

**ORIGINAL**

**ORDINANCE NO. 1130-353**

**ORDINANCE AMENDING (1) ARTICLE 53 OF THE REDWOOD CITY ZONING ORDINANCE TO ESTABLISH THE MIXED USE CORRIDOR ZONING DISTRICT, (2) ARTICLES 2, 3, 30 AND 33 OF THE REDWOOD CITY ZONING ORDINANCE RELATED TO THE MIXED USE CORRIDOR ZONING DISTRICT, (3) ARTICLES 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 24, 29, 31 AND 35 OF THE REDWOOD CITY ZONING ORDINANCE TO CORRECT CROSS-REFERENCES THEREIN, and (4) THE ZONING MAP OF THE CITY OF REDWOOD CITY ESTABLISHED BY ARTICLE 60 OF THE REDWOOD CITY ZONING ORDINANCE TO DESIGNATE THE BOUNDARIES OF THE MIXED USE CORRIDOR ZONING DISTRICT**

**WHEREAS**, on October 11, 2010, the City Council of the City of Redwood City ("City Council") adopted the new Redwood City General Plan;

**WHEREAS**, the General Plan contemplated the establishment of a Mixed Use Corridor Zoning District;

**WHEREAS**, the proposed amendment to the Redwood City Zoning Ordinance is comprised of: (1) establishment of the Mixed Use Corridor Zoning District under Article 53; (2) revisions to Articles 2, 3, 30, 33 and 60 related to the new Mixed Use Corridor Zoning District; (3) corrections to cross-references within Articles 4- 6, 8-16, 24, 29, 31 and 35 as necessitated by revisions to Article 2, and (4) amendment of the Zoning Map of the City of Redwood City to designate the boundaries of the Mixed Use Corridor Zoning District ("Zoning Ordinance Amendment");

**WHEREAS**, on May 3, 2011, the Planning Commission recommended the City Council adopt the Zoning Ordinance Amendment upon finding that the proposed Zoning Ordinance Amendment is in the public interest and consistent with the Redwood City General Plan;

**WHEREAS**, a notice of public hearing on the Zoning Ordinance Amendment was mailed to all properties within a 300-foot radius of the area affected by the Zoning Ordinance Amendment, and was duly published in the Daily News 10 days prior to the public hearing;

**WHEREAS**, on June 13, 2011, the City Council held a public hearing on the proposed Zoning Ordinance Amendment, and on said date the public hearing was opened, held and closed;

**WHEREAS**, at the June 13, 2011 public hearing, the City Council considered the whole of the record.

**NOW, THEREFORE, THE COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:**

**Section 1.** Article 2 of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~), as provided in Exhibit A.

**Section 2.** Article 3 of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~), as provided in Exhibit B.

**Section 3.** Article 30 of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~), as provided in Exhibit C.

**Section 4.** Article 33 of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~), as provided in Exhibit D.

**Section 5.** Article 53 of the Redwood City Zoning Ordinance is amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~), as provided in Exhibit E.

**Section 6.** Articles 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 24, 29, 31 and 35 of the Redwood City Zoning Ordinance are amended by adding the text shown in underline (example) and deleting the text shown in ~~strikeout~~ (~~example~~), as provided in Exhibit F.

**Section 7.** The Zoning Map of the City of Redwood City established by Article 60 of the Redwood City Zoning Ordinance is amended as provided in Exhibit G.

**Section 8.** This Ordinance has been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq. The City Council has considered an addendum ("Addendum") to the General Plan Final Environmental Impact Report adopted by Resolution No. 15059 on October 11, 2010, which Addendum found that there are no new significant impacts nor any increase in the severity of previously identified impacts, and that no change in circumstance has occurred with respect to the EIR and the proposed Mixed Use Corridor Zoning District or the environment affected by the project that would alter prior environmental findings, conclusions, or mitigation measures.

**Section 9.** If any section, subsection, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portion or sections of the Ordinance. The City Council of the City of Redwood City hereby declares that it would have adopted the Ordinance and each section, subsection, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional.

**Section 10.** The City Clerk shall publish this Ordinance in accordance with applicable law.

**Section 11.** This Ordinance shall go into effect thirty (30) days after the date of its passage and adoption.

\* \* \*

ORDINANCE NO. 1130-353

At a Joint City Council and Redevelopment Agency Board Meeting thereof held on the 27<sup>th</sup> day of June, 2011, by the following votes:

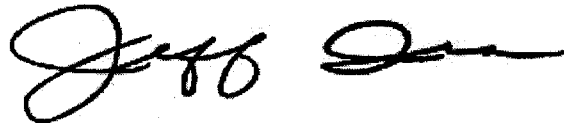
A YES, and in favor of the passage and adoption of the foregoing ordinance:

