

## **EXHIBIT A**

### **AMENDMENTS TO TITLE 18 ZONING**

18.04 Residential Districts  
18.05 Mixed-Use Districts  
18.20 Parking and Loading  
18.41 Terms and Definitions

## Chapter 18.04 RESIDENTIAL DISTRICTS Revised 11/20 Revised 3/21

Sections:

[18.04.010 Purpose.](#) Revised 11/20 Revised 3/21

[18.04.020 Land use regulations.](#) Revised 11/20 Revised 3/21

[18.04.030 Development standards—RS districts.](#) Revised 11/20

[18.04.040 Supplemental regulations—RS districts.](#)

[18.04.050 Development standards—RM districts.](#)

[18.04.060 Supplemental regulations—RM districts.](#)

[18.04.070 Residential development types.](#) Revised 11/20

### 18.04.010 Purpose. Revised 11/20 Revised 3/21

The specific purposes of the residential districts are to:

- A. Preserve, protect, and enhance the character of the City's different residential neighborhoods.
- B. Ensure adequate light, air, and open space for each dwelling.
- C. Ensure that the scale and design of new development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed.
- D. Provide sites for public and semi-public land uses, such as parks and public safety facilities, that will serve City residents and will complement surrounding residential development.

Additional purposes of each residential district which follow implement General Plan classifications of ["Single-Family, 3 du/acre," "Single-Family, 6 du/acre" "Multiple-Family, 15-20 du/acre," "Multiple-Family, 45-59 du/acre," and Multiple-Family, 75-100 du/acre."](#)

- E. RS-3 Single-Family, ~~Low Density~~. This district is intended for residential densities up to three (3) units per net acre. Dwelling types may include detached single-unit housing and accessory dwelling units. In addition to single-unit homes, this district provides for uses such as small and large family child care, park and recreation facilities, and community gardens that may be appropriate in a single-family residential neighborhood.
- F. RS-6 Single-Family. This district is intended for residential densities up to six (6) units per net acre. Dwelling types may include detached single-unit housing, small lot single-unit development, duplexes,

townhomes, and accessory dwelling units. This district also allows for uses such as small and large family child care, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly that may be appropriate in a single-family residential neighborhood.

G. RM-20 Multiple-Family, ~~Low Density~~. This district is intended for residential densities of up to twenty (20) units per net acre developed at a scale and form that is appropriate to its neighborhood context and adjacent uses. Dwelling types include small lot single-unit development, bungalow courts, front or rear loaded townhomes, multi-unit buildings, and accessory dwelling units. This district also allows for limited uses such as small and large family day care, park and recreation facilities, and civic and institutional uses such as schools and places for community assembly that are appropriate in a low density multifamily residential environment.

H. RM-59 Multiple-Family, ~~Medium Density~~. This district is intended for residential development at densities up to fifty-nine (59) units per net acre. This density range accommodates townhomes and multi-unit buildings developed at a scale and form that is appropriate to its neighborhood context and adjacent single-family residential uses and forms. Small lot single-unit and bungalow court development is allowed where site conditions exist rendering the development type equal to or better than multi-unit or townhome development. Accessory dwelling units are also permitted in this district. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and residential care facilities that are appropriate in a medium density multifamily residential environment. (Ord. 1568 § 1 (Exh. A), 2021; Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

I. RM-100 Multiple-Family. This district is intended for residential development at densities up to one hundred (100) units per net acre. This density range accommodates townhomes and multi-unit buildings developed at a scale and form that exemplifies high quality development. Accessory dwelling units are also permitted in this district. In addition to residential uses, this district allows for a limited number of public and semi-public uses such as day care centers, public safety facilities, and residential care facilities that are appropriate in a high density multifamily residential environment.

#### **18.04.020 Land use regulations.** Revised 11/20 Revised 3/21

Table 18.04.020 prescribes the land use regulations for residential districts. 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 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 18.04.020: LAND USE REGULATIONS—RESIDENTIAL DISTRICTS**

Use Classification	RS-3	RS-6	RM-20	RM-59	<a href="#">RM-100</a>	Additional Regulations
Residential Uses						
Residential Housing Types	See subclassifications below					
Single-Unit Dwelling	P	P	-	-	-	See Section <a href="#">18.04.070</a> , Residential development types
Small Lot Single-Unit Development	-	C(1)	P	C(2)	<a href="#">C(2)</a>	
Bungalow Court	-	C(1)	P	C(2)	<a href="#">C(2)</a>	
Accessory Dwelling Unit	P	P	P	P	<a href="#">P</a>	
Junior Accessory Dwelling Unit	P	P	-	-	-	
Duplex	-	C	P	-	-	
Townhouse Development	-	C	P	P	<a href="#">P</a>	
Multi-Unit Residential	-	-	P	P	<a href="#">P</a>	
Elderly and Long-Term Care	-	-	-	C	<a href="#">C</a>	

Family Day Care	See subclassifications below					
Small	P	P	P	P	<a href="#">P</a>	
Large	P	P	P	P	<a href="#">P</a>	
Group Residential	-	-	-	P	<a href="#">P</a>	
Residential Care Facilities	See Subclassification below					
General	-	-	M	M	<a href="#">M</a>	See Section <a href="#">18.23.200</a> , Residential care facilities
Limited	P	P	P	P	<a href="#">P</a>	
Senior	-	-	M	M	<a href="#">M</a>	See Section <a href="#">18.23.200</a> , Residential care facilities
Single Room Occupancy	-	-	C	C	<a href="#">C</a>	See Section <a href="#">18.23.220</a> , Single room occupancy hotels
Transitional Housing	P	P	P	P	<a href="#">P</a>	See Section <a href="#">18.23.250</a> , Transitional and supportive housing
Supportive Housing	P	P	P	P	<a href="#">P</a>	See Section <a href="#">18.23.250</a> , Transitional and supportive housing
Public and Semi-Public Uses						
Community Assembly	-	C	-	C	C	See Section <a href="#">18.23.080</a> , Community assembly facilities
Community Garden	P	P	P	P	P	
Cultural Institution	-	C	-	C	C	
Day Care Centers	-	-	-	P	<a href="#">P</a>	See Section <a href="#">18.23.090</a> , Day care
Park and Recreation Facilities, Public	P	P	P	P	P	
Public Safety Facilities	-	C	C	C	C	

Schools, Public or Private	-	C	C	C	<a href="#">C</a>	
Social Service Facilities	-	-	-	M	<a href="#">M</a>	
Commercial Uses						
Eating and Drinking Establishments, Convenience	-	C(3)	-	-	-	See Section <a href="#">18.23.140</a> , Outdoor dining
Retail Sales, Convenience Markets	-	C(3)	-	-	-	
Transportation, Communication, and Utilities Uses						
Communication Facilities	See Chapter <a href="#">18.24</a> , Wireless Telecommunications Facilities					
Utilities, Minor	P	P	P	P	<a href="#">P</a>	
Other Applicable Types						
Accessory Uses and Structures	See Sections <a href="#">18.15.020</a> , Accessory buildings and structures, and <a href="#">18.23.030</a> , Accessory uses					
Home Occupations	P	P	P	P	<a href="#">P</a>	See Section <a href="#">18.23.120</a> , Home occupations
Nonconforming Use	Chapter <a href="#">18.19</a> , Nonconforming Uses, Structures, and Lots					
Temporary Use	See Section <a href="#">18.23.240</a> , Temporary uses					

Specific Limitations:

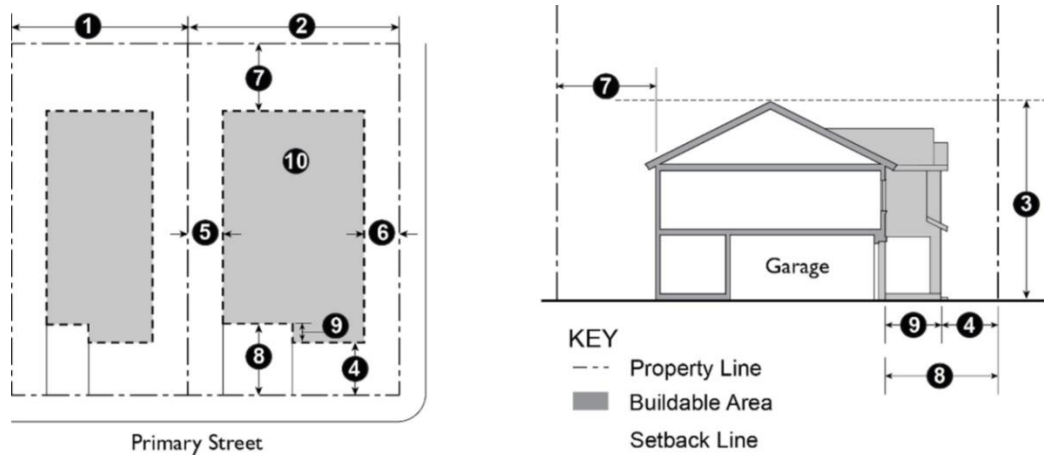
1. In addition to standard use permit findings, the Planning Commission must find that the development is designed with massing and height that is sensitive to the building pattern of the area and adjacent properties.
2. In addition to standard use permit findings, the Planning Commission must find that specific site conditions exist such that the proposed development type is equal to or better than multi-unit residential or townhouse development types with regard to design and achievable density and the project is designed with massing and height that is sensitive to the building pattern of the area and adjacent properties.
3. Subject to the following limitations:
  - a. Limited to cafes, coffee shops, delis, and neighborhood markets. Full service restaurants are not allowed.

- b. Limited to one thousand five hundred square feet of sales area.
- c. Hours of operation are limited to between seven a.m. and nine p.m.
- d. Must be located within a two-story building.
- e. Must be located on a corner lot with frontage on an arterial a minimum of one-half mile from the MU-DC-[100](#), [and MU-D-100, and MU-D-120](#) districts and other existing neighborhood-serving retail.
- f. In addition to the findings required for all use permits, the Planning Commission must find that the proposed use promotes community health, interaction, and socialization of the neighborhood; complements the residential character of the surrounding neighborhood; and will not adversely impact adjacent properties.

(Ord. 1568 § 1 (Exh. A), 2021; Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

#### 18.04.030 Development standards—RS districts. Revised 11/20

Table 18.04.030 prescribes the development standards for RS districts. Additional regulations are denoted in a right-hand column. 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.



**TABLE 18.04.030: DEVELOPMENT STANDARDS—RESIDENTIAL SINGLE-FAMILY DISTRICTS**

District	RS-3	RS-6	Additional Regulations	#
Lot and Density Standards				

**TABLE 18.04.030: DEVELOPMENT STANDARDS—RESIDENTIAL SINGLE-FAMILY DISTRICTS**

District	RS-3	RS-6	Additional Regulations	#
Maximum Density (units/net acre)	3	6		
Minimum Lot Size (sq. ft.)	10,000	5,000		
Corner Lots	10,000	6,000		
Minimum Lot Width (ft.)	75	40		1
Corner Lots	75	60		2
Maximum Floor Area				
Maximum Floor Area (MFA)		For lots less than or equal to 7,500 sq. ft. MFA is the greater of 1,100 sq. ft. + 35% of the lot area or 50% of the lot area; for lots greater than 7,500 sq. ft. MFA is 50% of the lot area.	See Chapter <a href="#">18.03</a> , Rules of Measurement; See Section <a href="#">18.23.210</a> for accessory dwelling unit and junior accessory dwelling unit standards	
Building Form and Location				
Maximum Height (ft.)	28 (A)	28 (A)	See Section <a href="#">18.15.060</a> , Height and height exceptions	3
Public and Semi-Public Uses	28	45		
Minimum Setbacks (ft.)				
Front	20	1st Story: 15 (B) 2nd Story: 19	See Section <a href="#">18.15.080</a> , Projections into yards	4

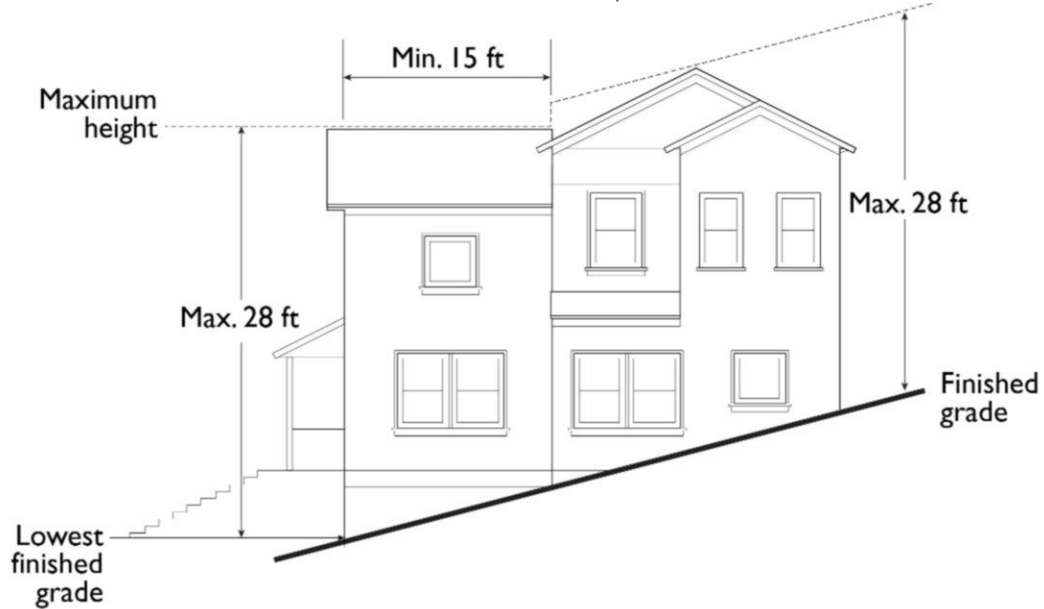


**TABLE 18.04.030: DEVELOPMENT STANDARDS—RESIDENTIAL SINGLE-FAMILY DISTRICTS**

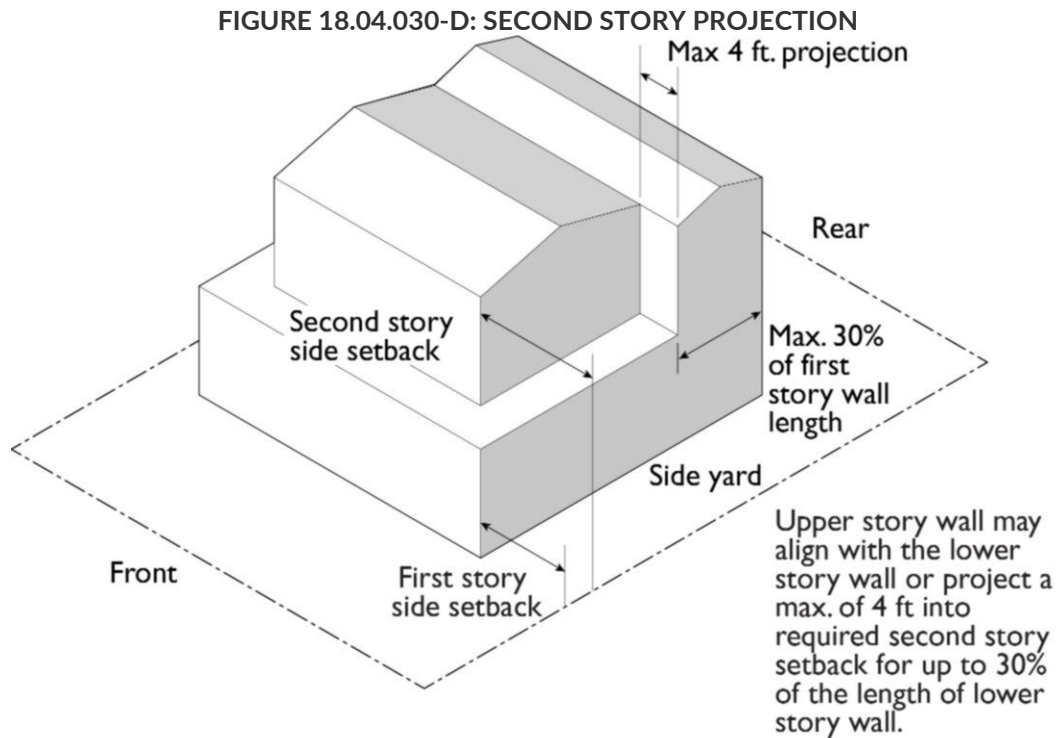
District	RS-3	RS-6	Additional Regulations	#
Interior Side	1st Story: 10 2nd Story: 14 (D)	1st Story: 5 (C) 2nd Story: 9 (D)		5
Street Side	1st Story: 10 (E) 2nd Story: 14 (D, E)	1st Story: 7.5 (E) 2nd Story: 11.5 (D, E)		6
Rear	20	15 (F)		7
Garage, from property line	20	20		8
Garage, from primary facade	5 (G)	5 (G)		9
Maximum Lot Coverage (Percent of Lot)	25 in H Overlay 35 outside H Overlay	50	See Chapter <a href="#">18.03</a> , Rules of Measurement	10

A. Building Height, Single-Family Homes. Within the front and rear fifteen feet of the building, the maximum height shall be no more than twenty-eight feet, measured as a vertical distance from the lowest finished grade at the building face to the topmost point of the roof.

FIGURE 18.04.030-A: BUILDING HEIGHT, SINGLE-FAMILY HOMES

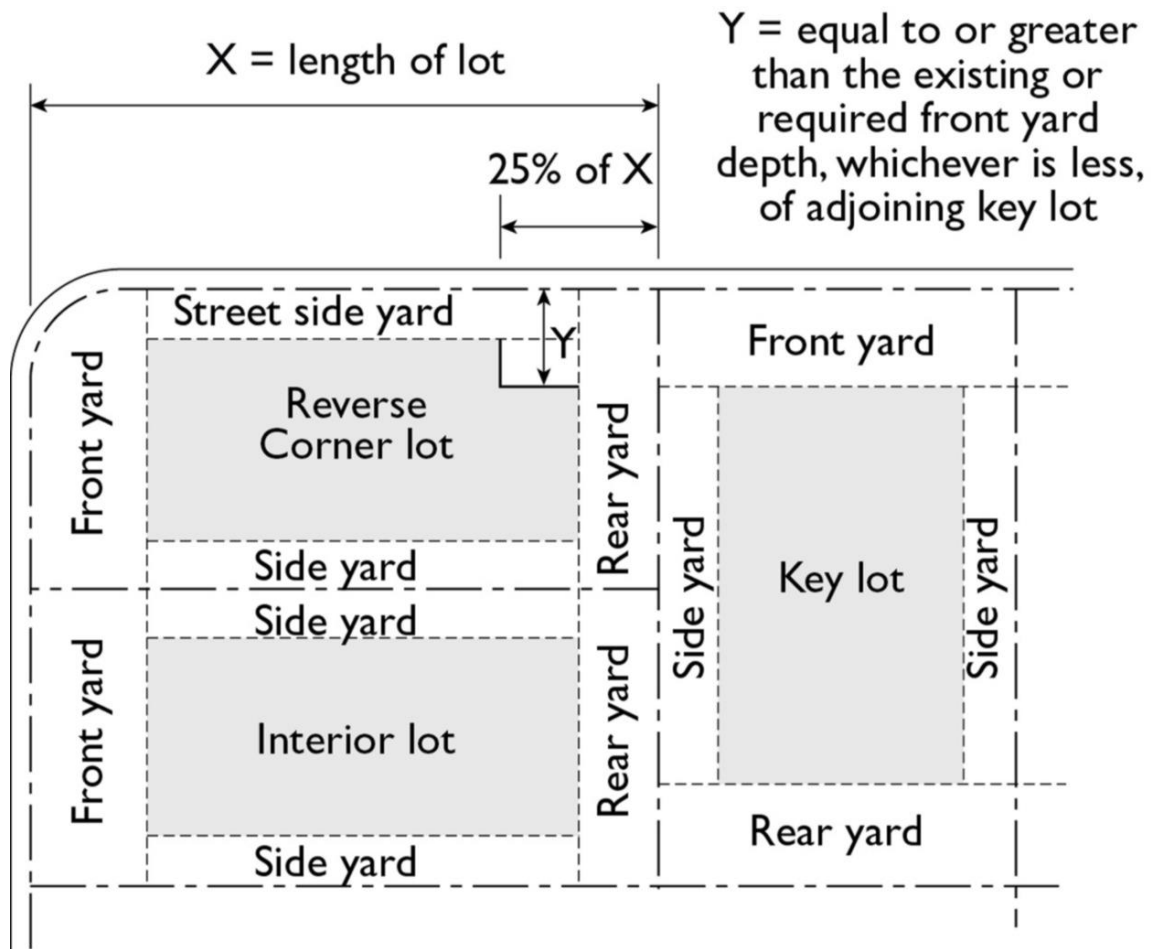


- B. Ground Floor Front Setback. Where twenty-five percent or more of the lots on the same block face have been improved with buildings, the minimum ground floor front setback requirement shall be the average of the actual front setback of all improved lots on such block face or fifteen feet, whichever is less.
- C. Narrow Lot Side Setback. The minimum ground floor side setback for lots with an average width of forty-five feet or less shall be a minimum of ten percent of the lot width, or three feet, whichever is greater.
- D. Second Story Projection. The upper story may align with the lower story or project a maximum of four feet into the required second story setback for up to thirty percent of the length of the lower story.



E. Street Side Setbacks on Lots with Reversed Frontage. The exterior side setback in the rear twenty-five percent of a reversed corner lot shall not be less than the front yard required or existing, whichever is less, on the adjoining key lot.

**FIGURE 18.04.030-E: STREET SIDE SETBACKS ON LOTS WITH REVERSED FRONTAGE**



F. Rear Setback. The ground floor may be located up to five feet from the rear property line if a minimum of fifteen percent of the area of the building site is provided clear and unobstructed to the rear of the dwelling.

G. Garage Setback Exception. Exceptions to the garage setback may be granted through the design review process where the review authority finds the visual prominence of the garage has been minimized and the site is small and constrained such that locating the garage five or more feet from the primary facade is not feasible.

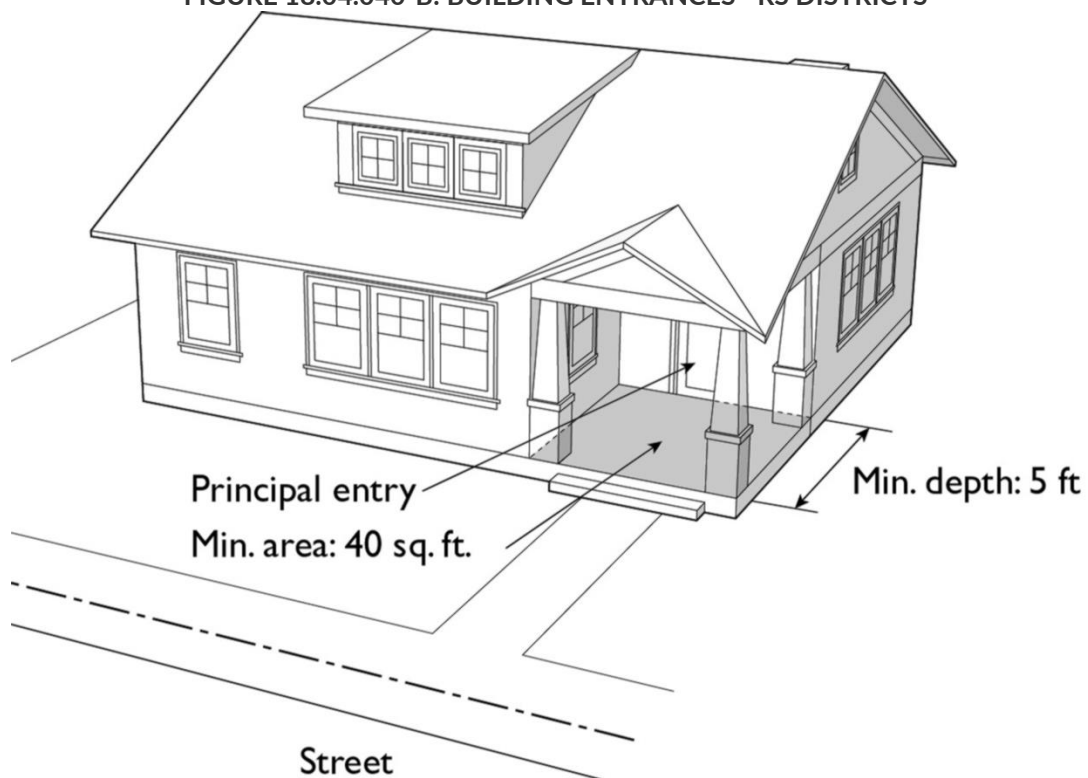
H. Detached Garages. Detached garages shall be located in the rear half of the lot. The Director may approve a detached garage in the front half of the lot subject to the front setback requirements of the base district where the size, shape, topography, location, surroundings, or existing structures of the property make it infeasible to locate the garage in the rear half of the lot. (Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

#### 18.04.040 Supplemental regulations—RS districts.

A. Design of Building Additions. Roof lines, exterior materials, windows, railings, porches, and other design elements shall be designed in a manner which is compatible with the design elements of the existing buildings and surrounding neighborhood.

