under certain circumstances.
- 5) SCMC Section 18.04.060, E, 5, a: set required onsite walkway width to 5 feet instead of 6 feet.
- 6) Clarification of minimum density requirements: Minimum densities apply to new construction (brand new projects) or when adding residential to an existing commercial use. For wholesale conversion of office to residential, minimum densities would apply; but for small conversion of single-spaces of an existing office to residential, minimum densities would not apply.