Council Members Aguirre, Bain, Foust, Gee, Pierce, Seybert and Mayor Ira

NOES: None


ABSTAIN: None

ABSENT: None



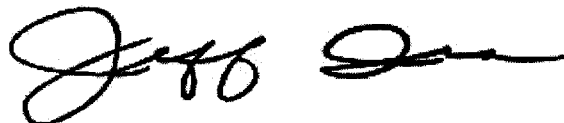
JEFF IRA  
Mayor of the City of Redwood City

Attest:



Silvia Vonderlinden  
City Clerk of Redwood City

I hereby approve the foregoing Ordinance  
this 8<sup>th</sup> day of February, 2011



JEFF IRA  
Mayor of the City of Redwood City

## EXHIBIT A

### ARTICLE 2 - DEFINITIONS

#### 2.1 Use of Definitions.

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

#### 2.2 Definitions.

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

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

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

**~~2.5.05—Alteration (see also Structural Alteration).~~** Any change, addition or modification in construction or occupancy.

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

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

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

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

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

~~**2.9—Alley.** A public right of way less than thirty (30) feet in width which affords a secondary means of access to property.~~

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

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

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

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

- banquet rooms
- civic and private auditoriums
- community centers
- conference/convention facilities
- meeting halls for clubs and other membership organizations
- places of worship, including limited associated accessory uses (i.e., religious school activities that are not full-time and residences for clergy), but excluding full-time schools
- yacht clubs

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

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

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

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

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

**2.13—Building Official.** The Building Official of the City of Redwood City, or the designee of the Building Official.

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

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

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

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

**2.16.5—Business Office.** A use principally providing services to individuals, firms, or other entities, including but not limited to real estate, insurance, property management, Title

companies, investment, loan and lending institutions, personnel, travel, and similar services, and including business offices of public utilities or other activities when the service rendered is that customarily associated with office services.

**2.17—Business, Retail.** See Retail Sales, General Any establishment for the sale directly to the consumer, of any article, substance, or commodity, but not including the sale of lumber or other building materials, or the sale of used or secondhand goods or materials of any kind.

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

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

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

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

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

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

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

**2.22—City Attorney.** The City Attorney of the City of Redwood City, or the designee of the City Attorney.

**2.24—Construction.** Beginning of construction shall mean the incorporation of labor and materials within the foundation of a building.

**2.25—Commission.** The Planning Commission of the City of Redwood City.

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

**2.26—Council.** The Council of the City of Redwood City.

**Cultural Institution (land use).** A nonprofit institution displaying or preserving objects of interest in one or more of the arts or sciences. This use includes libraries, museums, and art galleries.

**Daylight Plane:** An inclined plane, beginning at a stated height above grade at a side or rear property line, and extending into the site at a stated upward angle to the horizontal, which may limit the height or horizontal extent of structures at any specific point on the site where the daylight plane is more restrictive than the height limit or the minimum setback applicable at such point on the site.

**Development.** Any construction activity or alteration of the landscape, its terrain contour or vegetation, including the erection or alteration of structures or buildings. New development is any construction, or alteration of an existing structure or land use, or establishment of a land use.

**2.30—District.** A portion of the City within which certain uses of land and certain structures and buildings are permitted or prohibited and within which certain yards and other open spaces are required and certain height limits are established for buildings, all as set forth and specified in this ordinance.

**2.31—Disaster Shelter.** A building constructed above or below the ground, designed for and having as its primary purpose the protection of the inhabitants thereof from such disasters as blast, radiation, bombs, fallout, storms, and fire.



**2.31.1—Drive-Through Restaurant.** A restaurant which in addition to customary restaurant services is designed to sell products through a sales window to customers who are in vehicles.

**2.32—Dwelling.** A building or portion thereof designed or used exclusively for residential occupancy, including one (1)-family, two (2)-family, and multi-family dwellings, but not including hotels, motels, boarding houses, tents or trailers.

**2.33—Dwelling, Single-Family.** A building designed for, or used to house, not more than one (1) family, including all necessary employees of such family.

**2.33.5—Dwelling, Studio Apartment.** A dwelling unit consisting of not more than one (1) habitable room together with kitchen or kitchenette and sanitary facilities.

**2.34—Dwelling, 2-Family or Duplex.** A building containing not more than two (2) kitchens, designed or used to house not more than two (2) families living independently of each other, including all necessary employees of each such family.

**2.35—Dwelling, Multiple.** A building or portion thereof, used and designed as a residence for three or more families living independently of each other and doing their own cooking in said building, including apartment houses, apartment hotels, and flats, but not including motels, boarding houses, and hotels.

**2.35.1—Electronic Equipment Facility.** A building where more than fifty (50) percent of the floor area is devoted to electronic equipment. These facilities are also known as, but not limited to, the following: server farm, routing facility, data center, telco hotel, carrier hotel, and switching station.

**2.35.3—Enlargement of a Nonconforming Structure.** To increase the height, footprint, floor area, volume, or coverage of a nonconforming structure or any portion of the structure, or to decrease the distance from any portion of the structure to a property line.