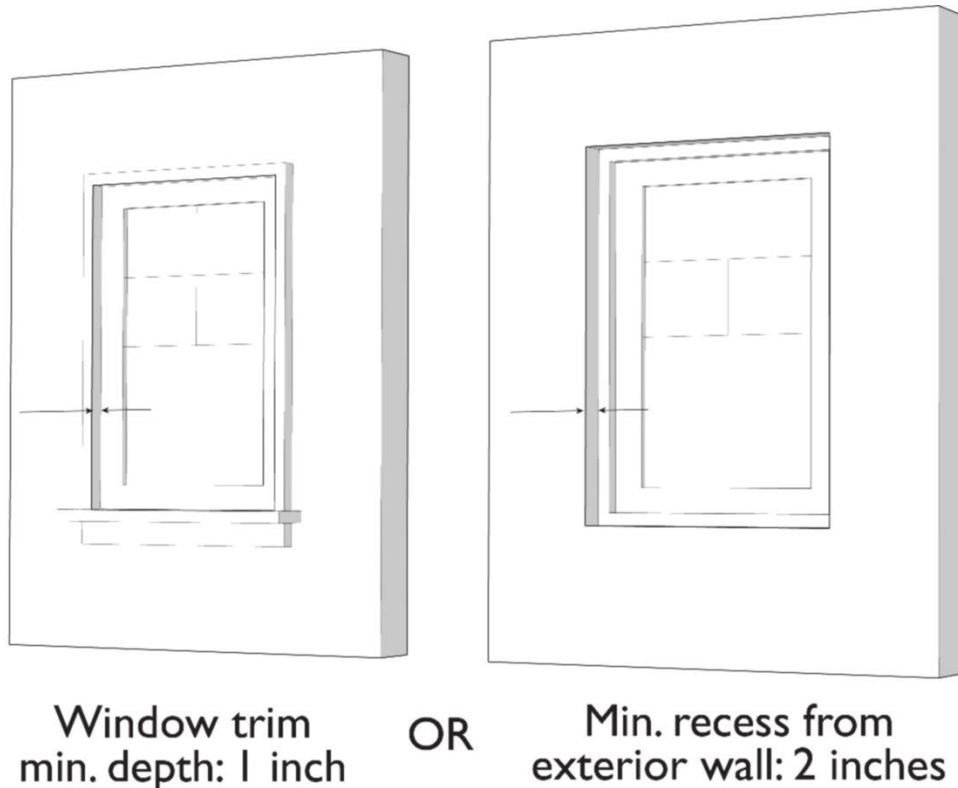
B. Building Entrances. The principal entry shall be located in a visible location facing the street and shall incorporate a projection (e.g., porch) or recess, or combination of projection and recess at least forty square feet in area, with a minimum depth of five feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved through the design review process.

**FIGURE 18.04.040-B: BUILDING ENTRANCES—RS DISTRICTS**



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

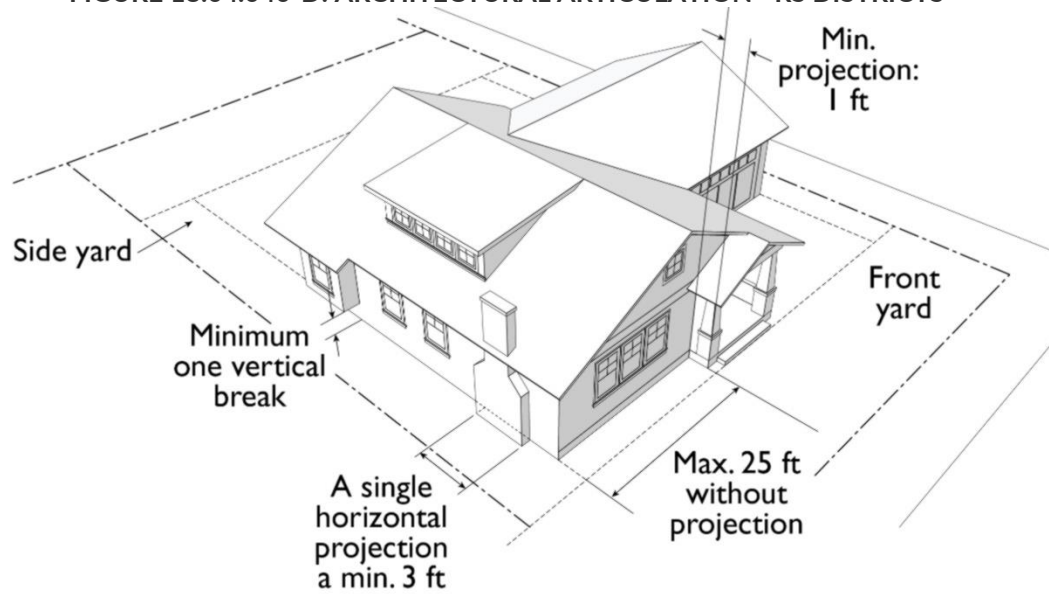
**FIGURE 18.04.040-C: WINDOW TRIM OR RECESS—RS DISTRICTS**



D. Architectural Articulation. Buildings shall include adequate design features to create visual variety and avoid a large-scale and bulky appearance.

1. No street-facing facade shall run in a continuous plane of more than twenty-five feet without a window or a projection, offset, or recess of the building wall at least one foot in depth. Building entrances and front porches, and projections into required yards such as stoops, bays, overhangs, fireplaces, and trellises count towards this requirement.
2. Building elevations abutting side yards shall be designed to provide at least one horizontal plane break of at least three feet, and one vertical break. Alternative designs to accommodate a complete architectural style may be approved through the design review process when the review authority finds that adequate design features have been incorporated to create visual variety and avoid a bulky or monolithic appearance.

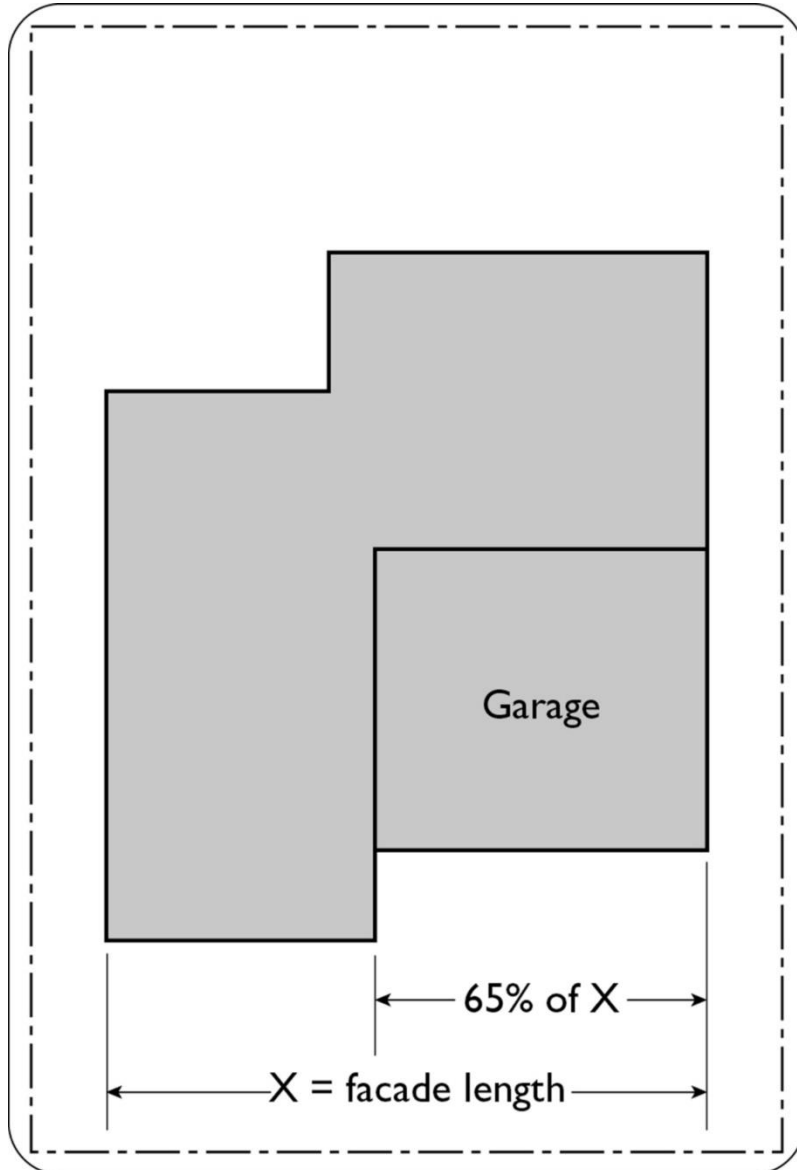
FIGURE 18.04.040-D: ARCHITECTURAL ARTICULATION—RS DISTRICTS



E. Materials. All materials shall be high quality to allow for long-term durability and appearance. The exterior use of foam as trim and plywood or aluminum as siding materials is prohibited.

F. Garage Frontage. Where an attached garage is located on the front half of the lot and garage doors face a street, garage width shall not exceed sixty-five percent of the width of the front facade of the building (sixty percent on lots wider than one hundred feet).

FIGURE 18.04.040-F: GARAGE FRONTAGE—RS DISTRICTS



- G. Paving. The maximum amount of paving in street-facing yards is fifty percent of the required yard.
- H. Driveways. Curb cuts and driveways shall be minimized.
  - 1. Driveway approaches (curb cuts) shall be permitted only to provide access to approved garages, carports and parking spaces.
  - 2. A maximum of one driveway up to twenty feet wide is permitted to serve a single unit. Driveways serving two or more units shall be the minimum width required by the City Engineer.
  - 3. All driveways must have minimum two-foot-wide planted area on each side.



- I. Alley Access. A detached garage or carport is permitted to have access to the alley if:
1. The garage or carport entrance is set back a minimum of four feet from the rear property line;
  2. A forty-five-degree visibility triangle is provided on either side of the garage or carport;
  3. The garage door does not cross the property line when opened or closed; and
  4. The Director finds that such access will not adversely affect vehicle or pedestrian use of the street or alley.

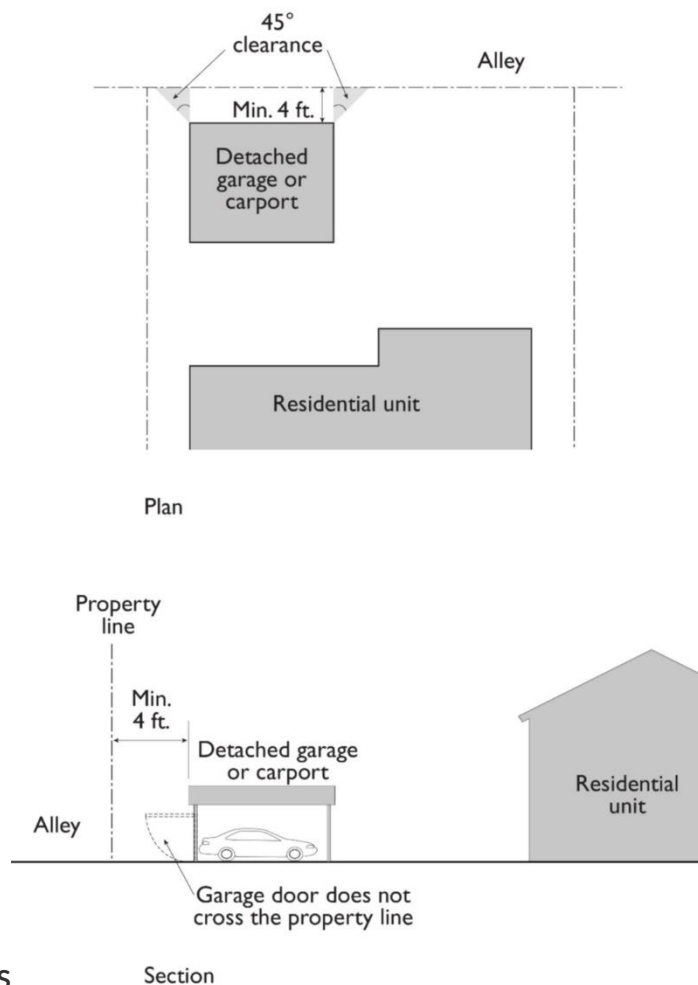


FIGURE 18.04.040-I: ALLEY ACCESS

J. Small Lot Subdivisions.

1. Purpose. The purpose of this subsection is to provide opportunities to increase the supply of smaller dwelling units and rental housing units by allowing the creation of subdivisions with smaller lots and dwellings. It also is intended to establish design and development standards for these

projects to ensure that they are compatible with the surrounding neighborhood, where the General Plan anticipates no change to existing neighborhood character.

2. Location. A small lot subdivision may be proposed and approved on any site within the RS district where such development would be compatible with adjacent uses and the character of the area. A small lot subdivision shall not be allowed where the review authority determines that public utilities and services are inadequate or the landform is inappropriate for such development because of grading or impacts on views from adjacent lots.

3. Development Types. Small lot subdivisions may be proposed and approved for small lot single-unit, bungalow court, and townhouse development developed according to Section [18.04.070](#), Residential development types.

4. Lot Standards. The lot standards listed in Table 18.04.040-J, Small Lot Subdivision Lot Standards, apply to small lot subdivisions.

**TABLE 18.04.040-J: SMALL LOT SUBDIVISION LOT STANDARDS**

Standard	Small Lot	Bungalow Court	Townhouse
Minimum Lot Size (sq. ft.)	2,000	2,000	n/a
Minimum Lot Width (ft.)	30	30	20

5. Permit Requirement. A proposed small lot subdivision shall require the approval of a conditional use permit in compliance with Chapter [18.30](#), Use Permits, and a tentative map in compliance with the Subdivision Ordinance.

6. Required Findings. In addition to standard use permit findings, the review authority must find that the development is compatible with the neighborhood and that dwellings are proportionate to the lot size. (Ord. 1537 (Exh. B (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

#### 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. 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.

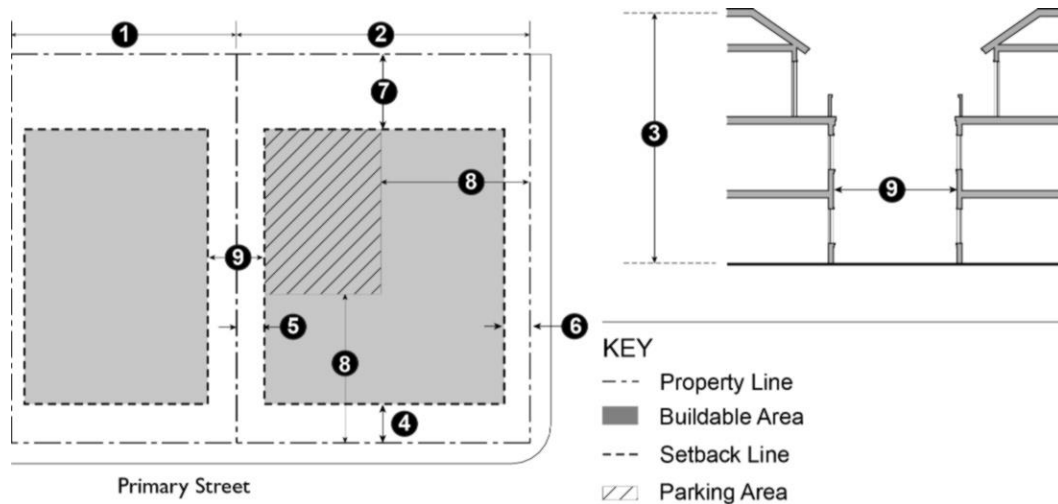


TABLE 18.04.050-1: DEVELOPMENT STANDARDS-RESIDENTIAL MULTIFAMILY DISTRICTS

District	RM-20	RM-59	<a href="#">RM-100</a>	Additional Regulations	#
Lot and Density Standards					
Maximum Density (units/net acre)	20	59	<a href="#">100</a>		1
<a href="#">Minimum Density (units/net acre)<sup>1</sup></a>	<a href="#">15</a>	<a href="#">45</a>	<a href="#">75</a>		
Minimum Lot Size (sq. ft)	6,000	10,000	<a href="#">10,000</a>		2
Minimum Lot Width (ft.)	60	100	<a href="#">100</a>		3
Corner Lots	70	100	<a href="#">100</a>		
Building Form and Location					

Maximum Height (ft.)	35	50(A)	<a href="#">60 (A)</a>	See Section 18.15.060 Height and height exceptions	
Maximum Stories	3	4 (B)	<a href="#">5(B)</a>		
Minimum Setbacks (ft.)					
Front	15(C)		<a href="#">15(C)</a>		4
Interior Side	<del>First two stories; 5, 10; thereafter</del> (A)			See Section 18.15.080, Projections into required yards	5
Street Side	10 (D)	10(D)	<a href="#">10(D)</a>		6
Rear	15	15(A)	<a href="#">15(A)</a>		7
Parking, from Street-Facing Property Line	40 (E)	40 (E)	<a href="#">40 (E)</a>		8
Maximum Lot Coverage (Percent of Lot)	65	75	<a href="#">75</a>	See Chapter 18.03, Rules of Measurement	
Maximum Floor Area Ratio (FAR)	0.75	2.0	<a href="#">3.0</a>		
Maximum Upper story Massing (Percent of Ground Floor Footprint)					
2 <sup>nd</sup> Story	100	100	<a href="#">100</a>	Not applicable on lots less than 60 feet wide	
3 <sup>rd</sup> , 4 <sup>th</sup> and 5 <sup>th</sup> Stories <del>y</del> Above	80	80	<a href="#">80</a>		
(1) Minimum Density requirement is triggered for new development projects only, not for minor additions or improvements. 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-RESIDENTIAL MULTIFAMILY DISTRICTS

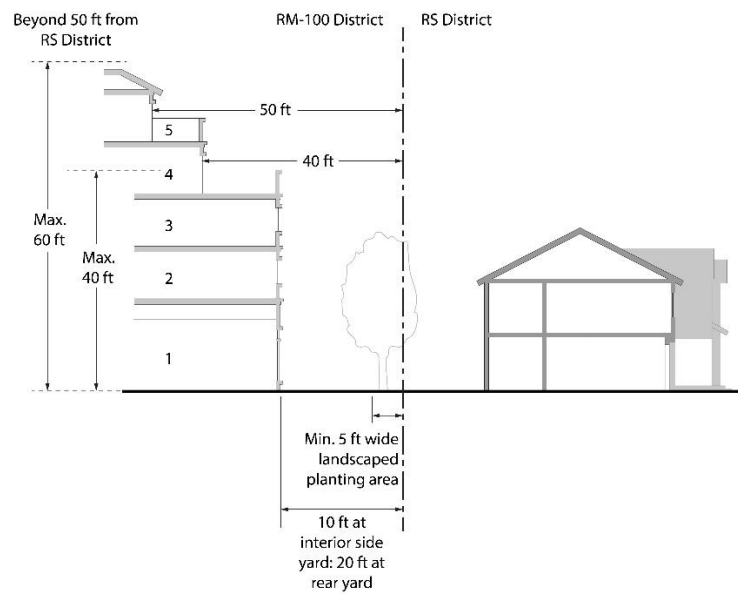
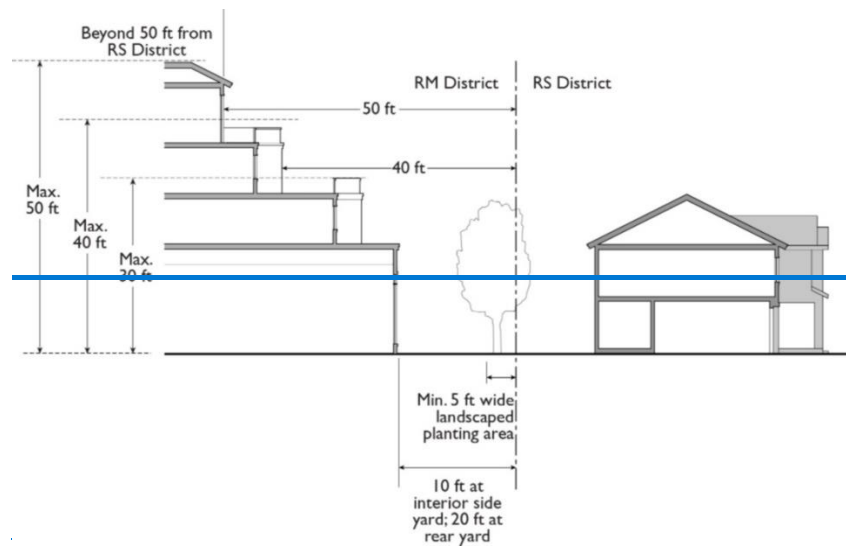
District	RM-20	RM-59	<u>RM-100</u>	Additional Regulations
<del>Minimum Private Open Space (sq.ft. per unit)</del>	<del>150</del>	<del>0</del>	<del>0</del>	<del>(F)</del>
Minimum Common <del>and/or Private</del> Open Space (percent of site area)	15	15	<u>10</u>	(F)
Minimum Amount of Landscaping (percent of site)	20	15	<u>10</u>	See Chapter 18.18 Landscaping
Maximum Paving in Street-Facing Yards (percent of required yard)	50	50	<u>50</u>	

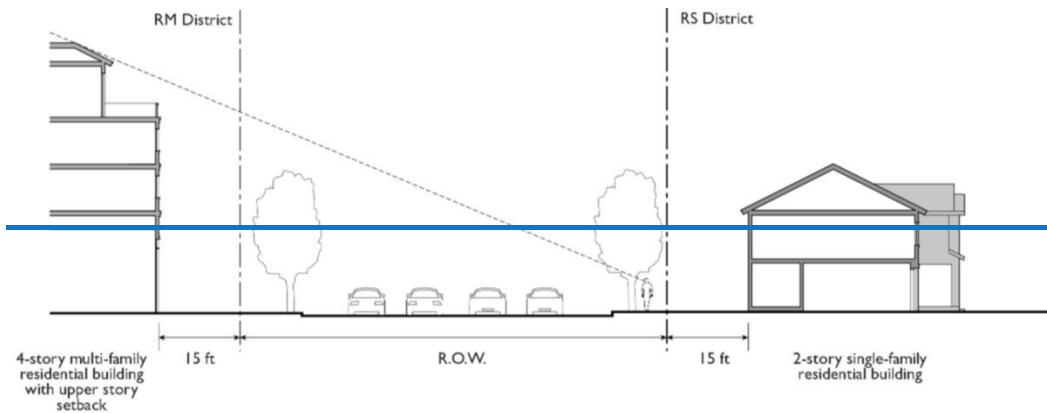
A. Transitional Standards. Where an RM-59 and RM-100 district ~~adjoins~~ is adjacent to an RS district, the following standards apply:

1. For the RM-100 zoning district, the maximum height within forty feet of an RS district is forty feet. The maximum height within fifty feet of an RS district is fifty feet.
2. For the RM-59 zoning district, the maximum height within forty feet of an RS district is thirty feet. The maximum height within fifty feet of an RS district is forty feet.
3. The building setback from an RS district boundary shall be ten feet for interior side yards and twenty feet for rear yards.
4. A landscaped planting area, a minimum of five 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 feet.

FIGURE ~~18.04.050-A~~ 18.04.050-A: TRANSITIONAL STANDARDS—RM DISTRICTS

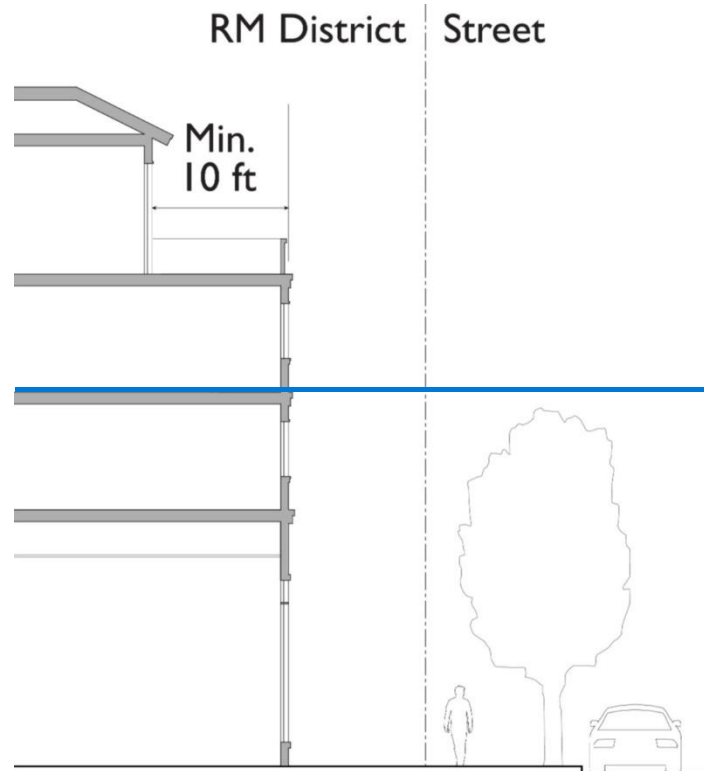




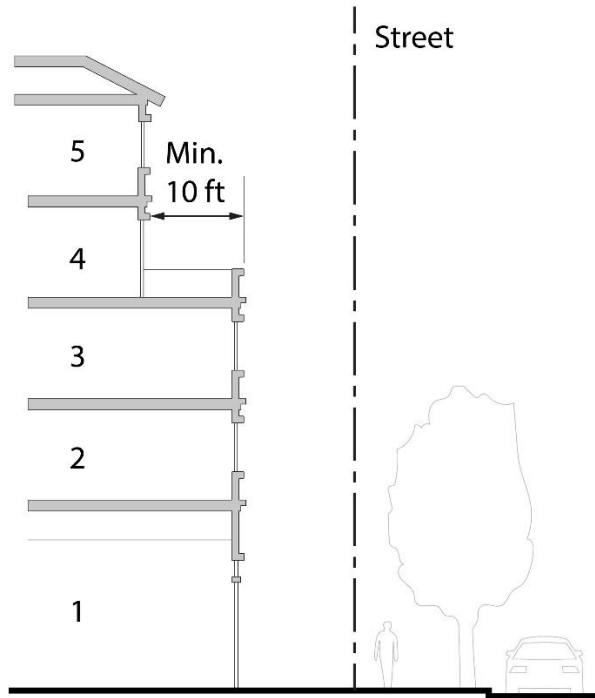


B. Upper Story Stepback. The fourth and fifth story street-facing building frontages shall be stepped back a minimum of ten feet from the stories below. Exceptions may be granted by the Director; provided, that an entry courtyard with a minimum depth of twenty-five feet, landscaping, and seating amenities are provided on the ground level at grade; or other comparable public amenities are provided.