**Entertainment Establishment (land use).** Any establishment (indoors or outdoors) where entertainment, either passive or active, is provided for the pleasure of the patrons, either independent or in conjunction with any other use. Commercial entertainment does not include sexually oriented businesses as defined and regulated in Redwood City Municipal Code Chapter 18B - Sexually Oriented Businesses.

**2.35.4—Expansion of a Nonconforming Use.** To enlarge a structure housing a nonconforming use, or to increase the floor area of a nonconforming use within a structure, or to occupy a larger area on the site, or to intensify the occupancy of the nonconforming use and associated activities such that additional impacts, such as noise, traffic or parking, are likely to result.

**2.36—Family Care Home.** A state-authorized, certified, or licensed family care home, foster home, or group home serving six (6) or fewer mentally disordered or otherwise handicapped persons or dependent or neglected children on a twenty-four (24)-hour basis.

**2.36.5—Family Child Care Home, Large.** A home that provides family child care for seven (7) to twelve (12) children, inclusive, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than twelve (12) children and up to fourteen (14) children subject to the requirements of Section 1597.465 of the State Health and Safety Code, as the same now exists or as hereafter amended.

**2.36.6—Family Child Care Home, Small.** A home that provides family child care for six (6) or fewer children, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than six (6) and up to and including eight (8) children subject to the requirements of Section 1597.44 of the State Health and Safety Code, as the same now exists or as hereafter amended.

**2.37—Family.** One (1) person living alone, two (2) or more persons related by blood, marriage, or legal adoption, or two (2) or more persons living as a single housekeeping unit.

**Feasible.** Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors.

**2.38—Fence.** An artificially constructed barrier or wall of any material or combination of materials erected to physically separate properties, provide privacy, or provide security or confinement. Fence shall include the term wall.

The following definitions shall apply to certain types of fences, as referenced in Article 36 of this ordinance:

- A. Open Fence.** Fence (including any gates in such fence) which permits direct vision through at least eighty (80) percent of any one (1) square foot segment of vertical fence surface area. This measured surface area shall not include major posts, pilasters, or other structures which provide lateral strength. The open area shall be uniformly distributed along the fence and shall not be concentrated in one area (along the entire length). No single component or element of the fence, including lamp posts or pilasters, shall be wider than twelve (12) inches.
- B. Solid Fence.** Fence (including any gates in such fence) which permits direct vision through less than eighty (80) percent of any one (1) square foot segment of vertical fence surface area more than eight (8) inches above grade.
- C. Combination Solid/Open Fence.** Fence which incorporates both solid and open fences whereby the solid portion is no higher than three (3) feet.

- D. Decorative Fence.** Fence which has a distinctive style, trim, color, or design, which matches or to some degree complements the existing residence. It may be open or solid. A decorative fence shall have the following characteristics:
1. The fence is constructed of material which matches or complements the architecture of the residence and its surroundings. The materials may include but not be limited to, wrought iron, brick, wood, stone, or a combination thereof.
  2. The fence is painted, stained, or is a natural color which is compatible to the residence.
  3. The fence may have a distinctive cap, trim, or design which distinguishes it from the more typical wall board design.

**Financial Institutions and Related Services (Land Use).** Establishments that solicit, receive, or accept money or its equivalent on deposit and loan money as a regular business. Typical examples include federal or state-regulated banks, savings and loan associations, savings banks, credit unions, and lending establishments, with automatic teller machines (ATMs) as an accessory use. Does not include mortgage broker, accounting, financial investment, or similar offices ("Offices, Business, Government, and Professional"). Does not include check cashing establishments (see "Check Cashing").

**2.39—Financial Service.** The provision of financial services to individuals, firms, or other entities including services customarily provided by banks, savings and loan institutions, credit unions, and similar institutions and organizations.

**2.41—Floor Area, Gross.**

- A.** For the purpose of determining floor area ratio, the floor area of a building or buildings shall be the sum of the gross horizontal areas of the several floors of such buildings measured from the exterior faces of exterior walls or from the center line of party walls separating two buildings and shall include:
1. Basement space if more than half of the basement story height is above grade, except when the computation of the floor area ratio is defined differently in a zoning district;
  2. Elevator stairs and stairwells at each floor;
  3. Floor space used for mechanical equipment where the structural headroom exceeds seven and one-half (7-½) feet but not including equipment, open or enclosed, located on the roof, such as bulkheads, water tanks and cooling towers;

4. Attic floor space where the structural headroom exceeds seven and one-half (7-½) feet;
  5. Interior balconies and mezzanines, except when the computation of the floor area ratio is defined differently in a zoning district;
  6. Enclosed porches and lanais, but not uncovered terraces, porches, balconies or stairs;
  7. Accessory buildings, where more than one-half (½) of the height is above the average level of the highest and lowest point of that portion of the lot covered by the building, but not including garages, carports, and parking structures unless so required in a zoning district.
- B.** Child care facilities and/or independent nonprofit educational facilities open to the public within commercial and/or industrial developments of at least fifty thousand (50,000) square feet of building gross floor area shall not be included in the gross floor area of total building area for the purposes of calculating the floor area ratio, and are thus exempt from floor area ratio limitations, provided that the following conditions are met:
1. In the case of a child care facility, the subject facility shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;
  2. The maximum floor area ratio exemption associated with the provision of a child care facility and/or an independent nonprofit educational facility open to the public shall not be greater than two percent (2%) floor area ratio relative to the land area of the development;
  3. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for child care and/or independent nonprofit educational facility;
  4. Any floor area ratio exemption granted pursuant to this subsection B of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130, as amended, based on the following findings:
    - a. The child care facility and/or independent nonprofit educational facility will be of benefit to the public,
    - b. The development design can accommodate the additional floor area.

- C. Open space for public use and enjoyment and/or outdoor recreational facilities for public use and enjoyment within commercial and/or industrial developments that contain at least fifty thousand (50,000) square feet of building gross floor area may be granted a floor area ratio bonus provided that the following conditions are met:
1. The maximum floor area ratio bonus associated with the provision of open space for public use and enjoyment and/or outdoor recreation facilities for public use and enjoyment shall not be greater than two percent (2%) floor area ratio relative to the land area of the development;
  2. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for open space for public use and enjoyment and/or outdoor recreation facilities;
  3. Any floor area ratio bonus granted pursuant to this subsection C of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130), as amended, based on the following findings:
    - a. The open space and/or outdoor recreation facility will be of benefit to the public,
    - b. The development design can accommodate the additional floor area.
- D. Developments may receive both the floor area ratio exemption of subsection B of this Section, and the floor area ratio bonus of subsection C of this Section, but in no case will the total floor area ratio exemption and bonus exceed two percent (2%) floor area ratio relative to the land area of a particular development.

**2.42—Floor Area Ratio ("FAR").** The ratio, expressed as a percentage, of the maximum permitted gross floor area of a building or buildings to the lot area.

**2.45—Garage Space.** A building or portion thereof used for the storage of vehicles or trailers.

**2.48—Grade or Ground Level.** The average of the finished ground level at the center of all walls of a building. In case walls are within five (5) feet of a sidewalk ground level shall be measured at the sidewalk.

**2.48.3—Grandfathered.** A designation established by means of a "grandfather clause," exempting a class of uses or structures from the otherwise currently applicable

provisions of Ordinance 1130 (zoning ordinance), because such uses or structures conformed with earlier applicable provisions of Ordinance 1130, prior to the enactment of subsequent provisions.

~~**2.48.5—Ground Floor.** The first floor of a building other than a cellar or basement. When there is street frontage on a floor other than the ground floor, the floor with the street frontage shall be deemed to be the ground floor for purposes of applying zoning regulations. When there is street frontage on more than one (1) floor, the floor with the greatest number of lineal feet of street frontage shall be deemed to be the ground floor for purposes of applying zoning regulations.~~

**Ground Floor.** The first floor of a structure that is at ground level or street level. Does not include a basement.

~~**2.49—Ground Floor Dependent Offices.** Offices used for on-site property management, for professional or consulting services including, but not limited to, travel agencies, insurance agencies, income tax preparers, real estate agencies, notary publics, and ground floor dependent portion of financial services. In determining whether a particular use is ground floor dependent, consideration shall be given to the requirement of such use for ground floor visibility in commercial districts to serve patrons on an unannounced or drop-in basis, and to rely upon a product or service display in the store frontage.~~

**Health/Fitness Club (Land Use).**

**Small.** An indoor facility of 2,000 square feet or less in size where passive or active exercises and related activities are performed using minimal muscle-building equipment or apparatus for the purpose of physical fitness, improved circulation or flexibility, and/or weight control. Examples of uses include personal training and yoga studios.

**Large.** A full service fitness center, gymnasium, or health and athletic club, which is over 2,000 square feet in size and may include any of the following: sauna, spa or hot tub facilities; weight rooms; indoor tennis, handball, or racquetball courts; aerobic classes and other indoor sports activities; locker rooms and showers.

~~**2.50—Home Occupations.** Any activity conducted within a dwelling, such as handicrafts, dressmaking, millinery, laundering, preserving, and home cooking, which meets all of the following conditions:~~

- ~~A. The use is clearly incidental and secondary to the use of the dwelling for dwelling purposes.~~
- ~~B. The use is conducted entirely within a dwelling and is carried on exclusively by the inhabitants thereof.~~

- C. The use does not change the character of the dwelling or adversely affect the uses permitted in the residential district.
- D. The use creates no additional traffic and requires no additional parking spaces.
- E. No persons are employed other than that necessary for domestic purposes.
- F. No indoor or outdoor storage of materials, equipment, or supplies, other than that necessary for domestic purposes, shall exist.
- G. Not more than one-fourth (¼) of the area of one (1) floor of said dwelling is used for such use.
- H. The entrance to the space devoted to such use is from within the building, and no internal or external alterations or construction features not customarily used in dwellings is involved.