FIGURE 18.04.050-B: UPPER STORY SETBACK



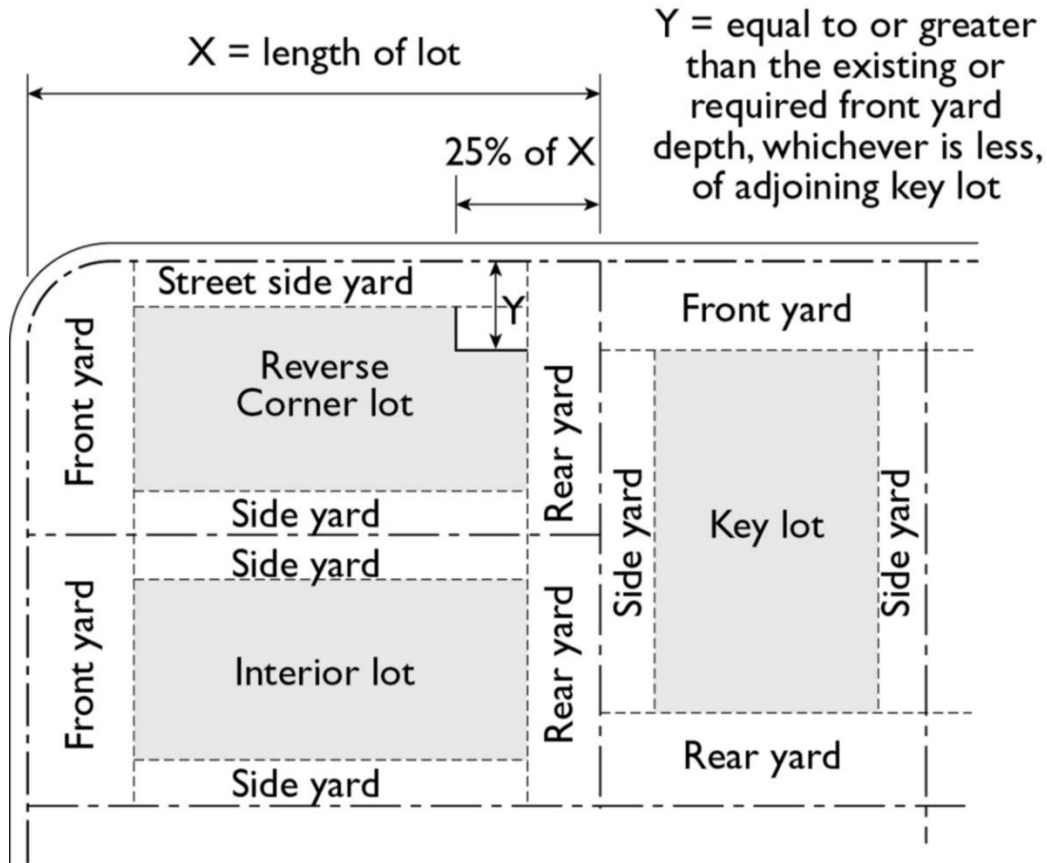




C. Front Setback. Where seventy-five percent or more of the lots in a block, on both sides of the street, have been improved with buildings, the minimum front setback required shall be the average of improved lots or fifteen feet, whichever is less.

D. Street Side Yards on Lots with Reversed Frontage. The rear one-quarter 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-D: STREET SIDE YARDS ON LOTS WITH REVERSED FRONTAGE—RM DISTRICTS



E. Parking Setback. Parking may be located within forty feet of the street-facing property line in accordance with the following standards:

1. Underground and Partially Submerged Parking. Parking completely or partially underground may match the setbacks of the main structure. The maximum height of a parking podium visible from a street is five feet from finished grade.
2. Surface Parking. Above-ground parking may be located within forty feet of a street-facing property line ~~with the approval of a conditional use permit~~ when the decision making authority can make all of the following findings ~~can be made~~:
  - a. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible;
  - b. The parking area is well screened with a wall, hedge, trellis, and/or landscaping; and
  - c. The site is small and constrained such that underground, partially submerged, or surface parking located more than forty feet from the street frontage is not feasible.

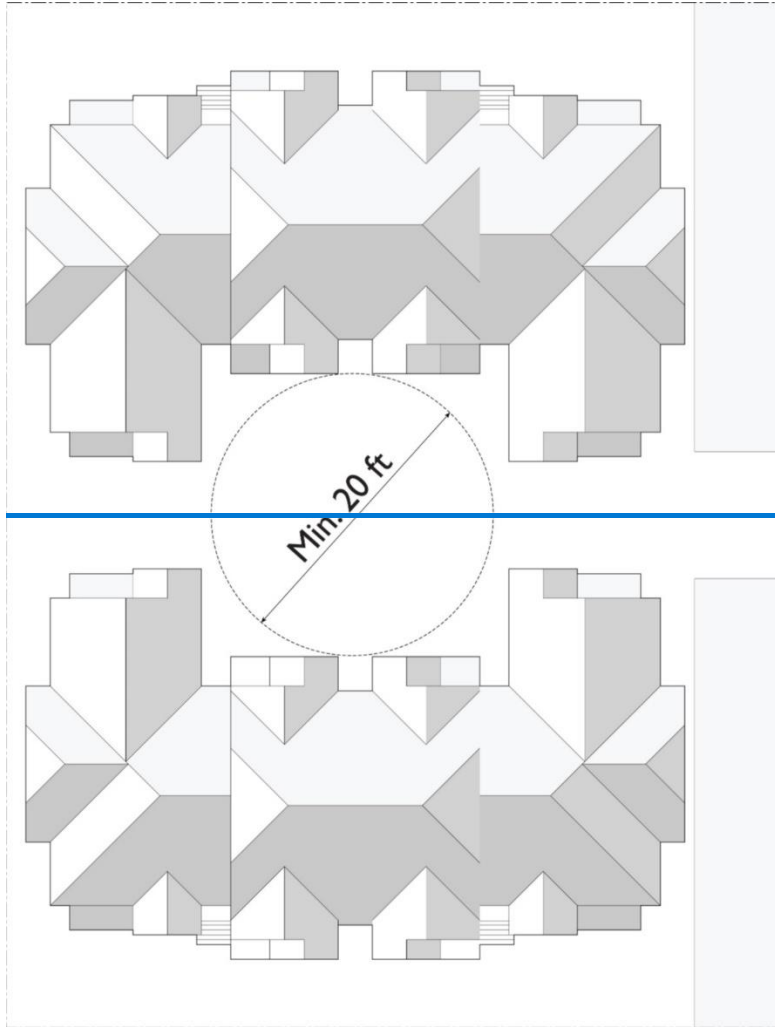
F. Open Space. Private and Common areas shall be provided in accordance with this section. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar areas outside the residence. Common areas typically consist of landscaped areas, walks, patios, swimming pools, barbecue 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 a welcoming 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. Minimum Dimensions~~

~~a. Private Open Space. Private open space located on the ground level (e.g., yards, decks, patios) shall have no dimension less than ten feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.~~

~~a. Common Open Space. Common open space located on the ground level shall have no dimension less than fifteen by twenty feet.~~

FIGURE 18.04.050-F(1)(b): COMMON OPEN SPACE MINIMUM DIMENSIONS—RM DISTRICTS



21. Usability. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such 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.

32. Accessibility.

a. Private Open Space. The space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway.

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

#### **18.04.060 Supplemental regulations—RM districts.**

##### **A. Building Entrances.**

1. **Orientation.** All units located along public rights-of-way must have the primary entrance facing this right-of-way. Exceptions to this requirement may be approved for projects where multiple-family housing is located on four-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. **Projection or Recess.** Building entrances must have a roofed projection (such as a porch) or recess with a minimum depth of at least five feet and a minimum horizontal area of fifty square feet. Alternative designs that create a welcoming entry feature facing the street, such as trellis or landscaped courtyard entry, may be approved by the Director.
3. **Dwelling Unit Access.** Exterior entrances to units shall be in a form of individual or shared entrances at the ground floor of the building. Unit entrances above the ground floor are also permitted; however, no exterior access corridor located above the ground floor may provide access to five or more units.

##### **B. Building Design.** 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 feet.
2. **Roof Line.** The roof line at each elevation shall demonstrate an offset of at least eighteen inches for each one to three units exposed on that elevation. Large, continuous roof planes are prohibited.
3. **Window Trim or Recess.** Trim at least one inch in depth must be provided around all windows, or window must be recessed at least two inches from the plane of the surrounding exterior wall. For double-hung and horizontal sliding windows, at least one sash shall achieve a two-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.
5. **Facade Articulation.** All street-facing facades shall have at least one horizontal or vertical projection or recess at least four feet in depth, or two projections or recesses at least two and one-

half feet in depth, for every twenty-five horizontal feet of wall. If located on a building with two or more stories, the articulated elements must be greater than one story in height, and may be grouped rather than evenly spaced in twenty-five-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.

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.

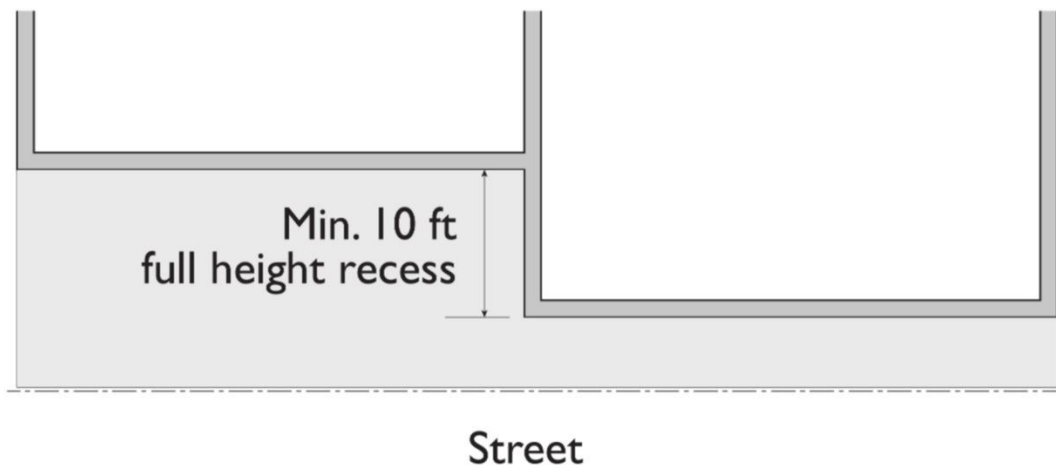
7. Building Colors. Every building shall have at least two complementary colors which demonstrate a harmonious relationship.

8. 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.

9. Transition Areas. Where new multifamily developments are built adjacent to existing 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 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.

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

D. Paving. Differentiated paving materials shall be used for garage 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.

E. 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. 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 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 a minimum of ~~six~~five feet wide, 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 must 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 inches high, bollards, or other physical barrier. (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.

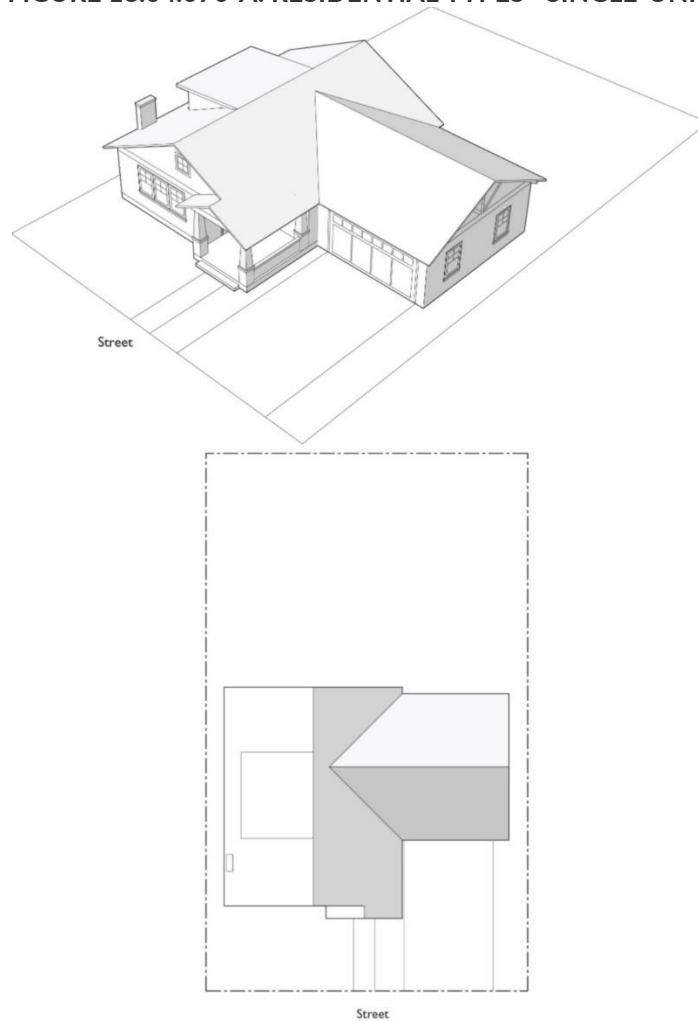
**18.04.070 Residential development types.** Revised 11/20

This section prescribes development and supplemental standards specific to each development type allowed within the residential districts.

A. Single-Unit Dwellings and Duplexes. Single-unit dwellings and duplexes are subject to the development standards and supplemental regulations of the RS district, Sections [18.04.030](#), Development standards—RS districts, and 18.04.040, Supplemental regulations—RS districts. The figures in this subsection illustrate RS district development standards and what resulting single-unit development might look like.

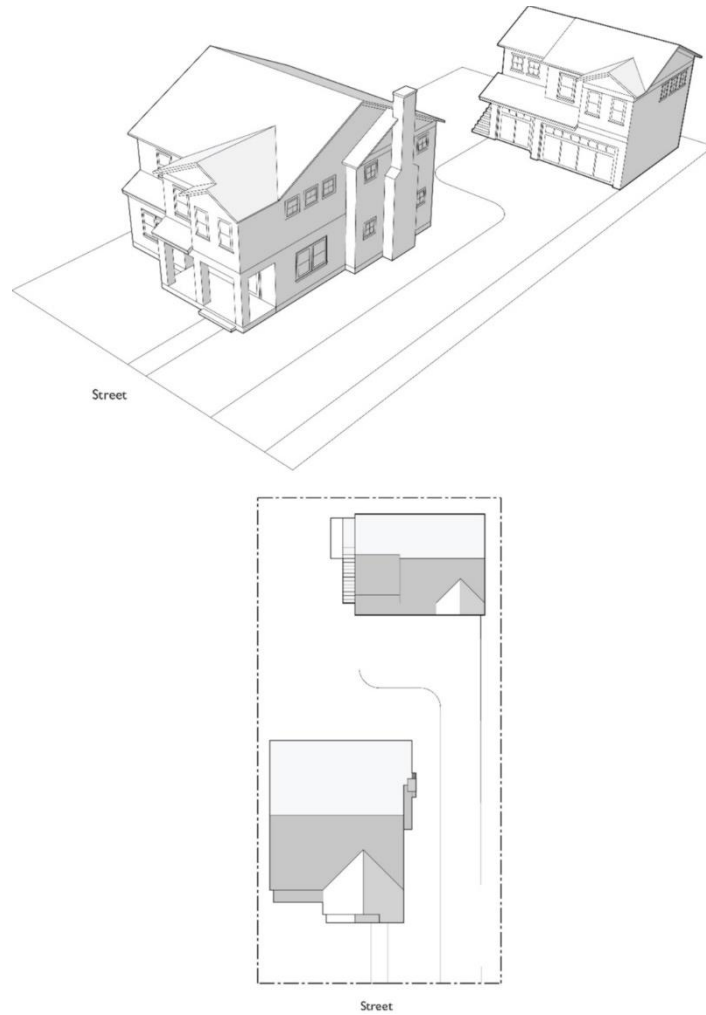


**FIGURE 18.04.070-A: RESIDENTIAL TYPES—SINGLE-UNIT**



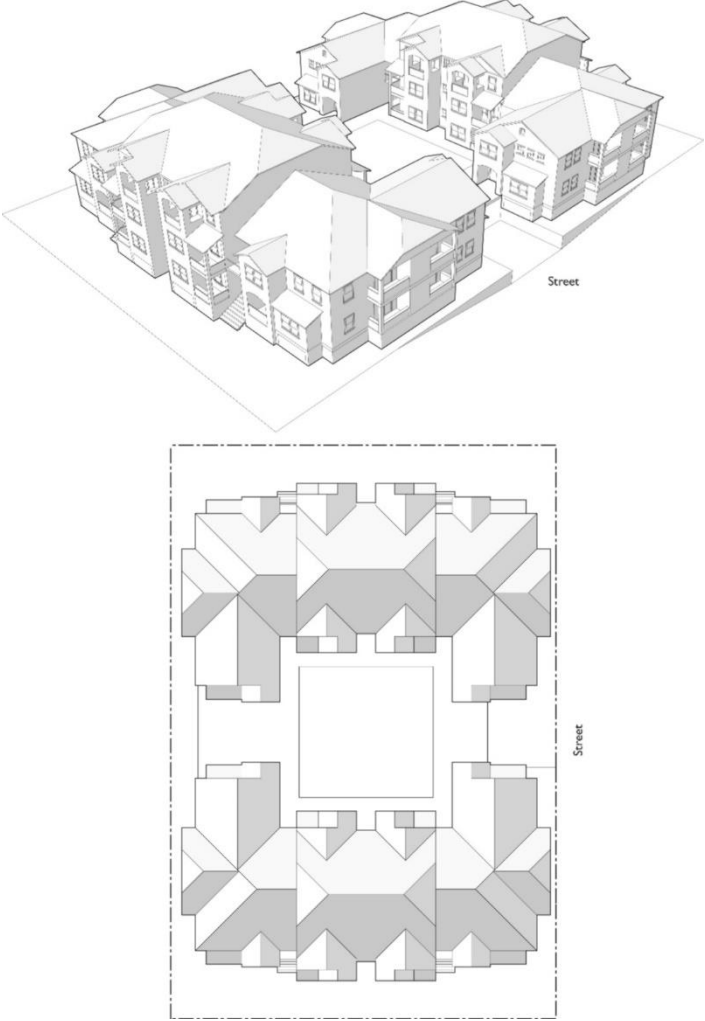
B. Accessory Dwelling Units. Accessory dwelling units are subject to the development standards and supplemental regulations of the RS district, Sections [18.04.030](#), Development standards—RS districts, 18.04.040, Supplemental regulations—RS districts, and 18.23.210, Accessory dwelling units/junior accessory dwelling units. The figures in this subsection illustrate accessory dwelling unit development standards and what resulting accessory dwelling unit development might look like.

**FIGURE 18.04.070-B: RESIDENTIAL TYPES—ACCESSORY DWELLING UNITS**



C. Multi-Unit Residential. Multi-unit residential development is subject to the development standards and supplemental regulations of the RM district, Sections [18.04.050](#), Development standards—RM districts, and 18.04.060, Supplemental regulations—RM districts. The figures in this subsection illustrate RM district development standards and what resulting development might look like.

**FIGURE 18.04.070-C: RESIDENTIAL TYPES—MULTI-UNIT RESIDENTIAL**



D. Small Lot Single-Unit Development. Small lot single-unit development is subject to the development standards and supplemental regulations of the base district unless modified by Table 18.04.070-D. The figures in this subsection illustrate small lot single-unit development standards and what resulting development might look like.

**TABLE 18.04.070-D: DEVELOPMENT STANDARDS—SMALL LOT SINGLE-UNIT DEVELOPMENT**

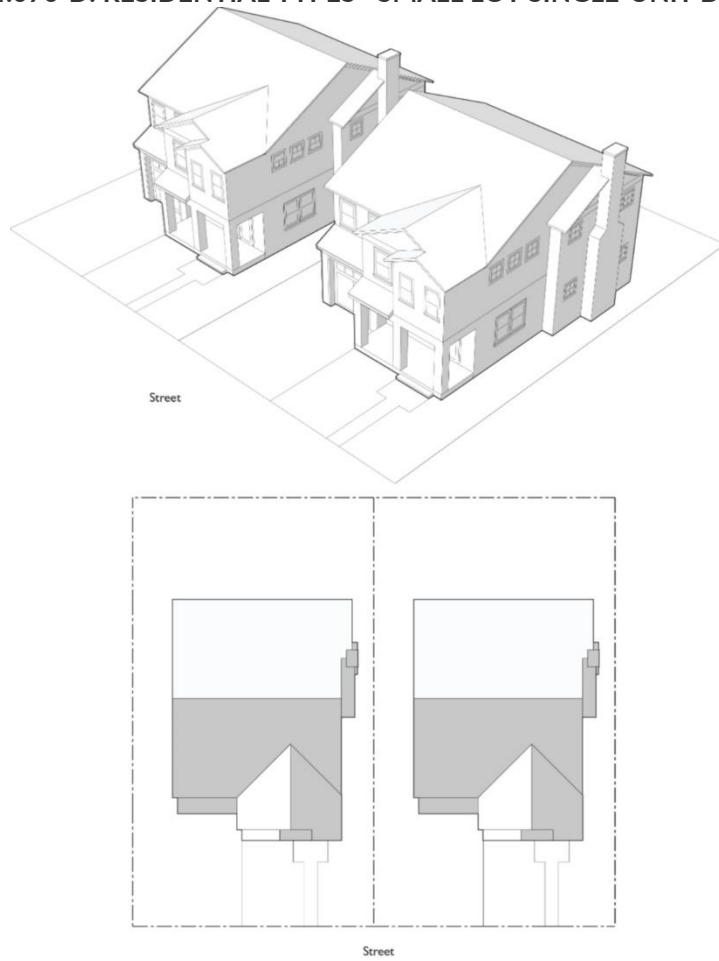
**TABLE 18.04.070-D: DEVELOPMENT STANDARDS—SMALL LOT SINGLE-UNIT DEVELOPMENT**

Standard	Small Lot Single-Unit
Site Standards	
Minimum Project Site Width (ft.)	80
Maximum Project Site Floor Area Ratio (FAR)	.45
Maximum Project Site Lot Coverage (percent of site)	35
Building Height and Form	
Maximum Number of Stories	3
Maximum Building Length (ft.)	n/a
Setbacks	
Project Site	The overall project site is subject to the setback requirements of the base district.
Individual Lot (ft.)	
Front	10; 7 for porch
Side	1-story portion: 4; 2-story portion: 8
Rear	15; 0 for detached garage on alley
Building Separation of Detached Units (ft.)	5
Parking and Access	
Minimum Garage Setback from Primary Facade (ft.)	5
Maximum Garage Width (ft.)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.

**TABLE 18.04.070-D: DEVELOPMENT STANDARDS—SMALL LOT SINGLE-UNIT DEVELOPMENT**

Standard	Small Lot Single-Unit
Building Orientation	
Orientation	Facades shall be designed to orient towards the public street and a common courtyard, if provided.
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
Usable Open Space	
Minimum Private Open Space (sq. ft. per unit)	300
Minimum Common Open Space (sq. ft. per unit)	200
Minimum Horizontal Dimensions	
Ground floor, common (ft.)	20
Ground floor, private (ft.)	10
Balcony (ft.)	7
Additional Standards	
Minimum Amount of Landscaping (percent of site)	35
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80

**FIGURE 18.04.070-D: RESIDENTIAL TYPES—SMALL LOT SINGLE-UNIT DEVELOPMENT**



E. Bungalow Court Development. Bungalow court development is subject to the development standards and supplemental regulations of the base district unless modified by Table 18.04.070-E. The figures in this subsection illustrate bungalow court development standards and what resulting development might look like.

**TABLE 18.04.070-E: DEVELOPMENT STANDARDS—BUNGALOW COURT DEVELOPMENT**

Standard	Bungalow Court
Site Standards	
Minimum Project Site Width (ft.)	100
Maximum Project Site Floor Area Ratio (FAR)	.45

**TABLE 18.04.070-E: DEVELOPMENT STANDARDS—BUNGALOW COURT DEVELOPMENT**

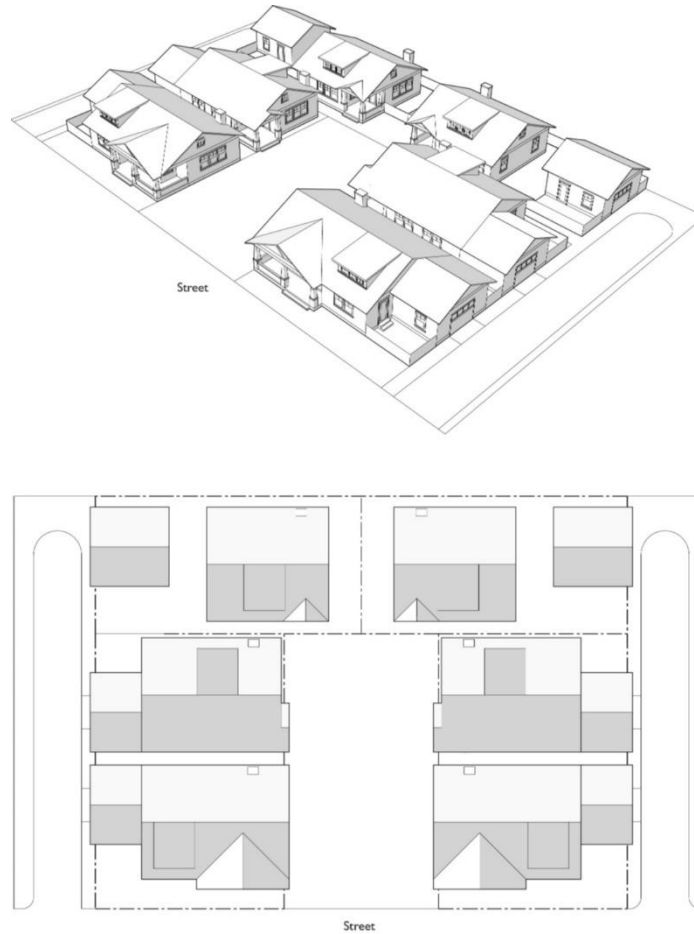
<b>Standard</b>	<b>Bungalow Court</b>
Maximum Project Site Lot Coverage (percent of site)	35
<b>Building Height and Form</b>	
Maximum Number of Stories	2
Maximum Building Length (ft.)	n/a
<b>Setbacks</b>	
Project Site	The overall project site is subject to the setback requirements of the base district.
<b>Individual Lot (ft.)</b>	
Front	10; 7 for porch
Side	1-story portion: 4; 2-story portion: 8
Rear	15; 0 for detached garage on alley
Building Separation of Detached Units (ft.)	5
<b>Parking and Access</b>	
Minimum Garage Setback from Primary Facade (ft.)	5
Maximum Garage Width (ft.)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
<b>Building Orientation</b>	
Orientation	Facades shall be designed to orient towards the public street and a common courtyard, if provided.