**2.51—Height of Building.** The vertical distance from any point of the roof to the finished or natural grade, whichever is lower, directly below that point. A diagram depicting the measurement of height for residential structures on sloping lots is included at the end of the article for illustrative purposes only.

**2.52—Hotel.** See "Lodging." See Motel.

**2.53—Housing for the Elderly.** Housing projects designed expressly for persons of sixty (60) years of age or older, having design characteristics typical of such projects which may include dining facilities, twenty-four (24)-hour supervision, recreational facilities, and medical facilities.

**2.53.2—Impervious Surface.** A surface that hinders the ability of water to percolate through underlying soils. Examples typically include, but are not limited to, pavement (including driveways, parking lots, patios, walkways), rooftops, buildings and compacted soils.

**2.53.3—Landscape Area.** Land open to the sky that is set apart for the planting of grass, shrubs, trees, or similar living plants, or other pervious ground surface treatment such as decorative rock, bark or stone.

**Liquor Stores (land use).** A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

**Live/Work (land use).** A unit that combines a work space and incidental residential occupancy occupied and used by a single household. Live/work units have been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with the California

Building Code. The working space is reserved for and regularly used by one or more occupants of the unit. Live/work units can include renter-occupant and/or owner-occupant.

**Lodging (land use).**

- A. Bed and Breakfast Inns.** Establishments offering lodging rooms for less than 30 days in a dwelling unit, with incidental eating and drinking service for lodgers only, provided from a single kitchen.
- B. Hotel.** An establishment that provides guest rooms or suites for a fee to transient guests for sleeping purposes. No provisions for cooking are provided in the guest rooms, with the possible exception of microwaves and refrigerators. Access to units is primarily from interior lobbies, courts, or halls. Related accessory uses may include conference and meeting rooms, restaurants, bars, and recreational facilities.
- C. Long-Term Hotel (Extended Stay).** A long-term hotel facility offering transient lodging accommodations to the general public, targeted to the business or leisure traveler who is planning to stay for an extended time. To constitute an extended stay hotel, each hotel room must contain kitchen facilities to include a range cooktop, microwave or conventional oven, refrigerator, and sink.
- D. Motel.** An establishment that provides guest rooms for a fee to transient guests for sleeping purposes. Guest rooms do not contain kitchen facilities. A motel is distinguished from a hotel primarily by direct independent access to, and adjoining parking for, each guest room.

**2.53.5—Lot.** A parcel of land occupied or intended for occupancy for a use permitted in Ordinance 1130.

**2.53.6—Lot Area.** For the purpose of determining Floor Area Ratio, the lot area shall be the horizontal area within the exterior lines of a lot, exclusive of any portion of a lot within the lines of any natural watercourse, river, stream, creek, waterway, open channel, or open flood control or drainage easement and exclusive of any portion of a lot within a street right-of-way whether acquired in fee, easement, or otherwise.

**2.54—Lot, Interior.** A lot abutting only one (1) street.

**2.56—Lot, Corner.** A lot situated at the junction of and abutting on two (2) or more intersecting streets. Notwithstanding the terms of Section 2.57, whenever the least dimension of the lot fronting on two (2) intersecting streets is at least ninety (90) feet, the owner may elect either street line as the front lot line.



**2.57—Lot, Front.** The narrowest dimension of a lot fronting on a street.

**2.58—Lot, Side.** Any lot boundary not a front or rear lot line.

**2.58.3—Lot Coverage.** The percentage of the total land area within a lot that is covered by buildings, including all projects except the exterior or outermost four (4) feet of any eave or roof overhang, but excluding uncovered ground level paving, landscaping features and uncovered recreational facilities.

**2.58.5—Lot Size.** The size of a lot as established by subdivision map, metes and bounds, or any other means of description contained in any conveyance of title thereof, or any other interest therein, on file and recorded in the office of the County Recorder, County of San Mateo.

**2.59—Lot Lines.** The boundary line separating the lot front from a street, the lot side from a street or adjoining property, or the lot rear from an alley, street or adjoining property.

**2.60—Lot Width.** The width of the lot measured at right angles to its depth. Average lot width shall mean the average width of the lot throughout its full depth measured at right angles to the depth.

**Maintenance and Repair Services (Land Use).** Establishments that provide home appliance and/or electronic or office equipment repair and maintenance, or building maintenance services. Does not include maintenance and repair of vehicles (see “Vehicle/Equipment Repair”).

**2.63—Medical Clinic.** A facility for group practice on a single site where multiple practitioners (doctors, dentists, therapists, nurses, paraprofessionals, etc.), in combination, offer a variety of services, which may include, but are not limited to, consultation or counseling, diagnosis, therapy, prevention, healing arts, laboratory testing or analysis, and/or corrective personal treatment.

**2.63.5—Medical Office.** A use providing consultation, diagnosis, therapeutic, preventative, corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans, licensed for such practice by the state of California and including services related to medical research, testing and analysis but excluding the use of hazardous materials in excess of the exempt amounts contained in the Uniform Building Code and Uniform Fire Code as said Codes are adopted and amended by the City from time to time.

**Mixed Use.** The combination of commercial and residential uses located on the same property as part of a unified development. Mixed Use Development consists of commercial and residential uses integrated either vertically (vertical mixed use) in the same structure or group of structures, or horizontally on the same development site (horizontal mixed use) where

parking, open spaces, and other development features are shared. In a mixed-use development, both uses are considered primary uses of the land.

**2.64—Mobile Home.** Shall mean any unit transportable in one (1) or more sections, used or designed to be used for living or sleeping purposes or both and which is not equipped with wheels used for the purpose of transporting such unit from place to place whether by motive power or other means.

**2.65—Mobile Home Park.** Shall mean any place, area, or tract of land offered to the public for the accommodation of any mobile home, except recreational areas operated by public agencies or areas used exclusively for the sale or storage of mobile homes.

~~**2.66—Motel or Hotel.** A building or group of detached or semidetached buildings containing guest rooms which are designed and used primarily for the accommodation of transient travelers.~~

**Motel.** See "Lodging."

**Multiple-Unit Dwelling (land use).** A structure or portion thereof containing three or more dwelling units designed for the independent occupancy of three or more households.

**2.68—Neighborhood.** A sub-area of the City in which the residents share a common identity focused around a school, park, community business center, or similar feature.

**Nightclub (land use).** A facility which provides live entertainment for an audience of 50 or more persons and serves alcoholic beverages on the premises.

**2.69—Nonconforming Lot.** Any lot having less area or dimensions than are required in the district in which the lot is located, and that was lawfully created prior to the adoption of the current zoning requirements for lot area or dimensions. Lots not legally established shall be deemed to be illegal lots.

**2.69.5—Nonconforming Parking.** Parking for any use, structure or site for which current parking standards are not met due to the number, size and/or location of parking spaces, or related design criteria for driveway access or parking backup area, but that complied with applicable parking requirements at the time the use, structure or site development was established. Parking that does not comply with applicable parking requirements in effect at the time the development was established shall be deemed to be illegal.

**2.70—Nonconforming Structure.** Any structure legally constructed or established which fails to conform to the regulations of the ordinance codified in this article, other than use regulations, for the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to

the City. Structures not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal structures.

**2.71—Nonconforming Use.** A use legally established and existing which fails to conform with the use regulations, including residential density limitations, of the district in which it is located by reason of adoption of the ordinance codified in this article, or any amendment thereto, or by reason of annexation of territory to the City. Uses not legally established, which fail to conform to the provisions of this article, shall be deemed to be illegal uses.

**2.72—Nursing Home.** Shall mean any premises with less than fifteen (15) sleeping rooms where persons are lodged and furnished with meals and nursing care.

**Offices - Business, Government, and Professional (Land Use).** Offices of firms, individuals, or organizations that provide professional, executive, management, or administrative services (e.g., accounting, architectural, engineering, government, insurance, investment, legal, mortgage, real estate offices, etc.). Includes administrative, clerical, or public contact offices of a government agency, including incidental storage and maintenance of vehicles. Does not include financial institutions ("Financial Institutions and Related Services") or medical or dental services ("Offices, Medical and Dental").

**Open Space.** Any lot or area of land or water set aside, designated, dedicated, or reserved for public or private use or enjoyment.

**Common Open Space.** The total land area within a residential development that is not individually owned or dedicated for public use; and that is designed, intended, and reserved exclusively for the shared use of all the residents of the development and their guests. Illustrative examples include barbecue and picnicking areas, play areas, swimming pools, tennis courts, turf areas, and other recreational-leisure features and facilities. Does not include enclosed spaces/facilities (e.g., community center, meeting rooms, etc.).

**Private Open Space.** A usable outdoor living area directly adjoining and accessible to a dwelling unit, reserved for the exclusive private enjoyment and use of residents of the dwelling unit and their guests. Boundaries are evident through the use of fences, gates, hedges, walls, or other similar methods of controlling access and maintaining privacy.

**Public Open Space.** A parcel or area of land or water that is restricted to active or passive recreational uses, that is available for use by the general public and is owned and/or operated by a public agency.

**Quasi-Public Open Space.** A parcel or area of land or water restricted to active or passive recreational uses, that is accessible and available for use by the general public, but is owned, maintained, and operated by a private entity.