**TABLE 18.04.070-E: DEVELOPMENT STANDARDS—BUNGALOW COURT DEVELOPMENT**

<b>Standard</b>	<b>Bungalow Court</b>
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
<b>Usable Open Space</b>	
Minimum Private Open Space (sq. ft. per unit)	150
Minimum Common Open Space	15% of lot area provided as a central courtyard
<b>Minimum Horizontal Dimensions</b>	
Ground floor, common (ft.)	30
Ground floor, private (ft.)	10
Balcony (ft.)	7
<b>Additional Standards</b>	
Minimum Amount of Landscaping (percent of site)	35
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80



**FIGURE 18.04.070-E: RESIDENTIAL TYPES—BUNGALOW COURT**



F. Townhouse Development. Townhouse development is subject to the development standards and supplemental regulations of the base district unless modified by Table 18.04.070-F. The figures in this subsection illustrate townhouse development standards and what resulting development might look like.

**TABLE 18.04.070-F: DEVELOPMENT STANDARDS—TOWNHOUSE DEVELOPMENT**

Standard	Townhouse
Site Standards	
Minimum Project Site Width (ft.)	80
Maximum Project Site Floor Area Ratio (FAR)	1.0

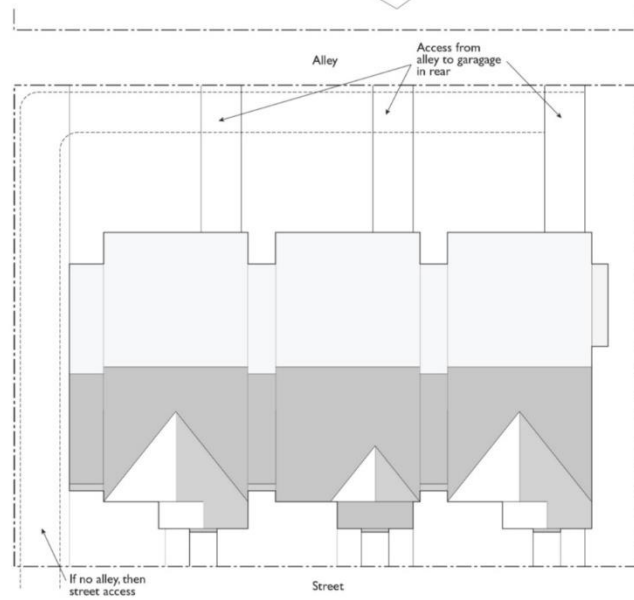
**TABLE 18.04.070-F: DEVELOPMENT STANDARDS—TOWNHOUSE  
DEVELOPMENT**

<b>Standard</b>	<b>Townhouse</b>
Maximum Project Site Lot Coverage (percent of site)	35
<b>Building Height and Form</b>	
Maximum Number of Stories	3
Maximum Building Length (ft.)	150
<b>Setbacks</b>	
Project Site	The overall project site is subject to the setback requirements of the base district.
<b>Individual Lot (ft.)</b>	
Front	10; 7 for porch
Side (apply to the end of rows of attached units)	1-story portion: 4; 2-story portion: 8
Rear	15; 0 for detached garage on alley
Building Separation of Detached Units (ft.)	5
<b>Parking and Access</b>	
Minimum Garage Setback from Primary Facade (ft.)	5
Maximum Garage Width (ft.)	25; common garages not visible from the street may accommodate up to four cars.
Access Location	Alley or side street wherever possible.
<b>Building Orientation</b>	
Orientation	Facades shall be designed to orient towards the public street and a common courtyard, if provided.

**TABLE 18.04.070-F: DEVELOPMENT STANDARDS—TOWNHOUSE  
DEVELOPMENT**

<b>Standard</b>	<b>Townhouse</b>
Entrance Location	The main entrance to each ground floor dwelling shall be visible to and located directly off a common courtyard or directly from the street.
<b>Usable Open Space</b>	
Minimum Private Open Space (sq. ft. per unit)	300
Minimum Common Open Space (sq. ft. per unit)	200
<b>Minimum Horizontal Dimensions</b>	
Ground floor, common (ft.)	20
Ground floor, private (ft.)	10
Balcony (ft.)	7
<b>Additional Standards</b>	
Minimum Amount of Landscaping (percent of site)	35
Minimum Amount of Enclosed Personal Storage (sq. ft.)	80

**FIGURE 18.04.070-F: RESIDENTIAL TYPES—TOWNHOUSE DEVELOPMENT**



(Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. B (part)), 2018; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.05 MIXED-USE DISTRICTS Revised 11/20 Revised 3/21

Sections:

[18.05.010 Purpose.](#)

[18.05.020 Land use regulations.](#) Revised 11/20 Revised 3/21

[18.05.030 Development standards.](#)

[18.05.040 Supplemental regulations.](#)

### 18.05.010 Purpose.

The specific purposes of the mixed-use districts are to:

- A. Provide for the orderly, well-planned, and balanced development of mixed-use districts.
- B. Encourage a mix of uses that promotes convenience, economic vitality, fiscal stability, and a pleasant quality of life.
- C. Promote pedestrian- and transit-oriented, mixed-use commercial centers at appropriate locations.
- D. Establish design standards that improve the visual quality of development and create a unified, distinctive, and attractive character along mixed-use streets.
- E. Provide appropriate buffers and transition standards between commercial and residential uses to preserve both commercial and mixed-use feasibility and residential quality.

Additional purposes of each mixed-use district ~~which that~~ follow, implement General Plan classifications of [“Mixed Use, 30-40 du/ac”](#); [“Mixed Use, 38-~~21~~-520 du/ac”](#); [Mixed Use, 75-~~51~~-100 du/ac”](#); [Mixed Use, 90-~~101~~-120 du/ac”](#) [Mixed Use, Low Density,”](#) [“Mixed Use, Medium Density,”](#) [“Mixed Use, Medium High Density,”](#) and [“Neighborhood Retail/Mixed Use, Medium Density”](#) [and Neighborhood Retail/Mixed Use, 75-120.](#)

F. MU-DC-[100](#) Mixed-Use Downtown Core. This district is intended to maintain the pedestrian-oriented environment in the heart of San Carlos’ downtown, with a focus on ground-level active storefronts and pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Physical form is regulated to reflect the urban character of the downtown core. Allowable uses include retail, commercial, and office uses, as well as residential development of up to [fifty one-hundred](#) units per net acre.

~~G. MU-D-50 Mixed-Use Downtown. This district is intended to maintain the pedestrian-oriented environment around the downtown core and connect surrounding districts. Physical form is regulated to provide shopfront buildings that frame the street and support pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Allowable uses include retail, commercial, and office uses, as well as residential development of up to fifty units per net acre.~~

~~G. MU-D-100 Mixed-Use Downtown. This district is intended to maintain the pedestrian-oriented environment around the downtown core and connect surrounding districts. Physical form is regulated to provide shopfront buildings that frame the street and support pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Allowable uses include retail, commercial, and office uses, as well as residential development of up to one-hundred units per net acre.~~

~~H. MU-D-120 Mixed-Use Downtown. This district is intended to maintain the pedestrian-oriented environment around the downtown core and connect surrounding districts. Physical form is regulated to provide shopfront buildings that frame the street and support pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Allowable uses include retail, commercial, and office uses, as well as residential development of up to one-hundred and twenty units per net acre.~~

I. MU-SA-50 Mixed-Use Station Area. This district is intended to provide for transit-oriented development to support vitality around transit centers and the historic San Carlos Train Depot and provide linkages to the downtown core and neighborhoods adjacent to Old County Road. Allowable uses include retail, commercial, and office uses, as well as residential development of up to fifty units per net acre.

J. MU-SC-120 Mixed-Use San Carlos Avenue. This district is intended to allow one or more of a variety of residential and nonresidential uses to encourage a greater mix and intensity of uses in a pedestrian-scaled environment at a scale and form that is appropriate to its neighborhood context and adjacent residential uses and forms. This district is also intended to provide transit-oriented development that supports multi-modal transportation. Allowable uses include commercial and office uses, as well as residential development up to ~~one-hundred and twenty~~ fifty-nine units per net acre.

K. MU-NB-120 Mixed-Use North Boulevard. This district is intended to facilitate the transformation of the northern portion of El Camino Real into a multi-modal, mixed-use corridor. The physical form varies to reflect the urban character of the El Camino Real corridor and to transition to surrounding, lower-density districts. This district allows a mix of residential development of up to ~~fifty-one-hundred and twenty~~ fifty units

per net acre and retail and commercial uses, as well as hotels and other commercial uses oriented toward a regional market.

~~K. MU-SB Mixed-Use South Boulevard. This district is intended to facilitate the transformation of the southern portion of El Camino Real into a multi-modal, mixed-use corridor. The physical form varies to reflect the urban character of the El Camino Real corridor and to transition to surrounding, lower-density districts. This district allows a mix of residential development of up to fifty units per net acre and retail and commercial uses, as well as hotels and other commercial uses oriented toward a regional market.~~

~~LK. MU-SB-100 Mixed-Use South Boulevard. This district is intended to facilitate the transformation of the southeastern portion of Laurel Street into a mixed-use corridor. The physical form varies to transition from MU-N-40 west of Laurel Street to MU-SB-120 on El Camino Real. This district allows a mix of residential development of up to one-hundred units per net acre and retail and commercial uses.~~

~~ML. MU-SB-120 Mixed-Use South Boulevard. This district is intended to facilitate the transformation of the southern portion of El Camino Real into a multi-modal, mixed-use corridor. The physical form varies to reflect the urban character of the El Camino Real corridor. This district allows a mix of residential development of up to one-hundred and twenty units per net acre and retail and commercial uses, as well as hotels and other commercial uses oriented toward a regional market.~~

~~NM. MU-N-40 Neighborhood Mixed-Use. This district is intended to provide an appropriate transition from mixed-use areas into the residential neighborhoods. This district allows a mix of residential and commercial development appropriately scaled to ensure a residential physical form to relate to adjacent single-family residential neighborhoods. Allowable uses include retail, commercial, and office uses, as well as residential development of up to twenty forty units per net acre. (Ord. 1438 § 4 (Exh. A (part)), 2011)~~

~~ON. MU-N-50 Neighborhood Mixed-Use. This district is intended to provide an appropriate transition from mixed-use areas into the residential neighborhoods. This district allows a mix of residential and commercial development appropriately scaled to ensure a residential physical form to relate to adjacent single-family residential neighborhoods. Allowable uses include retail, commercial, and office uses, as well as residential development of up to fifty units per net acre.~~

~~PO. MU-N-120 Neighborhood Mixed-Use. This district is intended to reflect the form of El Camino Real while providing a transition from MU-NB-120 to MU-N-50 and RM-100 zoning districts. This district allows a mix of residential and commercial development appropriately scaled to ensure a residential physical form to relate to adjacent single-family residential neighborhoods. Allowable uses include retail, commercial, and office uses, as well as residential development of up to one-hundred and twenty units per net acre.~~

18.05.020 Land use regulations. Revised 11/20 Revised 3/21

Table 18.05.020 prescribes the land use regulations for mixed-use districts. 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 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 Use											
Residential Housing types	See subclassification 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	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	
Large	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section 18.23.090 Day care centers and large family child care homes
Residential Care Facilities	See subclassifications below										
General	-	<a href="#">M(1)</a>	<a href="#">M(1)</a>	M	-	-	<a href="#">-</a>	-	<a href="#">-</a>	<a href="#">-</a>	See Section 18.23.200, Residential care facilities
Limited	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	
Senior	-	<a href="#">M(1)</a>	<a href="#">M(1)</a>	M	-	-	<a href="#">-</a>	-	<a href="#">-</a>	<a href="#">-</a>	See Section 18.23.200, Residential care facilities
Single Room Occupancy	C(1)	<a href="#">C(1)</a>	<a href="#">C(1)</a>	C	C(1)	C(1)	<a href="#">C(1)</a>	C(3, 14)	<a href="#">C</a>	<a href="#">C</a>	See Section 18.23.220, Single room occupancy hotels
Transitional Housing	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section 18.23.25 Transitional and supportive housing
Supportive Housing	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section 18.23.25 Transitional and supportive housing
Colleges and Trade Schools, Public or Private	-	<a href="#">-</a>	<a href="#">-</a>	-	P	P	<a href="#">P</a>	-	<a href="#">-</a>	<a href="#">-</a>	
Community Assembly less Than 3,500 Square Feet	-	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	M	<a href="#">M</a>	<a href="#">M</a>	See Section 18.23.080, Community assembly facilities
Community Assembly, 3,500 Square Feet or More	-	<a href="#">C</a>	<a href="#">C</a>	C	M	M	<a href="#">M</a>	-	<a href="#">-</a>	<a href="#">-</a>	
Community Garden	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	
Cultural Institutions	C(4)	<a href="#">P</a>	<a href="#">P</a>	C	M	M	<a href="#">M</a>	M	<a href="#">M</a>	<a href="#">M</a>	
Day Care Centers	-	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section 18.23.090, Day care

[illegible]

	C(17)	<a href="#">C(17)</a>	<a href="#">C(17)</a>	-	C(17)	C(17)	<a href="#">C(17)</a>	-	-	-	Formula business uses
Small-Scale	-	<a href="#">C(17)</a>	<a href="#">C(17)</a>	-	C(17)	C(17)	<a href="#">C(17)</a>	-	-	-	
Large- Scale	-	<a href="#">C(17)</a>	<a href="#">C(17)</a>	-	C(19)	-	-	-	-	-	
Eating and Drinking Establishments	See subclassifications below										
Bars/Night Club/Lounges	C(17)	<a href="#">C(17)</a>	<a href="#">C(17)</a>	-	C(17)	C(17)	<a href="#">C(17)</a>	-	-	-	See Section 18.23.140, Outdoor dining, and Section 18.23.260 Formula business uses
Full Service	P(17)	<a href="#">P(17)</a>	<a href="#">P(17)</a>	P	P(17)	P(17)	<a href="#">P(17)</a>	C(10, 17)	<a href="#">C(10, 17)</a>	<a href="#">C(10, 17)</a>	
Convenience	P(18)	<a href="#">P(18)</a>	<a href="#">P(18)</a>	P	P(18)	P(18)	<a href="#">P(18)</a>	C(10)	<a href="#">C(10)</a>	<a href="#">C(10)</a>	See Section 18.23.260, Formula business uses
Food Preparation	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section, 18.23.260 Formula business uses
Funeral Parlors and Mortuaries	-	<a href="#">C</a>	<a href="#">C</a>	C	C	C	<a href="#">C</a>	-	-	-	
Lodging	See subclassifications below										
Bed and Breakfast	P	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section 18.23.070, Bed and breakfast lodging, and Section 18.23.260, Formula business uses
Hotels and Motels	P(11, 17)	<a href="#">P(17)</a>	<a href="#">P(17)</a>	M	P(17)	P(17)	<a href="#">P(17)</a>	M(14, 17)	<a href="#">M(17)</a>	<a href="#">M(17)</a>	See Section 18.23.260, Formula business uses
Nurseries and Garden Centers	P(9, 20)	<a href="#">P(9, 20)</a>	<a href="#">P(9, 20)</a>	-	P(9, 20)	P(9, 20)	<a href="#">P(9, 20)</a>	P(9, 20)	<a href="#">P(9, 20)</a>	<a href="#">P(9, 20)</a>	See Section 18.23.260, Formula business uses
Offices	See subclassifications below										
Business and Professional	P(12)	<a href="#">P</a>	<a href="#">P</a>	P	P	P	<a href="#">P</a>	P	<a href="#">P</a>	<a href="#">P</a>	See Section 18.23.260, Formula



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

Specific Limitations:

1. Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.
2. Conditional use permit approval required to allow residential uses on the ground floor along El Camino Real frontage.
3. Not allowed on the ground floor along Old County Road.
4. Not allowed on Laurel Street or San Carlos Avenue.
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 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 square feet or less. Limited to the ground floor of a building located on an interior lot a minimum of five hundred feet from any other financial institution.
9. Limited to establishments with a gross floor area of five thousand square feet or less.
10. Permitted after review and approval of a minor use permit by the Zoning Administrator if less than twelve chairs.
11. Limited to upper stories unless at least fifty percent 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 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. 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.

Tables 18.05.030-1 through 18.050.030-6 prescribe the development standards for mixed-use districts. Additional regulations are denoted in a right-hand column. 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—MIXED-USE DISTRICTS**

District	MU- DC- <u>100</u>	MU- D- <u>100</u>	MU- D- <u>120</u>	MU- SC- <u>120</u>	MU- NB- <u>120</u>	MU- SB- <u>100</u>	MU- SB- <u>120</u>	MU-N - <u>40</u>	MU- N- <u>50</u>	MU- N- <u>120</u>	Additional Regulations	#
Maximum Density (units/net acre)	<u>50</u> <u>100</u>	<u>100</u>	<u>120</u>	<u>59</u> <u>120</u>	<u>50</u> <u>120</u>	<u>50</u> <u>100</u>	<u>120</u>	<u>20</u> <u>40</u>	<u>50</u>	<u>120</u>		
Minimum Density (units/net acre)	<u>75</u>	<u>75</u>	<u>90</u>	<u>90</u>	<u>90</u>	<u>75</u>	<u>90</u>	<u>30</u>	<u>38</u>	<u>90</u>		
Minimum Lot Size (sq. ft.)	5,000	<u>5,000</u>	<u>5,000</u>	5,000	5,000	5,000	<u>5,000</u>	5,000	<u>5,000</u>	<u>5,000</u>		
Minimum Lot Width (ft.)	50	<u>50</u>	<u>50</u>	50	50	50	<u>50</u>	50	<u>50</u>	<u>50</u>		

Maximum Floor Area Ratio (FAR)	2.5(A)	<a href="#">3.0 (A)</a>	<a href="#">3.0 (A)</a>	3.0(A)	<a href="#">2.5(A)</a> <a href="#">3.0(A)</a>	<a href="#">2.5(A)</a> <a href="#">3.0(A)</a>	<a href="#">3.0 (A)</a>	<a href="#">2.5(A)</a> <a href="#">3.0(A)</a>	<a href="#">2.5(A)</a>	<a href="#">3.0 (A)</a>		
<del>(1) Minimum Density requirement is triggered for new development projects only, not for minor additions or improvements. 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.</del>												

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

~~1. Car share or electric car facilities.~~

~~2. Additional public open space or contribution to a parks fund.~~

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.~~

4. [Provision of green roofs, solar panels, and other green building measures.](#)

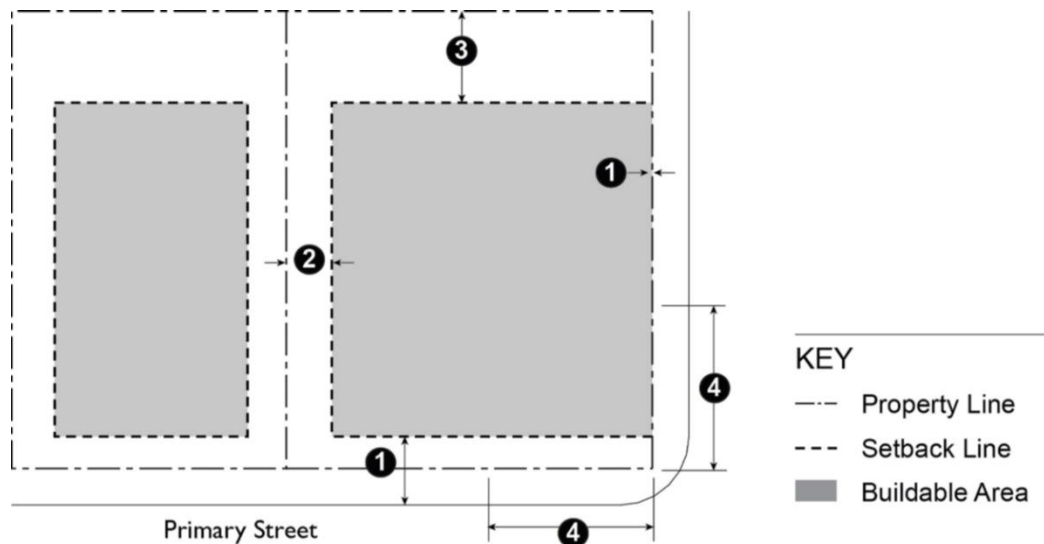


TABLE 18.05.030-2: BUILDING PLACEMENT STANDARDS—MIXED-USE DISTRICTS

District	MU-DC-100	MU-D-100	MU-D-120	MU-SC-120	MU-U-NB-120	MU-SB-100	MU-U-SB-120	MU-N-40	MU-N-50	MU-N-120	Additional Regulations	#
Setbacks, Residential-Only Development	Subject to the setback requirements of the RM District											
Street Frontage Setbacks, Commercial and Mixed-Use Development (ft.)												
Laurel Street	Property line or 15 ft from curb (the greater) for all MU districts										(B)	1
El Camino Real	Property line or 20 ft from the curb (the greater) shall apply to all Mixed Use Zones along El Camino Real			n/a	5 min, 15 max	0 min, 5 max	0 min, 5 max		5 min, 15 max	5 min, 15 max	(B)	1
San Carlos Avenue	Property line or 15 ft from curb (the greater)	n/a	n/a	Property line or 15 ft from curb (the greater)	n/a	n/a	n/a	n/a	n/a	n/a	(B)	1
Elm Street	0 min, 10 max	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a		1
All Other Streets	5 min, 15 max*	5 min, 15 max	5 min, 15 max	5 min, 15 max	5 min, 15 max	0 min, 5 max	0 min, 5 max	5 min, 15 max	5 min, 15 max	5 min, 15 max		1
Interior Side (ft.)	0 min; 10 min adjacent to RS district for all MU districts										(C)	2
Rear (ft.)	0 min; 30 min adjacent to RS district for all MU districts										(C)	3
Corner Build Area (ft.)	30; buildings must be located in accordance with the required setbacks within 30 feet of every corner. Public plazas may be at the street corner provided buildings are built to the edge of the public plaza.											4

\* Applicable to 700 and 800 blocks of Walnut Street only.

B. Build-To Line. Buildings shall be constructed at the required setback for eighty percent of linear street frontage. The area between the building and property line shall be paved so that it functions as a wider public sidewalk. This requirement may be modified or waived by the review authority upon finding that:

1. Substantial landscaping is located between the build-to line and ground floor residential units to soften visual impact of buildings;
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
3. The building incorporates an alternative entrance design that creates a welcoming entry feature facing the street.

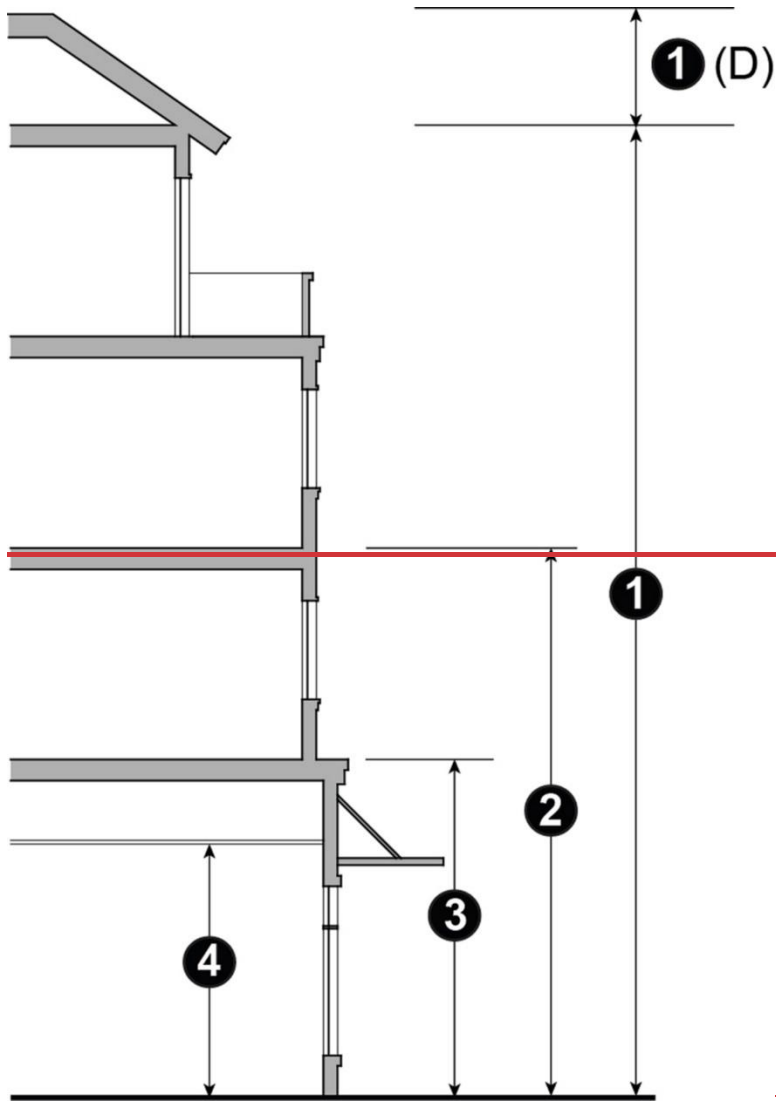


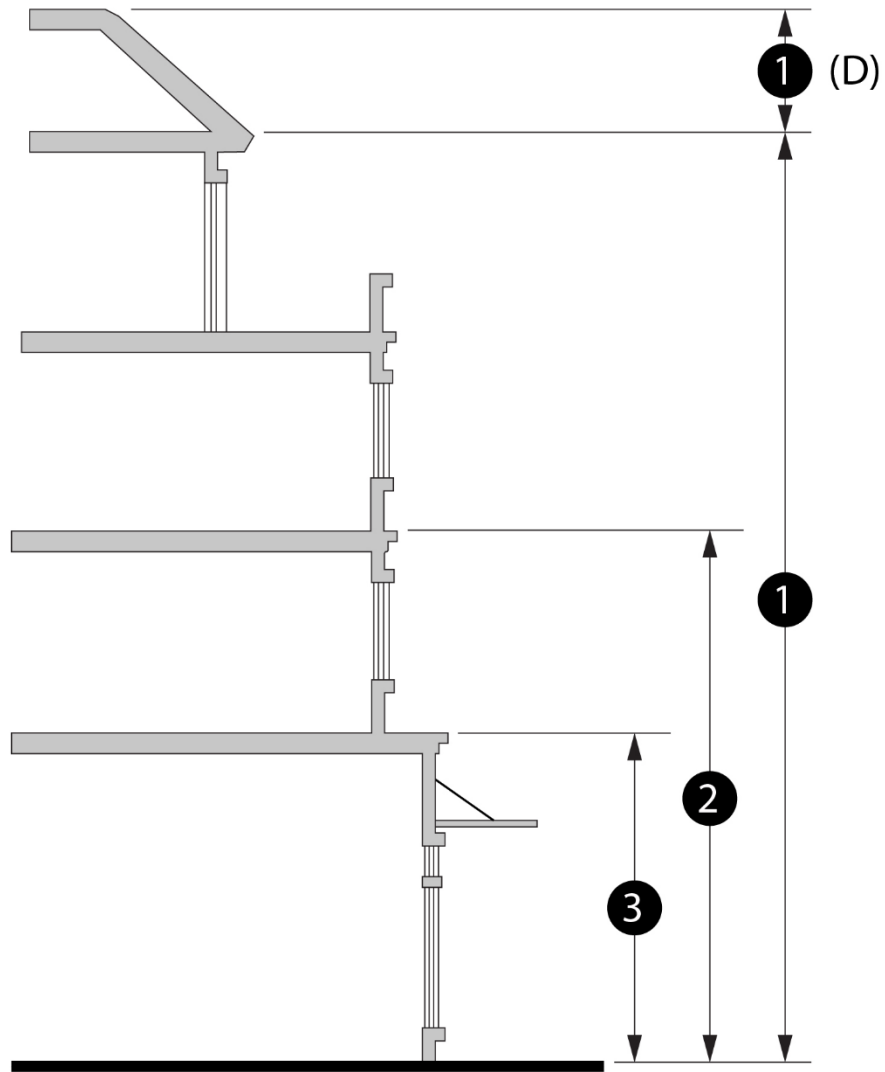
- ~~1. For any wall containing living room or other primary room windows, a setback of at least fifteen feet shall be provided.~~
- ~~2. For any wall containing sleeping room windows, a setback of at least ten feet shall be provided.~~
- ~~3. For all other walls containing windows, a setback of at least five feet shall be provided.~~

**TABLE 18.05.030-3: HEIGHT STANDARDS—MIXED-USE DISTRICT**

[illegible]

Adjacent to RS District												
Building Minimum (ft.)	n/a	25; Applicable only along Laurel Street and El Camino Real frontages		n/a								2
Maximum Stories	4(1)	<u>5</u>	<u>6</u>	<u>6</u>	<u>46</u>	<u>5</u>	<u>6</u>	4; <u>3</u> along E. San Carlos Ave. in MU-N-40 district	4	<u>6</u>	<u>(E)</u>	
Ground Floor Minimum Height												
Ground Residential Floor Uses (ft.)	12	<u>12</u>	<u>12</u>	12	12	12	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>		<u>3</u>
Ground Floor Nonresidential Uses (ft.)	16	16	16	16	16	16	16	16	16	16		3
First Floor Ceiling Height, Nonresidential Uses (ft. clear)	12	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>	12	<u>12</u>	<u>12</u>	<u>12</u>	<u>12</u>		4





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.