**Total Open Space.** The sum of public, quasi-public, common, and private open space in a residential development.

**Usable Open Space.** Outdoor or unenclosed area in a residential development on the ground, or on a roof, balcony, deck, porch or terrace designed and accessible for outdoor living, recreation, pedestrian access or landscaping, but excluding parking facilities, driveways, utility or service areas, or any required front or street side setback area.

**2.75—Owner.** The recorded property owner, a person holding an option to purchase, a person under a contract to purchase, the administrator, executor, or trustee of an estate, or other similar person or the attorney of any such person.

**2.77—Parking Lots and Garages.** A parcel of land or a building used commercially for parking self-propelled vehicles, but not including repair or service to such vehicles and not including the storage or display of such vehicles for sale.

**2.77.5—Permeable Pavement.** An area of a vehicular or pedestrian use or other hardscape areas, paved with material that permits water penetration into the soil. Permeable pavement may consist of any porous surface materials that are installed, laid or poured.

**Personal Services (land use).**

**A. Personal Services, Massage Establishment.** Establishment where massage is provided; massage is defined in Municipal Code Section 18A.2 (Massage Establishments and Massage Technicians - Definitions). Regardless of whether conducted as a part of a larger establishment (e.g., beauty salon, day spa, etc.), for purposes of permitting, a massage establishment shall be considered as a separate use.

**B. Personal Services, General.** An establishment providing non-medical services to individuals as a primary use. Examples of these uses include:

- barber shops and beauty salons (without massage services)
- clothing rental
- day/health spa (without massage services)
- dry cleaning pick-up stores with limited equipment
- fortunetellers, psychics, and similar services
- healing arts (acupuncture, acupressure, aromatherapy)
- laundromats (self-service laundries)
- locksmiths

- nail salons
- shoe repair shops
- tanning salons
- tailors

**C. Personal Services - Studio: Art, Dance, Martial Arts, Music, etc. Small-scale instructional facilities, typically accommodating one group of students at a time, in no more than one instructional space. Examples of these small-scale facilities include:**

- individual and group instruction and training in the arts
- production rehearsal
- photography, and the processing of photographs produced only by users of the studio facilities
- martial arts training studios
- gymnastics instruction
- production studios for individual filmmakers, musicians, painters, sculptors, photographers, and other artists

Larger facilities are included under the definition of "Schools – Public and Private." These uses may also include accessory retail sales of products related to the services provided.

**2.77.6—Pervious Surface.** Any surface that has the specific quality of allowing the passage of water or other liquid through it.

**2.78—Person.** Includes any individual, partnership, corporation, cooperative, association, trust, or any other legal entities including governmental bodies.

**2.78.5—Planning Director.** The Planning Director of the City of Redwood City, or the designee of the Planning Director.

**2.78.6—Planning Permits.** "Planning Permits," as used in this article, shall mean and refer to permits issued pursuant to Articles 42, 43, 44, 45, or 46 of the zoning ordinance.

**2.79—Professional Office.** An office for providing professional or consulting services in the fields of law, architecture, engineering, accounting, architectural and engineering design, and similar professions (but excluding medical offices), including associated incidental product testing and prototype development, but excluding product manufacture or assembly and excluding use of hazardous materials in excess of the exempt amounts contained in the Uniform Building Code and Uniform Fire Code, as said codes are adopted and amended from time to time by the City.

**Project.** Any proposal for new or changed use, or for new construction, alteration or enlargement of any structure, that is subject to the provisions of this Zoning Ordinance.

**2.80—Public Use.** Shall mean a use operated exclusively by a governmental body and having the purpose of serving the public health, safety, or general welfare, including, but not limited to, public schools, parks, playgrounds, hospitals, and administrative and service facilities.

**2.81—Public Works Director.** The Public Works Director of the City of Redwood City, or the designee of the Public Works Director.

**2.83—Quasi-Public Use.** Shall mean a use operated by a private non-profit educational, religious, recreational, charitable, or medical institution and having the primary purpose of serving the local community, including, but not limited to, churches, schools and colleges, recreational facilities, and private hospitals.

**2.84—Research and Development.** A use primarily engaged in the study, testing, engineering, design, analysis, or experimental development of products, processes, or services related to current or new technologies. Research and development may include manufacturing, fabricating, processing, assembling or storage of products or materials, or similar related activities, where such activities are accessory to research, development or evaluation. Related administrative uses such as finance, marketing, sales, accounting, purchasing, or corporate offices; provisions of services to others on or off-site; and related educational uses may also be included provided they remain accessory to the primary uses of "research and development," and are consistent with any limitations on accessory uses for the applicable zone district. Typical "research and development" uses may include, but are not limited to, computer software and hardware firms, electronic research firms, biotechnical firms, and pharmaceutical research laboratories.

**2.84.05—Repair(s).** The reconstruction or renewal of any part of an existing building for the purpose of its maintenance. The term "repair" or "repairs" shall not apply to any other change in a structure such as would be required by additions to or structural alterations to such structure.