D. Height Limitations and Exceptions.

1. Projections. Except along East San Carlos Avenue, a parapet wall, cornice or sloping roof may project up to four feet above the height limit.

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

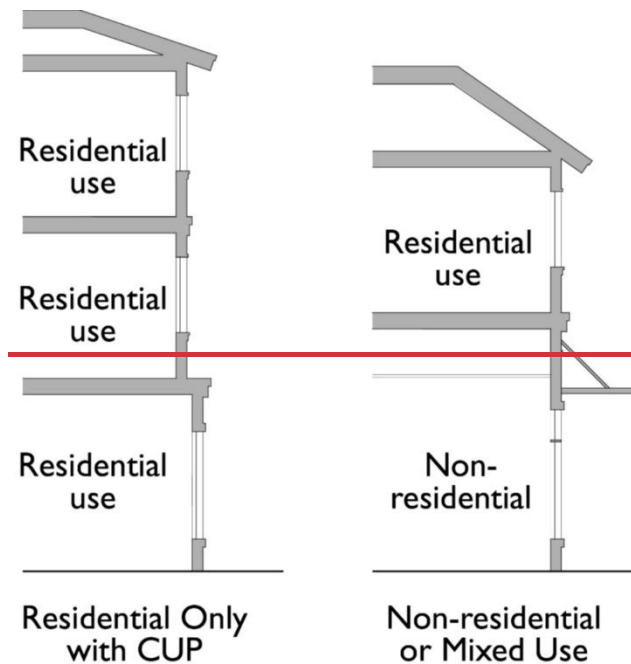
- a. The composition of the tower element shall be balanced, where the width of the tower has a proportional relationship to the height of the tower.
- b. The tower element shall be proportional to the rest of the building.
- c. The roof shall be sloped and include architectural detailing, such as a cornice or eave.

~~3. East San Carlos Avenue—MU-N District. The maximum height along East San Carlos Avenue in the MU-N District is thirty feet. Up to thirty-five feet may be allowed with a minimum roof pitch of 6:12.~~

~~**FIGURE 18.05.030-D: HEIGHT LIMITATIONS—MU-N DISTRICT ALONG  
EAST SAN CARLOS AVENUE**~~

~~**E. Upper Story Limitations:**~~

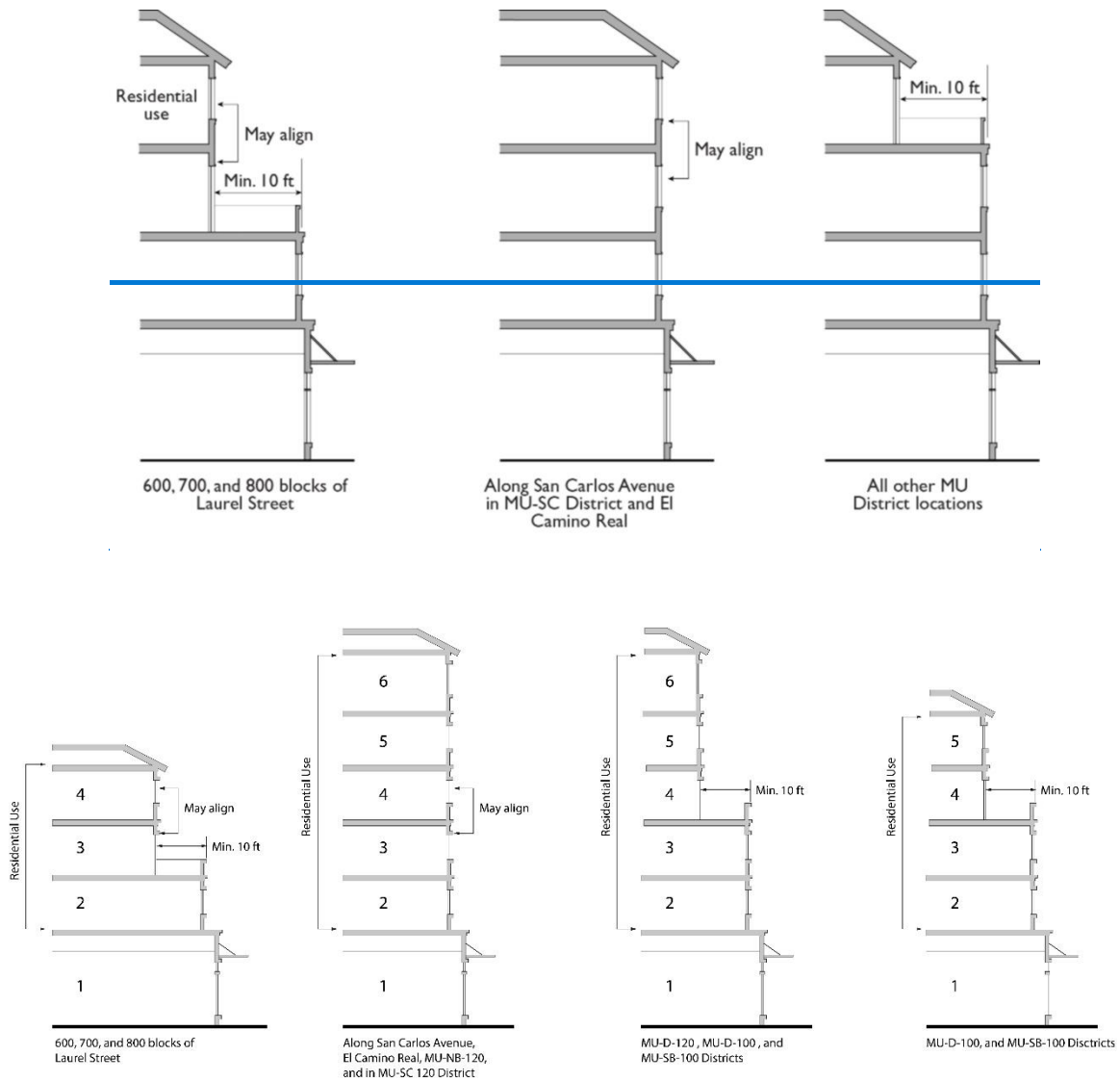
~~1. Third Story—East San Carlos Avenue. Along East San Carlos Avenue in the MU-N-40 District, a third story may be allowed for a residential-only project subject to conditional use permit approval.~~



## 2. Upper Story Stepbacks.

- a. Third Story—Laurel Street. The third story along the 600, 700, and 800 blocks of Laurel Street shall be set back a minimum of ten feet from the story below.
- b. Fourth, Fifth, and Sixth Stories. The fourth, fifth, and sixth ~~stories~~ of all buildings shall be stepped back a minimum of ten feet from the third story below, except as provided in this section.
- c. Laurel Street. The fourth story along the 600, 700, and 800 blocks of Laurel Street may align with the story below.
- d. 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 District and along El Camino Real (exception: this provision does not apply to the 1100 and 1200 blocks of San Carlos Avenue).

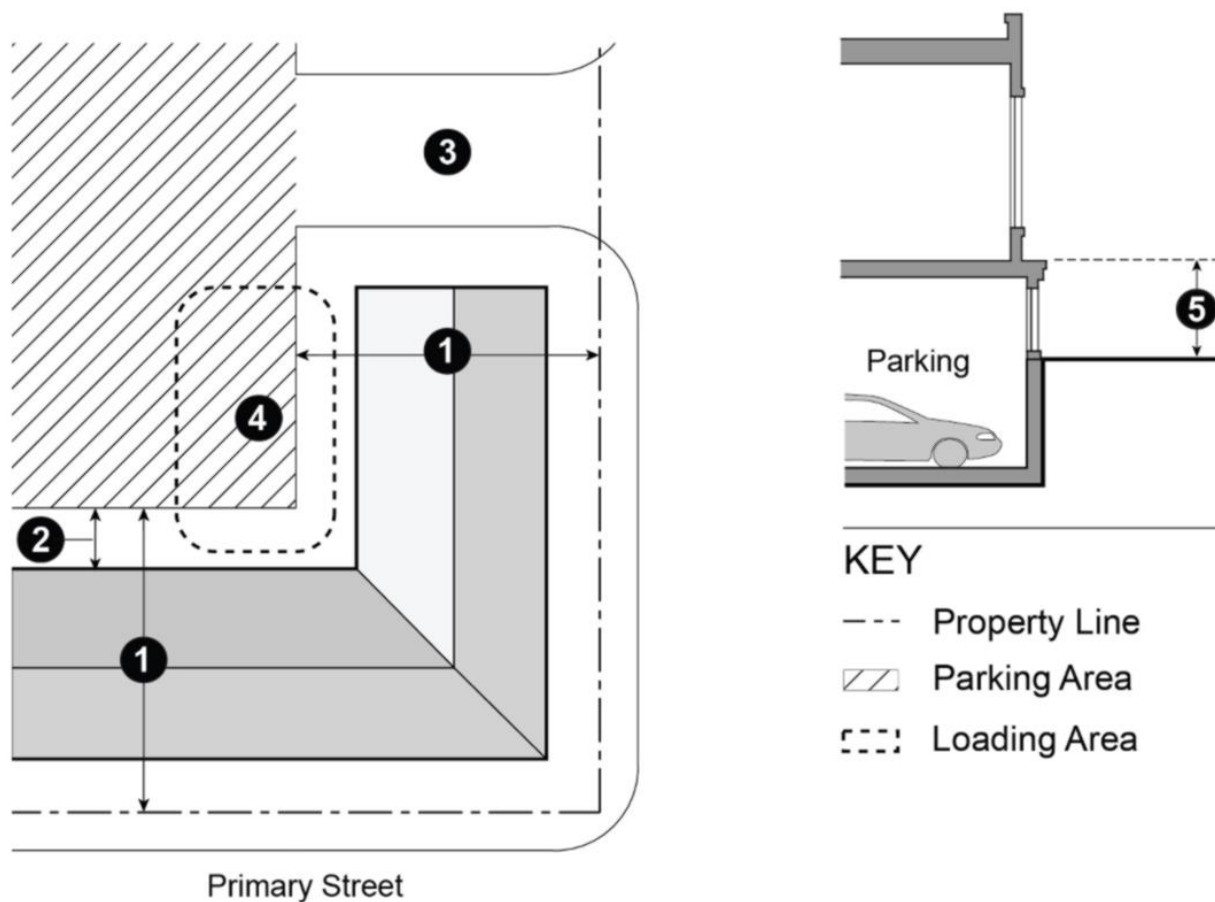
FIGURE 18.05.030-E(2): UPPER STORY STEPBACKS







F. **Building Projections.** The maximum width of any single projection is ten feet and the total width of all projections along a building face shall not be more than twenty-five percent of the building frontage.



**TABLE 18.05.030-5: PARKING AND LOADING STANDARDS—MIXED-USE 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	#
Setback from Street Property Line (ft.)	40; buildings shall be placed as close to the street as possible, with parking underground, behind a building, or on the interior side or rear of the site.										G	1
Setback from Buildings and Public Plazas (ft.)	8 ft: 5 ft walkway plus 3 ft landscaping; applicable only to above-ground parking.											2
Access Location	Side street or alley wherever possible.											3

Curb Cuts	Prohibited on Laurel	Minimized and in area 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 from finished grade.			5

G. Limitations on Location of Parking. Parking may be located within forty feet of the street-facing property line, subject to the following requirements.

1. Underground and Partially Submerged Parking. Parking completely or partially underground may match the setbacks of the main structure. The maximum height of a parking podium visible from a street is five feet from finished grade.

2. Surface Parking. Above-ground surface parking may be located within forty feet of a street-facing property line ~~with the approval of a conditional use permit~~ when the decision making authority Planning Commission can makes all of the following findings:

- Buildings are built close to the public sidewalk to the maximum extent feasible;
- The parking area is screened along the public right-of-way with a wall, hedge, trellis, and/or landscaping; and
- The site is small and constrained such that underground, partially submerged, or surface parking located more than forty feet from the street frontage is not feasible

TABLE 18.05.030-6 LANDSCAPING AND OPEN SPACE STANDARDS-MIXED USE DISTRICTS

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

Minimum Residential Open Space	<u>100</u>			<u>150</u>	<u>150</u>	<u>150</u>		<u>150</u>				
Minimum Public and/or Private Open Space (% of site)	10; applicable only to mixed-use and nonresidential development on lots greater than 15,000 square feet <u>and to developments that are 100% residential.</u>											
Minimum Dimensions (ft.)	20	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>	<u>20</u>		
Minimum Amount of Landscaping (% of site)	10	<u>10</u>	<u>10</u>	<u>1510</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>		

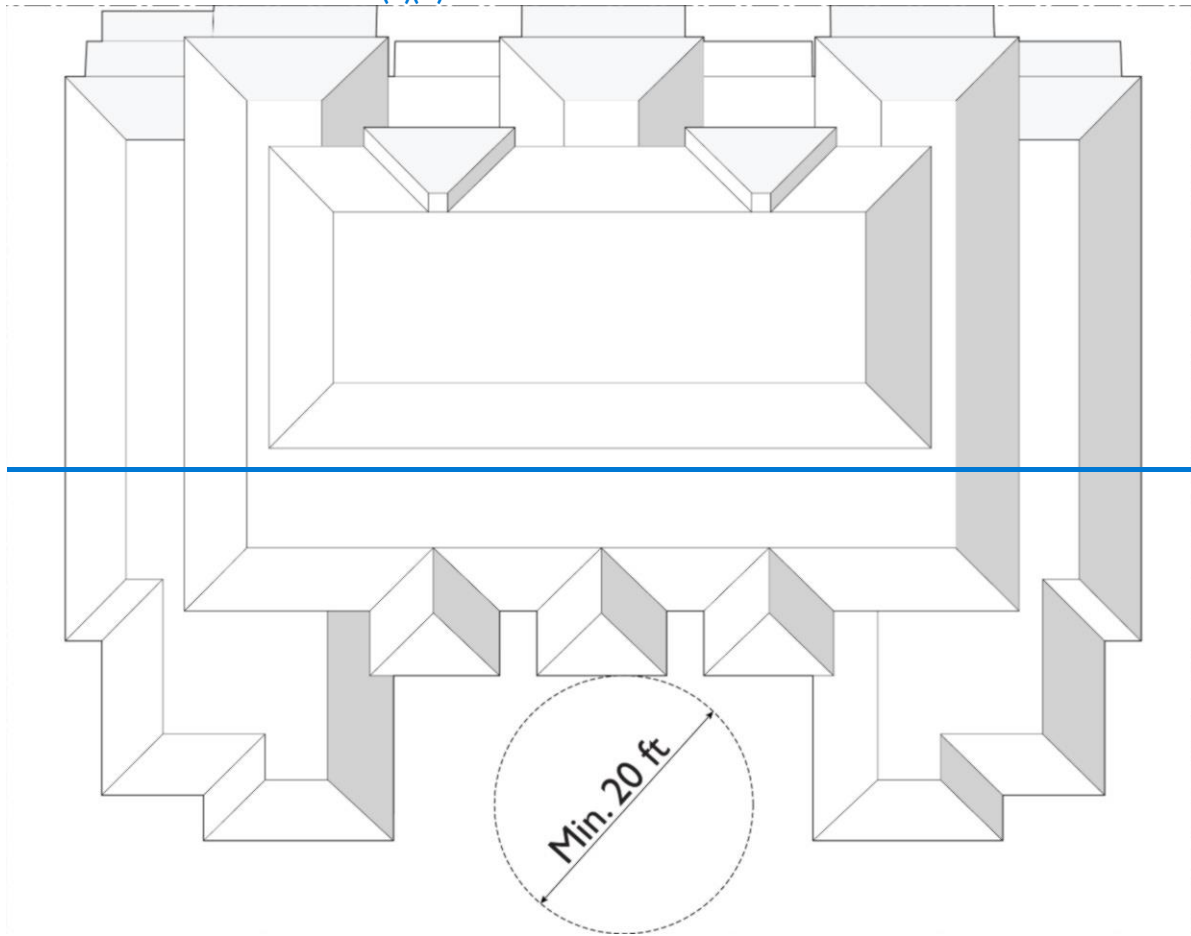
H. Landscaping and Residential Open Space. Landscaping and residential open space shall be provided as required by Table 18.05.030-6. Residential open space may be common or private or a combination thereof. Private areas typically consist of balconies, decks, patios, fenced yards, and other similar 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 a public street are considered common areas. All areas not improved with buildings, parking, vehicular accessways, trash enclosures, and similar items shall be developed as common areas.

#### 1. Minimum Dimensions

a. Private Open Space. Private open space located on the ground level (e.g., yards, decks, patios, roof decks) shall have no horizontal dimension less than ten feet. Private open space located above ground level (e.g., balconies) shall have no horizontal dimension less than six feet.

a. Common Open Space. Minimum horizontal dimension of twenty feet.

**FIGURE 18.05.030-H(1)(B): COMMON OPEN SPACE MINIMUM DIMENSIONS**



21. Usability. A surface shall be provided that allows convenient use for outdoor living and/or recreation. Such 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.

32. Accessibility.

- a. Private Open Space. The space shall be accessible to only one 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. 1485 (Exh. A), 2015; Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.05.040 Supplemental regulations.**

A. Maximum Block Length. Five hundred feet; block length of up to six hundred feet is allowed when a mid-block pedestrian connection is provided.

B. Street Preservation. Existing public right-of-way 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.

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

1. Between the Property Line and Curb.

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.

b. Street Furniture. Trash receptacles, benches, bike racks, and other street furniture from a list maintained by the Director shall be provided.

c. Street Lights. Pedestrian scaled street lights, including attachments from which banners may be hung, from a list maintained by the Director 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 of fifteen gallons in size, and at least ten percent of the required trees shall be twenty-four-inch box size or larger.

2. Interior from Property Line. Except where occupied by a building or necessary for parking access, the street frontage, for a depth of ten feet from the property line, shall be utilized for active outdoor uses, including but not limited to outdoor dining; paved for public uses so that it functions as part of a wider public sidewalk; or improved with landscaping, public art, and/or pedestrian amenities such as outdoor seating.

D. Building Orientation and Entrances.

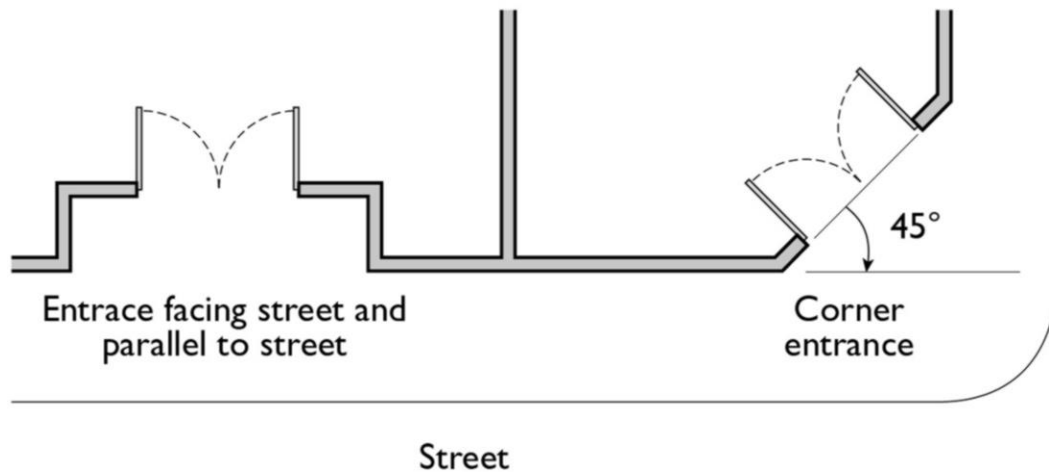
1. Buildings shall be oriented to face public streets.

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.

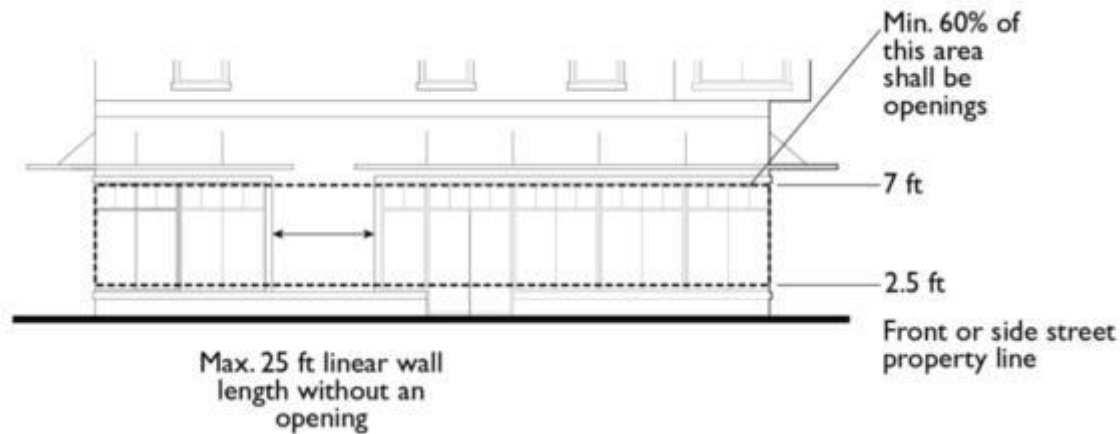
4. Entrances located at corners shall generally be located at a forty-five-degree angle to the corner and shall have a distinct architectural treatment to animate the intersection and facilitate pedestrian flow around the corner. Different treatments may include angled or rounded corners, arches, and 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.

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



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

FIGURE 18.05.040-E: BUILDING TRANSPARENCY—MU DISTRICTS



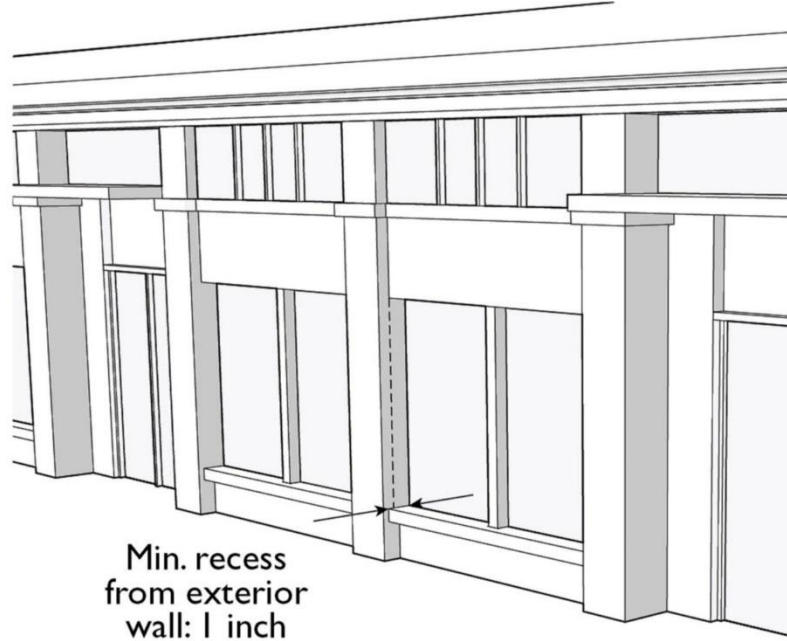
1. Design of Required Openings. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three feet deep.
2. Exceptions for Parking Garages. Multilevel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

F. Building Design and Articulation. 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 feet wide shall be broken down to read as a series of buildings no wider than fifty feet each or thirty feet in the MU-DC District or within one hundred 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.
5. Windows.
  - a. Trim at least one inch in depth must be provided around all windows, or window must be recessed at least two 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.

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.
- 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 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.

G. 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. Regular 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 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. 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 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 ~~fivesix~~ 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 must 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 inches high, bollards, or other physical barrier.

H. Residential Notification. Residents of mixed-use development shall be informed of potential noise from refuse collection and other activities typically associated with commercial activity.

## I. 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 feet. (Ord. 1480 (Exh. B (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

## Chapter 18.20 PARKING AND LOADING

### Sections:

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

### **18.20.010 Purpose.**

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

- A. Ensure that adequate off-street parking and loading facilities are provided for new land uses and major alterations to existing uses;
- B. Minimize the negative environmental and urban design impacts that can result from parking lots, driveways, and drive aisles within parking lots;
- C. Ensure that adequate off-street bicycle parking facilities are provided and promote parking lot designs that offer safe and attractive pedestrian routes;

- D. Establish standards and regulations for safe and well-designed parking, unloading, and vehicle circulation areas that minimize conflicts between pedestrians and vehicles within parking lots and, where appropriate, create buffers from surrounding land uses;
- E. Offer flexible means of minimizing the amount of area devoted to vehicle parking by allowing reductions in the number of required spaces in transit-served locations, shared parking facilities, and other situations expected to have lower vehicle parking demand; and
- F. Reduce urban runoff and heat island effect. (Ord. 1537 (Exh. C (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

#### **18.20.020 Applicability.**

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

- A. **New Buildings and Land Uses.** On-site parking shall be provided at the time any main building or structure is erected or any new land use is established.
- B. **Reconstruction, Expansion and Change in Use of Existing Nonresidential Buildings.** When a change in use, expansion of a use, or expansion of floor area creates an increase of ten percent or more in the number of required on-site parking or loading spaces, additional on-site parking and loading shall be provided for such addition, enlargement, or change in use and not for the entire building or site. The existing parking shall be maintained. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or change in use. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant. Additional parking spaces are not required for the reconstruction of an existing building when there is no increase in floor area.
- C. **Alterations That Increase the Number of Dwelling Units.** The creation of additional dwelling units through the alteration of an existing building or construction of an additional structure or structures requires on-site parking to serve the new dwelling units. This requirement does not apply when sufficient on-site parking exists to provide the number of spaces required for the existing and new dwelling units.
- D. **When Constructed.** On-site parking facilities required by this chapter shall be constructed or installed prior to the issuance of a certificate of occupancy for the uses that they serve. (Ord. 1537 (Exh. C (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

### **18.20.030 General provisions.**

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

B. Nonconforming Parking or Loading.

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

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

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

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

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

1. All off-street spaces shall be leased or sold separately from the rental or purchase fees for dwelling units for the life of the dwelling units, such that potential renters or buyers have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space.

2. In cases where there are fewer parking spaces than dwelling units, the parking spaces shall be offered first to the potential owners or renters of three-bedroom or more units, second to owners or renters of two-bedroom units, and then to owners and renters of other units. Spaces shall be offered to tenants first. Nontenants may lease with a provision for thirty days to terminate the lease.

3. Renters or buyers of on-site inclusionary affordable units shall have an equal opportunity to rent or buy a parking space on the same terms and conditions as offered to renters or buyers of other dwelling units.

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

- 1. The residence was constructed prior to 1954 (the 1954 Zoning Code was the first City zoning code to require one parking space for single-unit dwellings);
- 2. One off-street parking space will be provided; and
- 3. The garage dimensions are no more than ten feet wide by thirty feet deep. (Ord. 1537 (Exh. C (part)), 2018; Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

18.20.040 Required parking spaces.

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

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

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

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

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

Land Use	Required Parking Spaces
Retail	1 space per 400 square feet
Restaurant	1 space per 250 square feet

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

3. Other Districts. Each land use in all districts except for mixed-use and industrial arts districts shall be provided at least the number of on-site parking spaces stated in Table 18.20.040-A(3), Required On-Site Parking Spaces, Other Districts. The parking requirement for any use not listed in Table 18.20.040-A(3) shall be determined by the Director based upon the requirements for the most similar comparable use, the particular characteristics of the proposed use, and any other relevant data regarding parking demand.

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

Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit Residential	2 spaces per dwelling unit.	In RS-6, both spaces must be either within a garage or carport, or 1 space within a garage or carport with the other space located within a 20-ft.-wide, 2-car driveway. For all other R districts, parking must be within a garage or carport.
Accessory Dwelling Unit	1 space for each unit. See Section <a href="#">18.23.210</a> (F)(3) for accessory dwelling units parking exemptions.	
Junior Accessory Dwelling Unit	No parking required. See Section <a href="#">18.23.210</a> .	

Affordable Housing Developments (Moderate Income and Below)

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

Land Use Classification	Required Parking Spaces	
Studio	0.75 spaces per unit.	1 additional guest parking space shall be provided for every 4 units, and overall, the number of covered spaces provided shall equal or exceed the number of units. Residential developments with 1 or more on-site below market rate units shall be allowed limited reductions in the parking requirements pursuant to Chapter <a href="#">18.17</a> , Affordable Housing Incentives.
One- or Two-Bedroom	1 space per unit.	
Three or More Bedrooms	2 spaces per unit.	
Multi-Unit Residential		
Studio	1 space per unit.	1 covered space shall be provided for each unit. <del>1 additional guest parking space shall be provided for every 2 units.</del>
One- or Two-Bedroom	1.5 spaces per unit.	
Three or More Bedrooms	2 spaces per unit.	
Small Family Day Care	None in addition to what is required for the residential use.	
Large Family Day Care	None in addition to what is required for the residential use.	
Elderly and Long-Term Care	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.	
Group Residential	1 per bed plus 1 for every 10 beds.	
Residential Care, Limited	None in addition to what is required for the residential use.	
Residential Care, General and Senior	2 spaces for the owner-manager plus 1 for every 5 beds and 1 for each nonresident employee.	
Single Room Occupancy	0.5 spaces per unit.	
Public and Semi-Public Use Classifications		



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

<b>Land Use Classification</b>	<b>Required Parking Spaces</b>
Colleges and Trade Schools, Public or Private	1 per 3 members of the school population (including students, faculty, and staff) based on maximum enrollment.
Community Assembly	1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area for group activities or where temporary or moveable seats are provided.
Cultural Institutions	For theaters and auditoriums: 1 for each 4 permanent seats in main assembly area, or 1 for every 30 sq. ft. of assembly area where temporary or moveable seats are provided. Galleries, libraries and museums: 1 for every 1,000 sq. ft. of floor area. Other establishments: as determined by the Director.
Day Care Center	1 per employee plus additional parking as provided in the pick-up/drop-off plan required pursuant to Section <a href="#">18.23.090</a> , Day care. Reductions in parking may be granted upon approval of a minor use permit.
Emergency Shelter	1 per 200 sq. ft. of floor area.
Government Offices	1 per 300 sq. ft. of floor area.
Hospitals and Clinics	1.75 per bed.
Instructional Services	1 per 200 sq. ft. of public or instruction area.
Schools, Public or Private	Elementary and middle schools: 1 per classroom, plus 1 per 250 sq. ft. of office area. High schools: 7 per classroom.
Social Service Facilities	1 per 200 sq. ft. of floor area.
<b>Commercial Use Classifications</b>	
<b>Animal Care, Sales and Services</b>	
Grooming and Pet Stores	1 per 300 sq. ft. of floor area.

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

<b>Land Use Classification</b>	<b>Required Parking Spaces</b>
Kennels	1 per employee plus an area for loading and unloading animals on site.
Veterinary Services	1 per 250 sq. ft. of floor area.
Artists' Studios	1 per 1,000 sq. ft. of floor area.
Automobile/Vehicle Sales and Services	
Automobile Rentals	1 per 250 sq. ft. of office area in addition to spaces for all vehicles for rent.
Automobile/Vehicle Sales and Leasing	1 per 3,000 sq. ft. of lot area. Any accessory auto repair: 2 per service bay.
Automobile/Vehicle Repair, Major or Minor	1 space plus 4 per service bay. 1 per 250 sq. ft. of any retail or office on site.
Automobile/Vehicle Washing	1 per 250 sq. ft. of any indoor sales, office, or lounge areas.
Service Station	4 per service bay, if service bays are included on site. 1 per 250 sq. ft. of any retail or office on site.
Banks and Financial Institutions	1 per 300 sq. ft. of floor area.
Business Services	1 per 300 sq. ft. of floor area.
Commercial Recreation	Establishments with seating: 1 for each 4 fixed seats, or 1 for every 30 sq. ft. of seating area where temporary or moveable seats are provided. Athletic clubs: 1 per 150 sq. ft. of floor area. Bowling alleys: 2 per lane. Game courts (e.g., tennis): 2 per court. Swimming pools: 1 per 200 sq. ft. of pool area plus 1 per 500 sq. ft. of area related to the pool. Other commercial entertainment and recreation uses: as determined by the Director.

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

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

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

<b>Land Use Classification</b>	<b>Required Parking Spaces</b>
Parking, Public or Private	1 per attendant station (in addition to the spaces that are available on the site).
Personal Services	1 per 300 sq. ft. of floor area.
Retail Sales	
Building Materials and Services	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area.
All Other Retail Sales Subclassifications	1 per 300 sq. ft. of floor area. 1 per 750 sq. ft. of floor area for appliance and furniture stores.
Industrial Use Classifications	
Cannabis Microbusiness	1 per 1,000 sq. ft. of cultivation area; 1 per 1,500 sq. ft. of manufacturing area; 1 per 2,000 sq. ft. of distribution area up to 10,000 sq. ft. or 1 per 5,000 sq. ft. of distribution area over 10,000 sq. ft.; plus 1 per 300 sq. ft. of office.
Construction and Materials Yards	1 per 2,500 sq. ft. up to 10,000 sq. ft. 1 per 5,000 sq. ft. over 10,000 sq. ft.
Custom Manufacturing	1 per 2,000 sq. ft. of floor area, plus 1 per 300 sq. ft. of office.
Industry, General	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.
Industry, Limited	1 per 1,500 sq. ft. of use area plus 1 per 300 sq. ft. of office.
Recycling Facility	
Collection Facility	See Section <a href="#">18.23.190</a> , Recycling facilities.
Intermediate Processing Facility	1 for each 2 employees on the maximum work shift, or 1 per 1,000 sq. ft. of floor area, whichever is greater.
Research and Development	1 per 600 sq. ft. of manufacturing and assembly; 1 per 300 sq. ft. of office; 1 per 1,500 sq. ft. of warehousing; and 1 per 800 sq. ft. of laboratory.

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

<b>Land Use Classification</b>	<b>Required Parking Spaces</b>
Salvage and Wrecking	1 per 500 sq. ft. of building area plus 1 per 0.5 acre of gross outdoor use area.
Warehousing and Storage	
Chemical, Mineral, and Explosives Storage	1 per 2 employees or 1 per 300 sq. ft. of office area, whichever is greater.
Indoor Warehousing and Storage and Outdoor Storage	1 per 2,000 sq. ft. of area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office.
Personal Storage	1 space per 75 storage units, plus 1 space per 300 sq. ft. of office area. A minimum of 5 spaces shall be provided.
Wholesaling and Distribution	1 per 2,000 sq. ft. of use area up to 10,000 sq. ft., 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office.
Transportation, Communication, and Utilities Use Classifications	
Light Fleet-Based Services	1 per 300 sq. ft. of office floor area, plus 1 space for each fleet vehicle.
Utilities, Major	1 for each employee on the largest shift plus 1 for each vehicle used in connection with the use. Minimum of 2.
Utilities, Minor	None.

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

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

3. Employees. Where an on-site parking or loading requirement is stated as a ratio of parking spaces to employees, the number of employees shall be based on the largest shift that occurs in a typical week.

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

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

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

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

D. Exceptions.

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

2. Industrial Arts District.

a. On-street parking along a lot's corresponding frontage lines shall be counted toward the parking requirement.

b. Where a use with a legal nonconforming parking deficiency is replaced, the new use shall receive a parking credit equal to the number of required automobile parking spaces unmet by the previous use. (Ord. 1568 § 1 (Exh. A), 2021; Ord. 1566 (Exh. B (part)), 2020; Ord. 1537

(Exh. C (part)), 2018: Ord. 1525 § 2(1) (Exh. A (part)), 2017; Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

#### **18.20.050 Parking reductions.**

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

A. **Assembly Bill 2097 (Friedman), 2022. Section 68563.2 of the Government Code.**

1. The number of minimum required automobile parking spaces shall not be imposed for any residential, commercial, or other development project, as defined by Section 68563.2, that is 0.5 mile of public transit (a major transit stop as defined in Section 21155 of the Public Resources Code).
2. A minimum automobile parking requirement may be applied on a housing development project if the City makes written findings, within 30 days of the receipt of a completed application, that not imposing or enforcing minimum automobile parking requirements on the development would have a substantially negative impact, supported by a preponderance of the evidence in the record, on the City's ability to meet its share of specified housing needs or existing residential or commercial parking within 0.5 mile of the housing development. This exception does not apply if the housing development project (1) dedicates a minimum of 20% of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities. (2) contains fewer than 20 housing units, or (3) is subject to parking reductions based on any other applicable law.
3. An event center shall provide parking as required in this ordinance, for employees and other workers.
4. A "project" does not include a project where any portion is designated for use as a hotel, motel, bed and breakfast inn, or other transient lodging, except where a portion of the housing development project is designated for use as a residential hotel, as defined in Section 50519 of the Health and Safety Code.
5. This section shall not reduce, eliminate, or preclude the enforcement of any requirement imposed on new multifamily residential or **nonresidential** development that is located within 0.5 mile of public transit to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities that would have otherwise applied to the development if this section did not apply.
6. When a project provides parking voluntarily, a public agency may impose requirements on that voluntary parking to require spaces for car share vehicles, require spaces to be shared with the

public, or require parking owners to charge for parking. The City may not require that voluntarily provided parking is provided to residents free of charge.

7. This shall not apply to commercial parking requirements if it conflicts with an existing contractual agreement of the public agency that was executed before January 1, 2023, provided that all of the required commercial parking is shared with the public. This subdivision shall apply to an existing contractual agreement that is amended after January 1, 2023, provided that the amendments do not increase commercial parking requirements.

~~1.8.~~ A project may voluntarily build additional parking that is not shared with the public.

AB. Transportation Demand Management Programs. The number of required parking spaces for any project subject to Chapter 18.25, Transportation Demand Management, shall be reduced by twenty percent of the normally required number of spaces.

BC. Transit Accessibility. For any land use except residential single-unit and duplex development, if any portion of the lot is located within one-quarter mile of a transit stop with regular, scheduled service during the weekday hours of seven a.m. to nine a.m. and five p.m. to seven p.m., the number of required parking spaces may be reduced by twenty percent of the normally required number of spaces. This parking reduction does not apply in the mixed-use or the industrial arts districts because parking requirements for these districts already reflect transit accessibility.

CD. Motorcycle Parking. Motorcycle parking may substitute for up to five percent of required automobile parking. Each motorcycle space must be at least four feet wide and seven feet deep.

DE. Shared Parking. Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to forty percent with Planning Commission approval of a conditional use permit, if the Commission finds that:

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



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

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

**FIGURE 18.20.050-E: RESTAURANT PARKING REDUCTION AREA**



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

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

2. Parking Demand Study. In order to evaluate a proposed project's compliance with the above criteria, the Director may require submittal of a parking demand study that substantiates the basis for granting a reduced number of spaces. (Ord. 1537 (Exh. C (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.20.060 Parking in-lieu fee.**

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

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

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

1. Off-street parking facilities, including acquisition, development, and maintenance of parking facilities located in the parking assessment district;
2. Mass transit equipment, including stock and attendant facilities serving the area in which the buildings for which the payments are made are located;
3. Transit or paratransit passes, coupons, and tickets to be made available at a discount to employees and customers and to promote and support incentives for employee ride-sharing and transit use; or
4. Transportation system management projects. (Ord. 1537 (Exh. C (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.20.070 Location of required parking.**

A. Residential Uses.

1. Single-Unit Dwellings, Duplexes, and Accessory Dwelling Units. Required parking for a single-unit dwelling, duplex, or accessory dwelling unit shall be located on the same lot as the dwelling(s) served. Parking shall not be located within required setbacks except for accessory dwelling units and for the required parking space in the driveway under the provisions for lots in the RS-6 zoning district.
2. Other Residential Uses. Required parking for residential uses other than single-unit dwellings, duplexes, and accessory dwelling units shall be on the same lot as the dwelling or use they serve or

in an off-site facility as provided in subsection C of this section. Parking shall not be located within a required front or street-facing side yard.

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

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

1. Location.

a. Residential Uses. Any off-site parking facility must be located within one hundred (100) feet, along a pedestrian route, of the unit or use served.

b. Nonresidential Uses. Any off-site parking facility must be located within four hundred (400) feet, along a pedestrian route, of the principal entrance containing the use(s) for which the parking is required.

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

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

b. A guarantee that the spaces to be provided will be maintained and reserved for the uses served for as long as such uses are in operation. (Ord. 1566 (Exh. B (part)), 2020; Ord. 1537 (Exh. C (part)), 2018; Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.20.080 Bicycle parking.**

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

1. Parking Spaces Required. For the following uses, the number of short-term bicycle parking spaces shall be at least ten percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment:

a. Multi-unit residential, group residential, and single room occupancy with five or more units.

b. All uses in the public and semi-public land use classification except cemeteries and community gardens.

c. All uses in the commercial land use classification, except animal care, sales, and services and artists' studios.

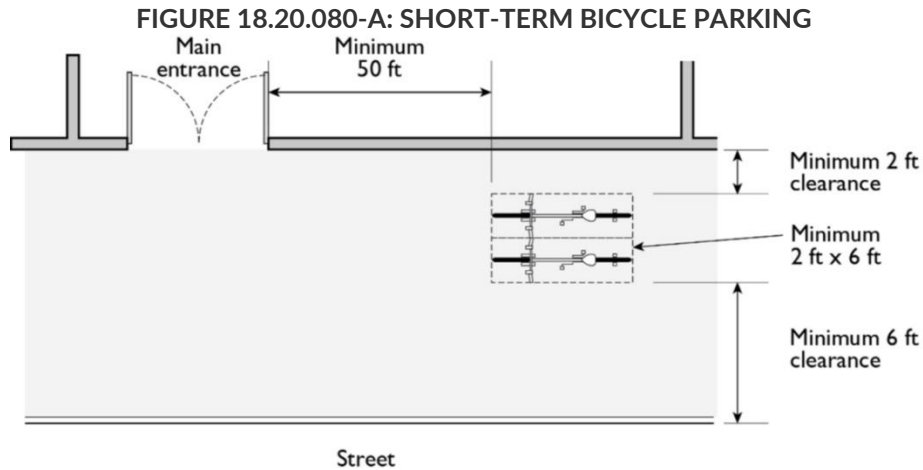
2. Location. Short-term bicycle parking must be located outside of the public right-of-way and pedestrian walkways and within fifty feet of a main entrance to the building it serves.

a. Commercial Centers. In a commercial center, bicycle parking must be located within fifty feet of an entrance to each anchor store. Bicycle parking shall be visible from the street or from the main building entrance, or a sign must be posted at the main building entrance indicating the location of the parking.

b. Mixed-Use Districts. Bicycle parking in mixed-use districts may be located in the public right-of-way with an encroachment permit, provided an unobstructed sidewalk clearance of six feet is maintained for pedestrians at all times.

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

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



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

1. Parking Spaces Required.

a. Residential Uses. A minimum of one long-term bicycle parking space shall be provided for every five units for multi-unit residential and group residential projects.

b. Other Uses. Any establishment with twenty-five or more full-time equivalent employees shall provide long-term bicycle parking at a minimum ratio of one space per twenty vehicle spaces.

c. Parking Structures. Long-term bicycle parking shall be provided at a minimum ratio of one space per fifty vehicle spaces.

2. Location. Long-term bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.

3. Covered Spaces. At least fifty percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.

4. Security. Long-term bicycle parking must be in:

a. An enclosed bicycle locker;

b. A fenced, covered, locked or guarded bicycle storage area;

- c. A rack or stand inside a building that is within view of an attendant or security guard or visible from employee work areas; or
- d. Other secure area approved by the Director.

5. Size and Accessibility. Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces. (Ord. 1537 (Exh. C (part)), 2018; Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

**18.20.090 On-site loading.**

A. Loading Spaces Required. Every new building, and every building enlarged by more than five thousand square feet of gross floor area that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, retail store, eating and drinking, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning establishment, or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise shall provide off-street loading and unloading areas as follows:

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

Gross Floor Area (sq. ft.)	Required Loading Spaces
0–6,999	0
7,000–30,000	1
30,001–90,000	2
90,001–150,000	3
150,001–230,000	4

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

<b>Gross Floor Area (sq. ft.)</b>	<b>Required Loading Spaces</b>
230,001 +	1 per each additional 100,000 square feet or portion thereof.

1. Multi-Tenant Buildings. The gross floor area of the entire building shall be used in determining spaces for multi-tenant buildings. A common loading area may be required, if each tenant space is not provided a loading area. Drive-in roll-up doors for multi-tenant industrial projects may be substituted for required loading areas.
2. Reduction in Number of Loading Spaces Required. The loading space requirement may be waived if the Director finds that the applicant has satisfactorily demonstrated that, due to the nature of the proposed use, such loading space will not be needed.
3. Additional Loading Spaces Required. The required number of loading spaces may be increased to ensure that trucks will not be loaded, unloaded, or stored on public streets. Such requirement shall be based on the anticipated frequency of truck pick-ups and deliveries and of the truck storage requirements of the use for which the on-site loading spaces are required.

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

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

D. Driveways for Ingress and Egress and Maneuvering Areas. Each on-site loading space required by this section shall be provided with driveways for ingress and egress and maneuvering space of the same type and meeting the same criteria required for on-site parking spaces. Truck-maneuvering areas shall not

encroach into required parking areas, travelways, or street rights-of-way. This requirement may be modified if the Director finds that sufficient space is provided so that truck-maneuvering areas will not interfere with traffic and pedestrian circulation.

E. Surfacing. All open on-site loading berths shall be improved with a compacted base, not less than five inches thick, surfaced with not less than three inches of plant-mix asphalt, concrete, or comparable material approved by the City Engineer. (Ord. 1537 (Exh. C (part)), 2018: Ord. 1438 § 4 (Exh. A (part)), 2011)

#### **18.20.100 Parking area design and development standards.**

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

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

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

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

C. Carpool and Vanpool Parking. At least ten percent of the required parking spaces for offices and all uses within the industrial use classification shall be designated and reserved for carpools or vanpools.



These spaces shall be located closest to the main entrance of the project (exclusive of spaces designated for handicapped).

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

E. Parking Access.

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

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

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

4. Driveway Width.

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

- b. The minimum width of a driveway serving three to six residential units is:

- i. Eight feet for a one-way driveway; or

- ii. Fourteen feet for a two-way driveway.

- c. The minimum width of a driveway serving seven or more residential or commercial uses is:

- i. Ten feet for a one-way driveway; or

- ii. Twenty feet for a two-way driveway.

- d. The maximum driveway width is twenty feet for a one-way driveway and thirty-three feet for a two-way driveway.

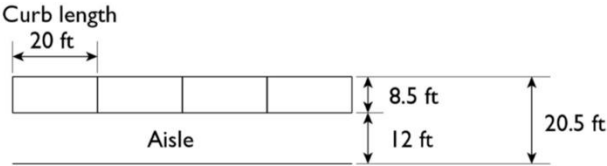
F. Size of Parking Spaces and Maneuvering Aisles. Parking spaces and maneuvering aisles shall meet the minimum dimensions required by this subsection. Screening walls, roof support posts, columns, or other structural members shall not intrude into the required dimensions for parking spaces.

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

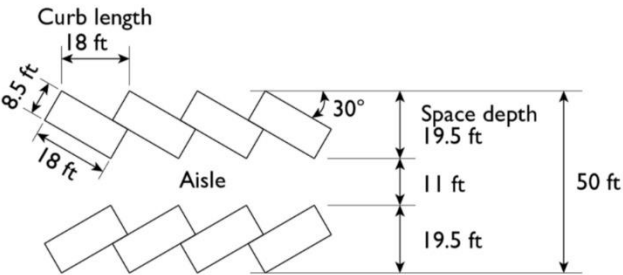
**TABLE 18.20.100-F(1): STANDARD PARKING SPACE AND AISLE DIMENSIONS**

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

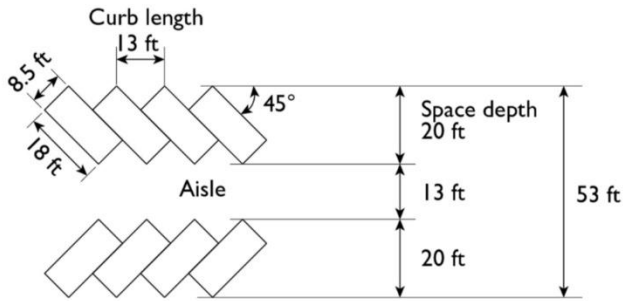
Parallel Parking



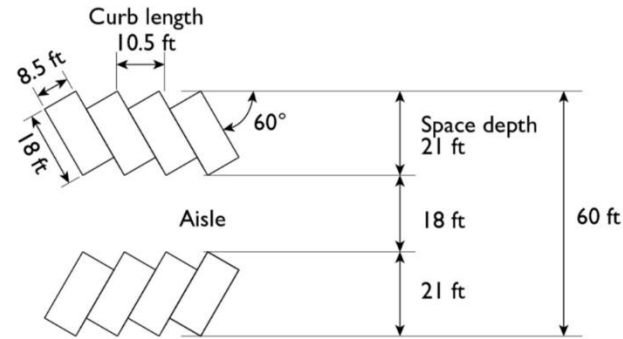
30° Parking



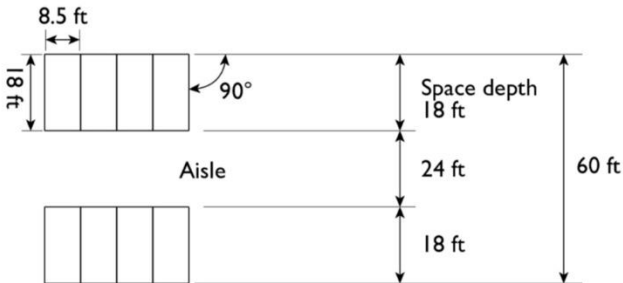
45° Parking



60° Parking



90° Parking



2. Parking Spaces Abutting Wall or Fence. Each parking space adjoining a wall, fence, column, or other obstruction higher than one-half of one foot in the vicinity of where a vehicle door may be located shall be increased to accommodate access to the vehicle through the door.

3. Minimum Dimensions for Residential Garages and Carports. Garages and carports serving residential uses shall be constructed to meet the following minimum inside dimensions and related requirements:

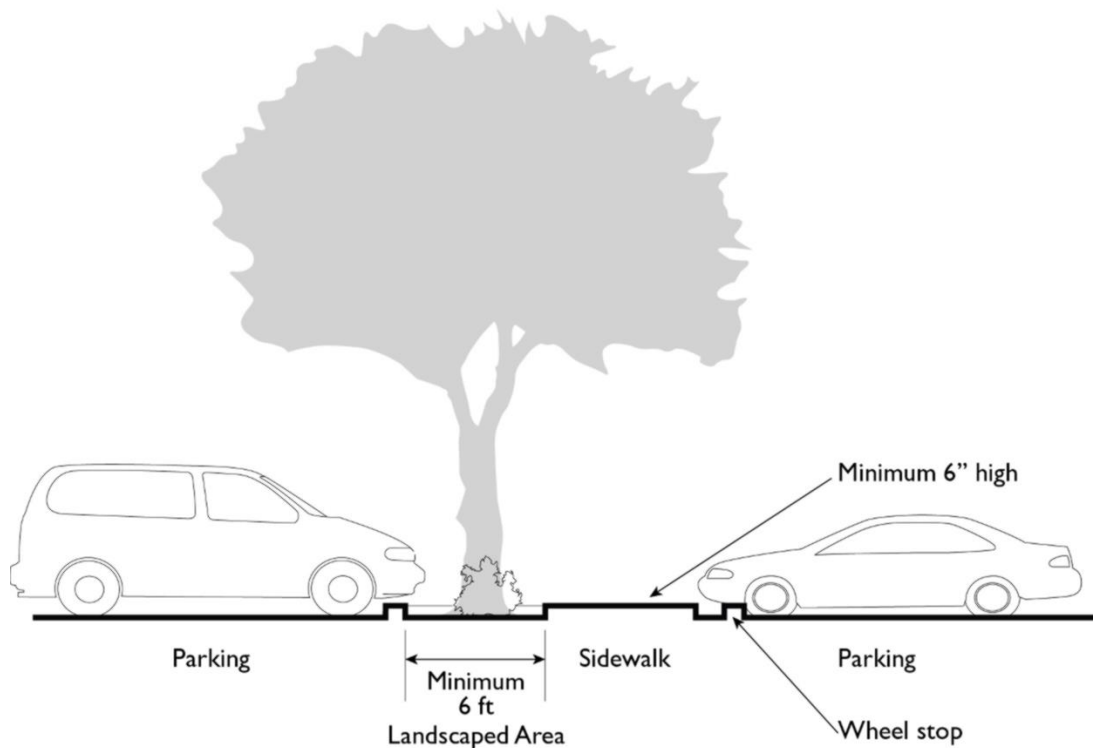
- a. A single-car garage or carport: ten feet in width by twenty feet in length.
- b. A two-car garage or carport: twenty feet in width by twenty feet in length for a standard garage, and ten feet in width by forty feet in length for a tandem garage.
- c. A garage or carport containing three or more spaces: nine feet in width by nineteen feet in length per space.
- d. The vertical clearance for garage or carport parking spaces shall not be less than seven feet.

Stairs may encroach into the parking area of a garage; provided, that the front end of a standard size automobile can fit under the stair projection. The bottom of the stairwell (including exterior finish) shall be a minimum of five feet above the garage floor.

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

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

FIGURE 18.20.100-H: WHEEL STOPS



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

1. Cross-Grades. Cross-grades shall be designed for slower stormwater flow and to direct stormwater toward landscaping, bio-retention areas, or other water collection/treatment areas.
2. Landscaping Alternative. Up to two feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space may be landscaped with ground cover plants instead of paving.
3. Permeable Paving. Permeable paving shall be used in all overflow parking areas and installed in accordance with manufacturer recommended specifications.
4. Turf Grids/Grassy Pavers. Turf grids/grassy pavers shall be installed in areas of low traffic or infrequent use wherever feasible.

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

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

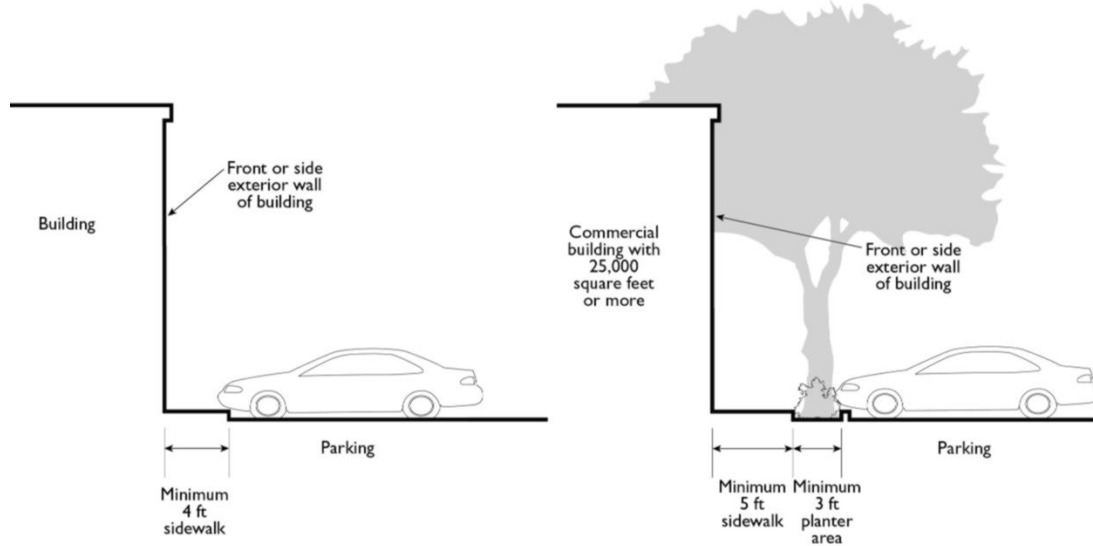
1. Shade may be provided by canopies, shade structures, trees, or other equivalent mechanism. If shade is provided by trees, the amount of required shading is to be reached within fifteen years.
2. Trees shall be selected from a list maintained by the Planning Division.

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

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

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

FIGURE 18.20.100-M: SEPARATION FROM ON-SITE BUILDINGS



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

1. Landscape Area Required. A minimum of ten percent of any parking lot area shall be landscaped.
2. Minimum Planter Dimension. No landscape planter that is to be counted toward the required landscape area shall be smaller than twenty-five square feet in area, or four feet in any horizontal dimension, excluding curbing.
3. Layout. Landscaped areas shall be well-distributed throughout the parking lot area. Parking lot landscaping may be provided in any combination of:
  - a. Landscaped planting strips at least four feet wide between rows of parking stalls;
  - b. Landscaped planting strips between parking areas and adjacent buildings or internal pedestrian walkways;
  - c. Landscaped islands located between parking stalls or at the ends of rows of parking stalls; and
  - d. On-site landscaping at the parking lot perimeter.

4. Required Landscaped Islands. A landscaped island at least six feet in all interior dimensions and containing at least one fifteen-gallon-size tree shall be provided at each end of each interior row of parking stalls and between every six consecutive parking stalls.

5. Landscaped Buffer for Open Parking Adjacent to Right-of-Way. A landscaped area at least five feet wide shall be provided between any surface parking area and any property line adjacent to a public street, unless a different dimension is specified in the base district standards applicable to a site.

6. Landscaped Buffer for Open Parking Abutting Interior Lot Line. A landscaped area at least three feet wide shall be provided between any surface parking area and any adjacent lot for the length of the parking area.

7. Landscaped Buffer for Parking Garages. A parking garage that does not incorporate ground-floor nonresidential or residential use or is not otherwise screened or concealed at street frontages on the ground level must provide a landscaped area at least ten feet wide between the parking garage and public street.

8. Parking Garage Rooftop Planting. Uncovered parking on the top level of a parking structure shall have rooftop planters with a minimum dimension of twenty-four inches around the entire perimeter of the top floor.

9. Trees.

a. Number Required. One for each five parking spaces.

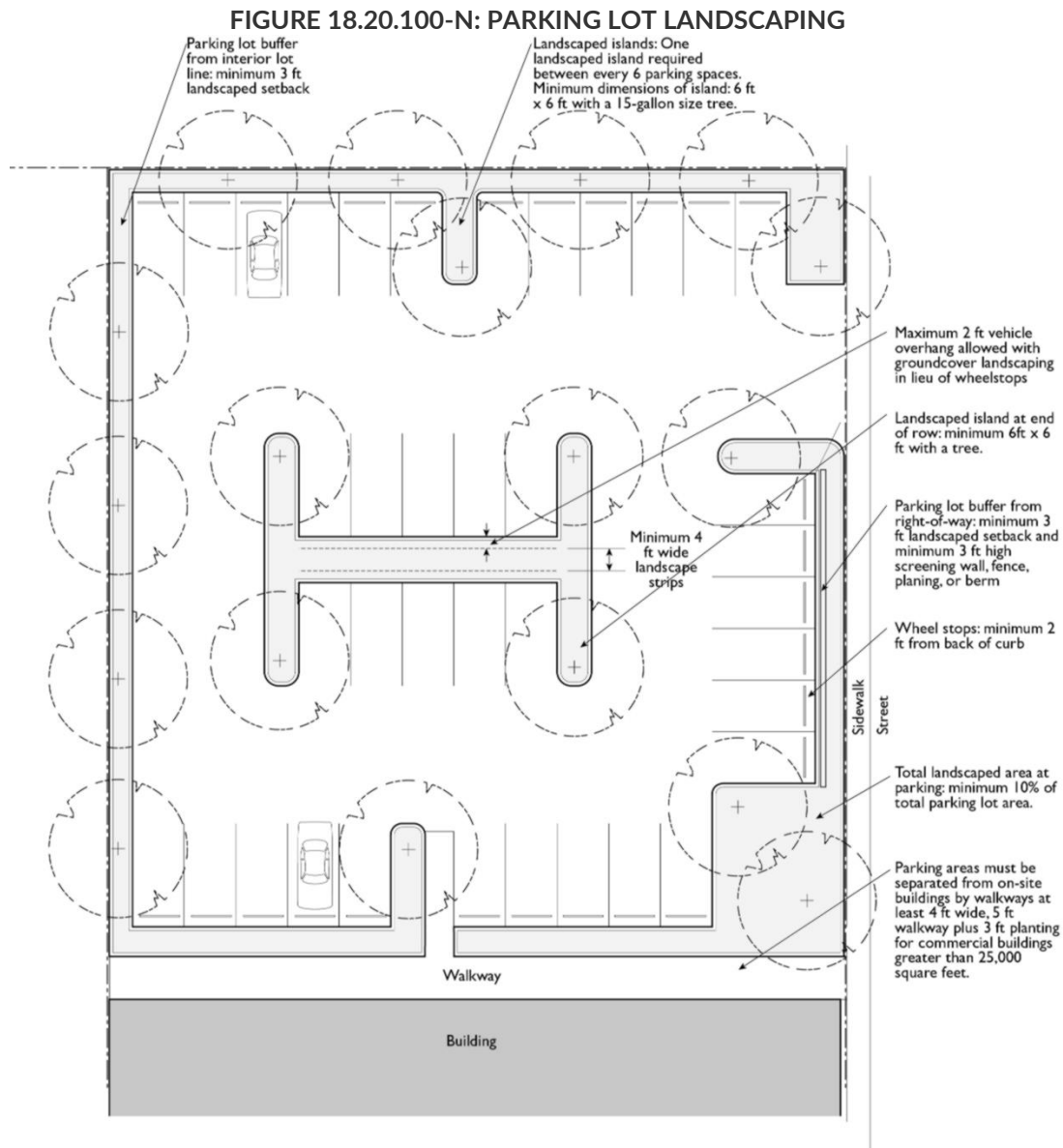
b. Distribution. Trees shall be distributed relatively evenly throughout the parking area.

c. Species. Tree species shall be selected from a list maintained by the Planning Division.

d. Size. All trees shall be a minimum fifteen-gallon size with a one-inch diameter at forty-eight inches above natural grade.

e. Minimum Planter Size. Any planting area for a tree must have a minimum interior horizontal dimension of five feet. Additional space may be required for some tree species.

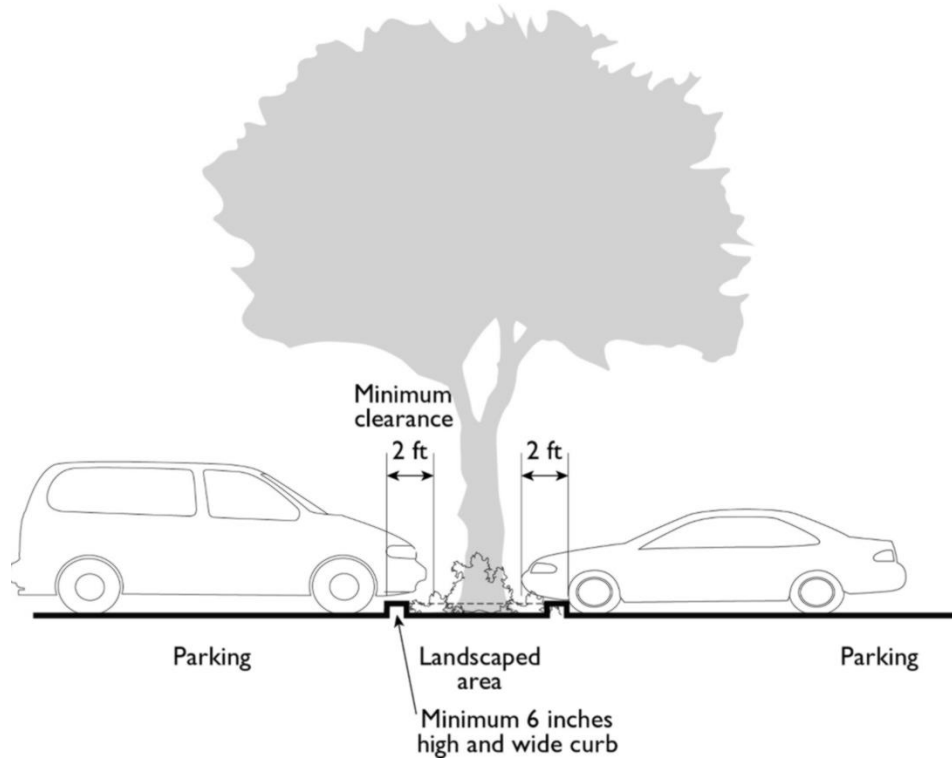




# 10. Protection of Vegetation.

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

FIGURE 18.20.100-N(10): PROTECTION OF VEGETATION



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

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

1. Height. Screening of parking lots from adjacent public streets shall be three feet in height. Screening of parking lots along interior lot lines that abut residential districts shall be six feet in height, except within the required front setback of the applicable zoning district, where screening shall be three feet in height.
2. Materials. Screening may consist of one or any combination of the methods listed below:
  - a. Walls. Low-profile walls consisting of brick, stone, stucco, or other quality durable material approved by the Director, and including a decorative cap or top finish as well as edge detail at wall ends. Plain concrete blocks are not allowed as a screening wall material unless capped and finished with stucco or other material approved by the Director.

- b. Fences. An open fence of wrought iron or similar material combined with plant materials to form an opaque screen. Use of chain-link or vinyl fencing for screening purposes is prohibited.
- c. Planting. Plant materials consisting of compact evergreen plants that form an opaque screen. Such plant materials must achieve a minimum height of two feet within eighteen months after initial installation.
- d. Berms. Berms planted with grass, ground cover, or other low-growing plant materials.

P. Circulation and Safety.

- 1. Visibility shall be assured for pedestrians, bicyclists, and motorists entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.
- 2. Off-street parking areas of four or more spaces shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only.
- 3. Parking lots shall be designed so that sanitation, emergency, and other public service vehicles can provide service without backing unreasonable distances or making other dangerous or hazardous turning movements.
- 4. Separate vehicular and pedestrian circulation systems shall be provided where possible. Multi-unit residential developments of five or more units must provide pedestrian access that is separate and distinct from driveways. Parking areas for commercial and mixed-use developments that are eighty feet or more in depth and/or include twenty-five or more parking spaces must have distinct and dedicated pedestrian access from the commercial use to parking areas and public sidewalks, according to the following standards:
  - a. Connection to Public Sidewalk. An on-site walkway shall connect the main building entry to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the main building entry and sidewalk, generally no more than one hundred twenty-five percent of the straight-line distance.
  - b. Materials and Width. Walkways shall provide at least five feet of unobstructed width and be hard-surfaced.

c. Identification. Pedestrian walkways shall be clearly differentiated from driveways, parking aisles, and parking and loading spaces through the use of elevation changes, a different paving material, or similar method.

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

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

R. Maintenance. Parking lots, including landscaped areas, driveways, and loading areas, shall be maintained free of refuse, debris, or other accumulated matter and shall be kept in good repair at all times. (Ord. 1537 (Exh. C (part)), 2018; Ord. 1480 (Exh. C (part)), 2015; Ord. 1438 § 4 (Exh. A (part)), 2011)

## **Chapter 18.41**

### **TERMS AND DEFINITIONS** Revised 7/22

Sections:

**18.41.010 List of terms.** Revised 7/22

**18.41.020 Definitions.** Revised 7/22

**18.41.010 List of terms.** Revised 7/22

Abutting or Adjoining

Access

Accessory Building, See "Building, Accessory"

Accessory Structure, See "Structure, Accessory"

Accessory Use, See "Use, Accessory"

Adjacent

Administrative Guidelines

Alley

Alteration

Applicant

Awning

Balcony

Base District, See "Zoning District"

Basement

Bedroom

Block

Blockface

Building:

1. Accessory Building
2. Main Building

Building Code

Building Face

Building Footprint, See "Footprint"

Building Frontage

Building Height, See "Height"

Building Site

Build-To Line

California Environmental Quality Act (CEQA)

Cannabis

Canopy

Carport

City

City Arborist

City Council

City Engineer

Commercial Cannabis Activity

Community of Trees

Compatible

Conditionally Permitted

Construction

Construction Activity

Corner Build-to Area

County

Deck

Demolition

Density, Net

Development

Development Agreement

Director

District, See "Zoning District"

Drive-Through Facilities

Driveway

Dwelling Unit

Easement

Effective Date

Electrical Code

Emergency

Environmental Impact Report (EIR)

Environmental Review

Erect

Facade

Family

Feasible

Fence-Related Definitions:

1. Fences
2. Front-most Wall
3. Irregular Lot
4. Lattice
5. Lot Lines
6. Replacement
7. Sight Distance Triangle
8. Statuary Structures

Flex Space

Floor Area

Floor Area Ratio (FAR)

Foot-Candle, See "Lighting-Related Definitions"

Footprint

Formula Business

Freeway

Frontage, Street

Garage

General Plan

Glare

Government Code

Grade:

1. Adjacent Grade
2. Average Grade
3. Existing Grade
4. Finished Grade
5. Grade Plane

Ground Floor

Habitation

Hazardous Materials

Heat

Height



Heritage Tree

Home Occupation

Household

Illegal Use

Intensity of Use

Intersection, Street

Juliet Balcony

Kitchen

Landmark Sites

Landscaping-Related Definitions:

1. Automatic Irrigation Controller
2. Backflow Prevention Device
3. Check Valve (Anti-drain Valve)
4. Drip Irrigation
5. Emitter
6. Flow Rate
7. Hedge
8. Homeowner-provided Landscaping
9. Hydrozone
10. Landscaping
  - a. Private Landscaping
  - b. Public Landscaping

11. Mulch
12. Overhead Sprinkler Irrigation Systems
13. Overspray
14. Park Strip
15. Pervious
16. Pruning
17. Rain Sensor
18. Remove
19. Runoff
20. Shrub
21. Sidewalk
22. Soil Moisture Sensor
23. Tree
  - a. Community of Trees
  - b. Exotic Tree
  - c. Founders Tree
  - d. Heritage Tree
  - e. Private Tree
  - f. Protected Tree
  - g. Public Tree
  - h. Significant Tree
  - i. Street Oriented Tree

24. Trim

25. Unimproved right-of-way

#### Lighting-Related Definitions:

1. Foot-candle
2. Light Fixture
3. Light Fixture Cutoff
  - a. Full Cutoff
  - b. Cutoff
  - c. Semi-Cutoff
  - d. Non-Cutoff
4. Shielded Fixture

#### Living Room

#### Lot:

1. Abutting Lot
2. Corner Lot
3. Flag Lot
4. Interior Lot
5. Key Lot
6. Reversed Corner Lot
7. Through Lot

#### Lot Area

#### Lot Coverage

Lot Depth

Lot Frontage, See “Frontage, Street”

Lot Line

Lot Line Types:

1. Front Lot Line
2. Interior Lot Line
3. Rear Lot Line
4. Side Lot Line
5. Street Side Lot Line

Lot Width

Maintenance and Repair

Mansard

Mezzanine, See “Story”

Municipal Code

Noise-Related Definitions:

1. Ambient Noise Level
2. Noise
3. Noise Level Reduction (NLR)

Nonconforming Building, See “Nonconforming Structure”

Nonconforming Lot

Nonconforming Structure

Nonconforming Use

On-Site

On-Site Loading Facilities

Open Space Types:

1. Private Open Space
2. Common Open Space
3. Usable Open Space

Opposite

Outdoor Storage

Owner

Parcel, See "Lot"

Parking Area

1. Accessory Parking
2. Long-Term Parking

Parking, Bicycle

1. Long-term
2. Short-term

Parking Space, Off-Street

Peak Time

Permit

Permitted Use

Person

Personal Cannabis Cultivation

Persons with Disabilities

Planning Commission

Preexisting

Principal Use

Project

Protected Tree

Pruning

Public Resources Code

Qualified Applicant

Regional Retail and Destination-Oriented Uses

Removal

Retail Establishments That Sell Ammunition or Firearms

Review Authority

Right-of-Way

Safe Routes to School

Screening

Setback

Sidewalk

Sight Distance Triangle

Significant Tree

Site

Solar Reflective Index

Specific Plan

Sphere of Influence

State

Story

Street

Street Line

Structural Alterations

Structure:

1. Structure, Accessory
2. Structure, Primary (Structure, Main)
3. Structure, Temporary

Swimming Pool

Tandem Parking

Temporary Use-Related Definitions:

1. Garage Sales
2. Outdoor Sales, Temporary and Seasonal

Tree Protection Zone (TPZ)

Trimming

Unit, See "Dwelling Unit"

Use

1. Accessory Use
2. Incidental Use

### 3. Primary Use

Use Classification

Use Permit

Use Type

Variance

Vehicle

Vibration

Visible

Wall

Yard:

1. Front Yard
2. Interior Side Yard
3. Street Side Yard
4. Rear Yard

Zoning Administrator

Zoning District

(Ord. 1580 § 3 (Exh. B), 2022; Ord. 1540 (Exh. G (part)), 2019; Ord. 1525 § 2(1) (Exh. A (part)), 2017; Ord. 1518 § 3 (Exh. C (part)), 2017; Ord. 1464 § 3 (Exh. D (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)

#### **18.41.020 Definitions.** Revised 7/22

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

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



Accessory Building. See “building, accessory.”

Accessory Structure. See “structure, accessory.”

Accessory Use. See “use, accessory.”

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

“Administrative guidelines” means staff-prepared regulations for implementation and interpretation of this chapter.

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

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

“Applicant” is the person seeking a permit to remove or perform pruning on a protected tree under this chapter.

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

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

Base District. See “zoning district.”

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

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

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

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

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

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

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

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

Building Footprint. See “footprint.”

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

Building Height. See “height.”

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

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

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

“Cannabis” means all parts of the plant *Cannabis sativa* Linnaeus, *Cannabis indica*, or *Cannabis ruderalis*, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. “Cannabis” also means the separated resin, whether crude or purified, obtained from cannabis. “Cannabis” does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination. For the purpose of this title, “cannabis” does not mean “industrial hemp” as defined by Section [11018.5](#) of the California Health and Safety Code.

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

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

“City” means the City of San Carlos.

“City Arborist” means the City-retained arborist.

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

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

“Commercial cannabis activity” means the cultivation, possession, manufacture, processing, storing, laboratory testing, labeling, distribution, delivery, or sale of cannabis or a cannabis product, except as set forth in Section [19319](#) of the California Business and Professions Code, related to qualifying patients and primary caregivers.

“Community of trees” means a group or grove of trees that are dependent upon each other for their survival and/or structural stability.

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

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

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

“Construction activity” means any construction work associated with or requiring a permit for any new building, building addition, building demolition, grading, excavation or paving. This includes all necessary related activities which may or may not be shown on site plans, including but not limited to: storing/staging of materials, site access, parking, placement of temporary structures, debris disposal, additional excavation and landscaping.

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

“County” means the County of San Mateo.

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

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

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

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

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

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

District. See “zoning district.”

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. “Fences” means horizontal and vertical structures that are intended to separate properties, retain soil materials and provide security; or as defined by the Building Official. Fences may also be walls, hedges and screen planting.
2. “Front-most wall” means the facade of the residence (exclusive of accessory and appurtenant structures such as decks, stairwells, etc.) which is located closest to the front property line.
3. “Irregular lot” means any lot which does not conform to the definition of a corner lot or an interior lot including, but not limited to, through lots, pie and reverse pie shaped lots, flag lots, triangular lots with double street frontages, multisided lots and other lots in the opinion of the Director which are irregular.
4. “Lattice” means a patterned, crossed material (excluding chain-link fencing) that is arranged to allow at least fifty percent of light and air through the crossed material. Arrangements allowing less than fifty percent will be considered solid.
5. Lot Lines. Rear and side lot lines shall be those defined in this chapter. A property owner of a corner lot may designate which property line abutting a public right-of-way is his/her front and street side property line, for purposes of this section only. No more than one property line abutting a public right-of-way may be designated as a front property line and no more than one property line abutting a public right-of-way may be designated a street side property line.
6. “Replacement” means the replacement of any post or rail. Posts or rails cannot be paired or reinforced to avoid replacement to current code. Board repair or substitution does not constitute replacement.
7. “Sight distance triangle” means the sight distance triangular area formed by the intersecting curb lines (or edge of pavement when no curbs exist) and a line joining points on these curb lines at a

distance of forty feet along both lines from their intersection that defines a minimum area of unobstructed view.

8. "Statuary structures" means decorative objects such as birdbaths, fountains, wells and figures.

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

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

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

Foot-candle. See Lighting-Related Definitions.

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

"Formula business" means a use that has fifteen or more other business locations in the United States and is required by contract, business model, or practice to maintain any of the following standardized characteristics: merchandise; menu; services; decor; uniforms; architecture; facade; color scheme; or signs. See also Section [18.23.260](#), Formula business uses.

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

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

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

"General Plan" means the City of San Carlos General Plan.

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

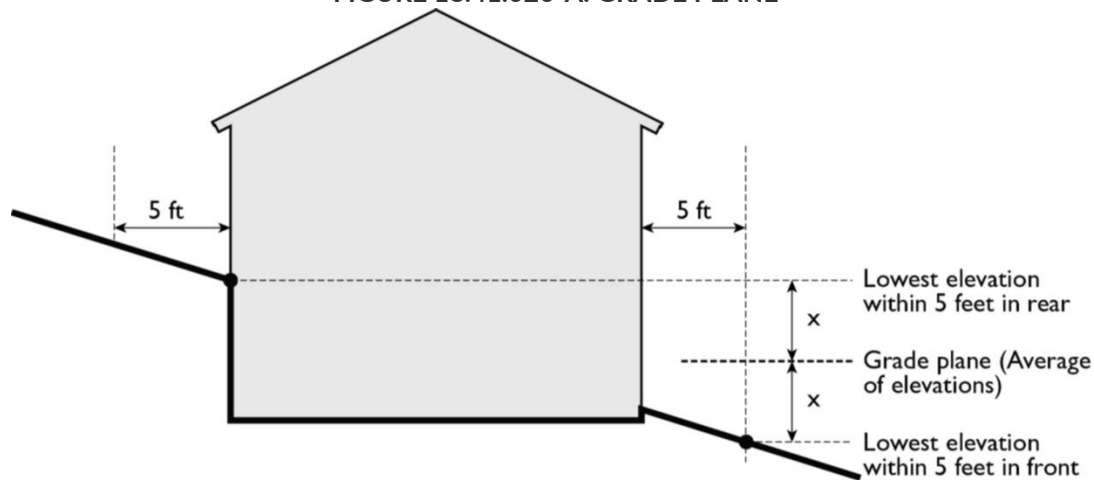
“Government Code” means the Government Code of the State of California.

“Grade” means the location of the ground surface.

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



FIGURE 18.41.020-A: GRADE PLANE



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

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

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

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

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

“Heritage tree” means any:

1. Indigenous tree whose size, as measured at fifty-four inches (54") above natural grade (unless otherwise indicated), is defined below:
  - a. *Aesculus californica* (buckeye) with a single stem or multiple stems touching each other at fifty-four inches (54") above natural grade and measuring nine inches (9") in diameter or greater.

- b. *Arbutus menziesii* (madrone) with a single stem or multiple stems touching each other at fifty-four inches (54") above natural grade and measuring nine inches (9") in diameter or greater.
- c. *Quercus agrifolia* (coast live oak) measuring nine inches (9") in diameter or greater.
- d. *Quercus lobata* (valley oak) measuring nine inches (9") in diameter or greater.
- e. *Quercus douglassii* (blue oak) measuring nine inches (9") in diameter or greater.
- f. *Quercus wislizenii* (interior live oak) measuring nine inches (9") in diameter or greater.
- g. *Sequoia sempervirens* (redwood) measuring fifteen inches (15") in diameter or greater.
- h. *Umbrellularia californica* (California bay laurel) with a single stem or multiple stems touching each other at fifty-four inches (54") above natural grade and measuring eleven inches (11") in diameter or greater.

Heritage Tree Species	Minimum Protected Diameter
<i>Aesculus californica</i> (buckeye)	9" diameter or greater
<i>Arbutus menziesii</i> (madrone)	9" diameter or greater
<i>Quercus agrifolia</i> (coast live oak)	9" diameter or greater
<i>Quercus lobata</i> (valley oak)	9" diameter or greater
<i>Quercus douglassii</i> (blue oak)	9" diameter or greater
<i>Quercus wislizenii</i> (interior live oak)	9" diameter or greater
<i>Sequoia sempervirens</i> (redwood)	15" diameter or greater

Heritage Tree Species	Minimum Protected Diameter
Umbellularia californica (California bay laurel)	11" diameter or greater

2. Community of trees;

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

“Home occupation” means a commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling. See Section [18.23.120](#), Home occupations. This definition also includes cottage food operations, as defined in Chapter 6.1 of Part 1 of Division 1 of Title 5 of the Government Code and Chapter 11.5 of Part 7 of Division 104 of the Health and Safety Code, which allows individuals to use their home kitchens to prepare, for sale, foods that are not potentially hazardous.

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

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

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

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

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

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

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

1. Landmark Site A. Located at the southeast corner of Holly Street and Industrial Road. This site includes five parcels: 501 Industrial Road (APN 046-090-410), 551 Industrial Road (APN 046-090-330), 595 Industrial Road (APN 046-090-290), 850 East San Carlos Avenue (APN 046-090-210), and 810 East San Carlos Avenue (APN 046-090-220).
2. Landmark Site B. Located at the northeast corner of Holly Street and Industrial Road. This site includes two parcels: 445 Industrial Road (APN 046-051-060) and 405 Industrial Road (APN 046-051-080).

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

1. “Automatic irrigation controller” means an automatic timing device used to remotely control valves that operate an irrigation system.
2. “Backflow prevention device” means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
3. “Check valve (anti-drain valve)” means a valve located under a sprinkler head, or other location in the irrigation system, to hold water in the system to prevent drainage from sprinkler heads when the sprinkler is off.
4. “Drip irrigation” means any nonspray low-volume irrigation system specifically designed to apply small volumes of water slowly at or near the root zone of plants utilizing emission devices with a flow rate measured in gallons per hour.
5. “Emitter” means a drip irrigation emission device that delivers water slowly from the system to the soil.

6. "Flow rate" means the rate at which water flows through pipes, valves and emission devices, measured in gallons per minute, gallons per hour, or cubic feet per second.
7. "Hedge" means any group of shrubs planted in line or in groups so that the branches of any one plant are intermingled or form contact with the branches of any other plant in the line. Hedges are not considered trees for the purposes of this title.
8. "Homeowner-provided landscaping" means any landscaping either installed by a private individual for a single-family residence or installed by a licensed contractor hired by a homeowner. A homeowner, for purposes of this title, is a person who occupies the dwelling he or she owns. This definition excludes speculative homes, which are not owner-occupied dwellings.
9. "Hydrozone" means a portion of the landscaped area having plants with similar water needs.
10. "Landscaping" means the planting, configuration and maintenance of trees, ground cover, shrubbery and other plant material, decorative natural and structural features (walls, fences, hedges, trellises, fountains, sculptures), earth patterning and bedding materials, and other similar site improvements that serve an aesthetic or functional purpose.
  - a. "Private landscaping" means any landscaping located within the boundaries of privately owned property, and includes any landscaping located within any unimproved right-of-way abutting a private property and in any park strip other than the City-maintained park strip on Laurel Street, and San Carlos Avenue (1100 and 1200 blocks only) or sidewalk abutting a private property.
  - b. "Public landscaping" means any landscaping located within any street median, City park or other parcel of publicly owned property, including any landscaping located in a City-maintained park strip on Laurel Street, and San Carlos Avenue (1100 and 1200 blocks only).
11. "Mulch" means any organic material such as leaves, bark, straw, compost, or inorganic mineral materials such as rocks, gravel, and decomposed granite left loose and applied to the soil surface for the beneficial purposes of reducing evaporation, suppressing weeds, moderating soil temperature, and preventing soil erosion.
12. "Overhead sprinkler irrigation systems" means systems that deliver water through the air (e.g., spray heads and rotors).
13. "Overspray" means the irrigation water which is delivered beyond the target area.

14. "Park strip" means that area of the public street located between the face of the curb and closest edge of the sidewalk.
  15. "Pervious" means any surface or material that allows the passage of water through the material and into the underlying soil.
  16. "Pruning" means the removal of more than one-third of the crown or existing foliage of the tree or more than one-third of the root system.
  17. "Rain sensor" means a component which automatically suspends an irrigation event when it rains.
  18. "Remove" means cutting to the ground; extracting; killing by spraying, girdling, or any other means; or pruning done without a permit or which does not conform to the provisions of a permit.
  19. "Runoff" means water that is not absorbed by the soil or landscape to which it is applied and flows from the landscape area.
  20. "Shrub" means a bush, hedge or any plant that is not a tree more than twelve inches tall.
  21. "Sidewalk" means any concrete sidewalk lying within that area of the street between the face of the curb and the right-of-way line.
  22. "Soil moisture sensor" means a device that measures the amount of water in the soil. The device may also suspend or initiate an irrigation event.
  23. "Tree" means any live woody or fibrous plant, the branches of which spring from and are supported upon a trunk.
- a. "Community of trees" means a group of trees of any size which are ecologically related to each other.
  - b. "Exotic tree" means any tree known not to be an indigenous tree, hence any tree which has been planted for or has excepted from cultivation.
  - c. "Heritage tree" means any:
    - i. Indigenous tree whose size, as measured at forty-eight inches above natural grade (unless otherwise indicated), is defined below:

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

ii. Community of trees;

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

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

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

i. Bailey, Green or Black Acacia: *A. baileyana*, *A. dedurrens* or *A. melanoxylon*;

ii. Tree of Heaven: *Ailanthus altissima*;

iii. Fruit trees of any kind;

iv. Monterey Pine: *Pinus radiata*;

v. Eucalyptus.

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

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

i. Bailey, Green or Black Acacia: *A. baileyana*, *A. dedurrens* or *A. melanoxylon*;

ii. Tree of Heaven: *Ailanthus altissima*;

iii. Fruit trees of any kind;

iv. Monterey Pine: *Pinus radiata*;

v. Eucalyptus.



h. "Street-oriented tree" means a private tree that is within the first five feet of the front property line, in a park strip of a sidewalk, or in a portion of a public street or within the public right-of-way that is not improved or maintained by the City.

i. "Trim" means the cutting or removal of a portion of a tree which removes less than one-third of the crown or existing foliage of a tree, removes less than one-third of the root system, and does not kill the tree.

24. "Unimproved right-of-way" means that portion of a public street, within the public right-of-way, that is not improved or maintained by the City.

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

1. "Foot-candle" means a quantitative unit of measure for luminance. One foot-candle is equal to the amount of light generated by one candle shining on one square foot surface located one foot away. Equal to one lumen uniformly distributed over an area of one square foot.

2. "Light fixture" means the assembly that holds a lamp and may include an assembly housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirrors, and a refractor or lens.

3. Light Fixture Cutoff. Light fixtures are classified as full cutoff, cutoff, semi-cutoff, or non-cutoff according to the most recent adopted criteria of the Illuminating Engineering Society of North America (IESNA). The four IESNA classifications are defined as follows (IESNA 2000):

a. Full Cutoff. The luminous intensity (in candelas) at or above an angle of ninety degrees above nadir is zero, and the luminous intensity (in candelas) at or above a vertical angle of eighty degrees above nadir does not numerically exceed ten percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

b. Cutoff. The luminous intensity (in candelas) at or above an angle of ninety degrees above nadir does not numerically exceed two and one-half percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire, and the luminous intensity (in candelas) at or above a vertical angle of eighty degrees above nadir does not numerically exceed ten percent of the luminous flux (in lumens) of the lamp or lamps in the luminaire.

c. Semi-Cutoff. The luminous intensity (in candelas) at or above an angle of ninety degrees above nadir does not numerically exceed five percent of the luminous flux (in

lumens) of the lamp or lamps in the luminary, and the luminous intensity (in candelas) at or above a vertical angle of eighty degrees above nadir does not numerically exceed twenty percent of the luminous flux (in lumens) of the lamp or lamps in the luminary.

d. Non-Cutoff. There is no candela limitation in the zone above maximum candela.

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

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

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

1. "Abutting lot" means a lot having a common property line or separated by a public path or lane, private street, or easement to the subject lot.

2. "Corner lot" means a lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than one hundred thirty-five degrees.

3. "Flag lot" means a lot so shaped that the main portion of the lot area does not have access to a street other than by means of a corridor having less than twenty feet of width. Also called a "panhandle" lot.

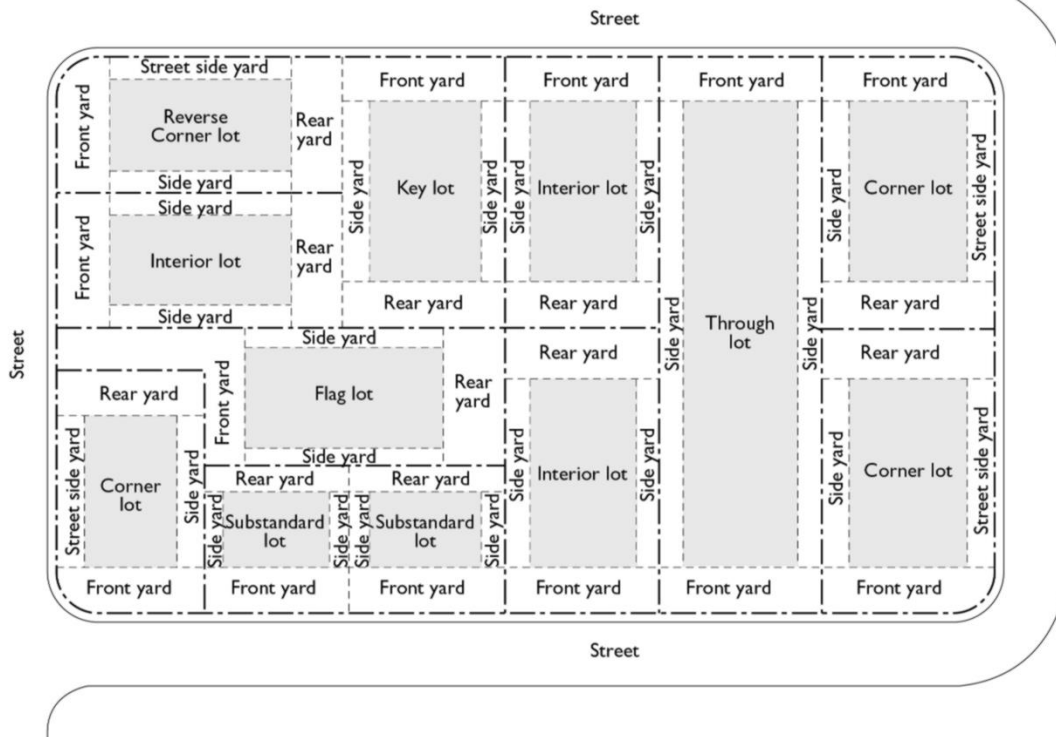
4. "Interior lot" means a lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than one hundred thirty-five degrees.

5. "Key lot" means an interior lot adjoining the rear lot line of a reversed corner lot.

6. "Reversed corner lot" means a corner lot, the rear of which abuts the side of another lot, whether across a lane or not.

7. "Through lot" means a lot having frontage on two parallel or approximately parallel streets.

FIGURE 18.41.020-B: LOT AND YARD TYPES



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

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

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

Lot Frontage. See “frontage, street.”

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

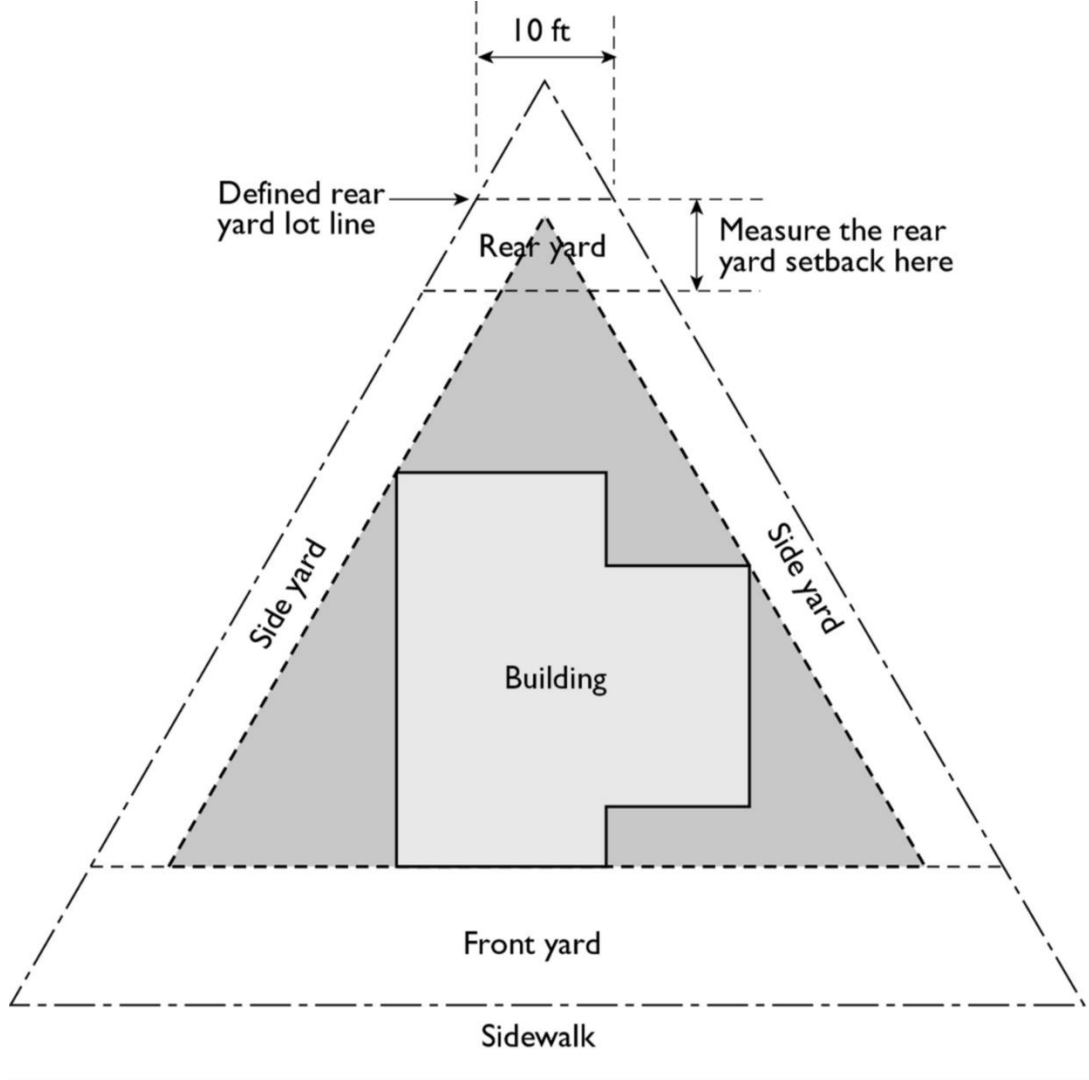
Lot Line Types.

1. Front Lot Line. On an interior lot, the line separating the lot from the street or lane. On a corner lot, the shorter lot line abutting a street or lane. On a through lot, the lot line abutting the street or lane providing the primary access to the lot. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained. Where no lot line is within

forty-five degrees of being parallel to the rear lot line, a line ten feet in length within the lot, parallel to and at the maximum possible distance from the rear lot line, will be deemed the front lot line for the purpose of establishing the minimum front yard (see Figure 18.41.020-C).

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

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



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

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

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

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

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

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

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

Nonconforming Building. See “nonconforming structure.”

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

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

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

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

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

Open Space Types.

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

"Opposite" means across from or across the street from.

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

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

Parcel. See "lot."

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

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

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

1. Long-term. Bicycle parking that is designed to serve employees, students, residents, commuters, and others who generally stay at a site for four hours or longer.

2. Short-term. Bicycle parking that is designed to serve shoppers, customers, messengers, guests, and other visitors to a site who generally stay for a period of less than four hours.

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

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

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

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

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

“Personal cannabis cultivation” means any activity involving the propagation, planting, growing, harvesting, drying, curing, grading, or trimming of cannabis strictly for personal use. Such activity must be performed by a person who is at least twenty-one years old. No more than six plants may be cultivated in a dwelling unit, as defined in this section.

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

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

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

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

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



“Protected tree” means any significant or heritage tree, any tree as part of a replacement requirement, an approved development permit or an approved landscaping plan. The following trees shall not be classified as protected trees regardless of size:

1. Bailey, Green or Black Acacia: *A. baileyana*, *A. decurrens* or *A. melanoxylon*;
2. Tree of Heaven: *Ailanthus altissima*;
3. Fruit trees of any kind;
4. Monterey Pine: *Pinus radiata*;
5. Eucalyptus genera;
6. Monocot trees including palms and palm relatives.

“Pruning” means the removal of one-fourth (25%) or more than one-fourth (25%) of the crown or existing foliage of the tree or one-fourth (25%) or more than one-fourth (25%) of the root system.

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

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

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

“Removal” means cutting to the ground, complete extraction, or killing by spraying, girdling, or any other means; or pruning not done in conformance with a permit.

Retail Establishments That Sell Ammunition or Firearms. A retail establishment selling firearms or ammunition is one that conducts a business by the selling, leasing or transferring of any firearm or ammunition, or to hold one’s self out as engaged in the business of selling, leasing or otherwise transferring any firearm or ammunition, or to sell, lease or transfer firearms or ammunition in quantity, in series, or in individual transactions, or in any other manner indicative of trade.

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

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

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

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

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

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

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

“Significant tree” means any tree that is eleven inches (11") in diameter (or more), outside of bark, measured at fifty-four inches (54") above natural grade. The following trees shall not be classified as significant or heritage trees regardless of size:

1. Bailey, Green or Black Acacia: *A. baileyana*, *A. decurrens* or *A. melanoxylon*;
2. Tree of Heaven: *Ailanthus altissima*;
3. Fruit trees of any kind;
4. Monterey Pine: *Pinus radiata*;
5. Eucalyptus genera;
6. Monocot trees including palms and palm relatives.

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

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

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

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

“State” means the State of California.

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

“Street” means a public or private thoroughfare which affords the principal means of access to a block and to abutting property. “Street” includes avenue, court, circle, crescent, place, way, drive, boulevard, highway, road, and any other thoroughfare, except an alley or lane as defined herein.

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

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

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

1. “Structure, accessory” means a detached subordinate structure, used only as incidental to the main structure on the same lot.
2. “Structure, primary (structure, main)” means a structure housing the principal use of a site or functioning as the principal use.

3. "Structure, temporary" means a structure without any foundation or footings and which is intended to be removed when the designated time period, activity, or use for which the temporary structure was erected has ceased.

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

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

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

1. "Garage sales" means the sale or offering for sale to the general public of over five items of personal property on a portion of a lot in a residentially zoned district, whether inside or outside any building.

2. "Outdoor sales, temporary and seasonal" means the sale or offering for sale to the general public of merchandise outside of a permanent structure on property owned or leased by the person, firm, or corporation. These sales are of a limited duration and conducted on an occasional basis, and are secondary or incidental to the principal permitted use or structure existing on the property.

"Tree protection zone (TPZ)" means the area surrounding a tree to be protected based upon tree species, age, health, soil, and proposed construction. The TPZ shall have a radius measured from the trunk equal to ten (10) times the diameter of the trunk measured at fifty-four inches (54") above grade or as otherwise specified by a project arborist and approved by the City Arborist.

"Trimming" means the cutting or removal of a portion of a tree which removes less than one-fourth (25%) of the crown or existing foliage of a tree, removes less than one-fourth (25%) of the root system, and does not kill the tree.

Unit. See "dwelling unit."

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

1. "Accessory use" means a use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use and occupies not more than thirty percent of the gross floor area.

2. "Incidental use" means a secondary use of a lot and/or building that is located on the same lot but is not customarily associated with the primary use.

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

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

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

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

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

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

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

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

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

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

1. “Front yard” means a yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard shall be a distance specified by this title for the district in which it is located and measured inward from the front lot line.
2. “Interior side yard” means a yard extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified by this title for the district in which it is located and measured inward from the interior side lot line.
3. “Street side yard” means a yard extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified by this title for the district in which it is located and measured inward from the street side lot line.
4. “Rear yard” means a yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this title for the district in which it is located. If a lot has no rear lot line, a line ten feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard.

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

“Zoning district” means a specifically delineated area or district in the City within which regulations and requirements uniformly govern the use, placement, spacing, and size of land and buildings. See Section [18.01.070](#), Districts established. (Ord. 1580 § 3 (Exh. B), 2022; Ord. 1540 (Exh. G (part)), 2019; Ord. 1525 § 2(1) (Exh. A (part)), 2017; Ord. 1524 § 2 (Exh. A), 2017; Ord. 1518 § 3 (Exh. C (part)), 2017; Ord. 1480 (Exh. D (part)), 2015; Ord. 1464 § 3 (Exh. D (part)), 2013; Ord. 1438 § 4 (Exh. A (part)), 2011)