**2.84.1—Research and Development, Office Type.** A research and development use for which the research and development components primarily occur in an office setting, with minimal laboratory area or research equipment, other than computers and other related electronic equipment. Typical office type research and development uses may include, but are not limited to, computer software and computer simulation firms.

**2.84.2—Research and Development, Laboratory Type.** A research and development use for which the research and development components require substantial laboratory space and/or other equipment for testing or development, which may also include associated adjacent or nearby workstations for recording or preparing written documentation of research. Typical laboratory research and development uses may include, but are not limited to, biotechnical firms and pharmaceutical research laboratories.

**2.84.4—Recreation, Indoor Commercial.** A use providing recreation, amusement, or exercise services, including bowling lanes, billiard parlors, skating arenas, gymnasiums, exercise studios or facilities, fitness centers, health clubs or spas, martial arts studios, group movement instruction, and similar services, operated on a private basis, within a building or buildings.

**2.84.5—Recreation, Outdoor Commercial.** A use providing recreation or amusement services, including golf, tennis, swimming, riding, or similar services, operated on a private basis, primarily outdoors, except for accessory enclosed services or facilities.

**Residential Care Facility, Small.** Any facility, place, or building that is maintained and operated to provide 24-hour care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual and licensed by the State of California for occupation by six or fewer persons. See definition under Title 22 (Social Security) in the California Code of Regulations (Section 80001[g]).

**2.85—Rest Home.** Any premises licensed under Section 2300 of the Welfare and Institutions Code of the State of California.

**Restaurants (land use).**

**Restaurant, Accessory Food Service.** An establishment that sells food and/or beverages as an accessory use in a retail, office, or institutional structure and that does not change the character of the primary use.

**Restaurant, Drive-Through.** An establishment that provides food and/or beverages accessible to persons who remain in their motor vehicles.

**Restaurant, Fast Food.** A restaurant that supplies food and beverages primarily in disposable containers and that is characterized by self-service and short stays by customers.

**Restaurant, Sit-down.** An establishment engaged in the business of selling food and beverages, including alcoholic beverages, prepared on site for primarily on-site consumption. Food and beverages are served to the customer at a fixed location (i.e., booth, counter, or table). Food and beverages are ordered from individual menus. Customers typically pay for food and beverages after service and/or consumption.

**Take-Out Service.** An establishment that offers a limited variety of food or beverages. Transactions are sales for off-site consumption. Customers are served either at a counter or service window. Incidental seating (less than 250 sq. ft. of seating area) may be provided for limited on-site consumption of food or beverages. Typical uses include bakeries, coffee stores,

ice cream and frozen dessert stores, delivery-only pizza establishments, small delicatessens, and similar establishments.

**Retail Sales, General (land use).** Retail establishments, completely enclosed within structures, engaged in selling goods or merchandise to the general public for profit. Examples of these establishments and lines of merchandise can include:

- antiques
- appliances
- artists' supplies
- automotive parts and accessories
- bakeries (retail only)
- bicycle sales and rentals
- books
- cameras and photographic supplies
- carpeting and floor covering
- clothing and accessories
- convenience market
- drug and discount stores
- electronic equipment
- fabrics and sewing supplies
- florists and houseplant stores (indoor sales only)
- gift shops
- grocery store
- handcrafted items
- hardware
- hobby materials
- jewelry
- kitchen utensils
- locksmiths
- luggage and leather goods
- medical supplies and equipment
- musical instruments, parts and accessories
- newsstands
- office supplies
- orthopedic supplies
- paint and wallpaper
- pharmacies
- religious goods
- secondhand clothing sales
- shoe stores
- small wares
- specialty food and beverage



- specialty shops
- sporting goods and equipment
- stationery
- supermarket
- tobacco
- toys and games
- travel services

**Retail Sales, Bulk Merchandise (land use).** Retail establishments engaged in selling goods or merchandise to the general public as well as to other retailers, contractors, or businesses, and rendering services incidental to the sale of the goods. Bulk retail is differentiated from general retail by either of the following characteristics:

1. A high volume of sales of related and/or unrelated products in a warehouse setting (i.e., "big box" retail).
2. The sale of goods or merchandise that require a large amount of floor space and that are warehoused and retailed at the same location.

Examples of items for sale include:

- Electrical and heating fixtures and supplies
- Furniture
- Groceries
- Household appliances
- Household furnishings
- Household products
- Lumber
- Nursery stock
- Personal care products

**Retail Sales, Second Hand Store (land use).** A retail establishment that buys and sells used products that may include clothing, furniture and household goods, jewelry, household appliances, musical instruments, business machines and office equipment, hand tools, and similar items. This does not include used book stores, antique stores, sales of used farm or construction equipment, junk dealers, scrap/dismantling yards, sales of used cars or other vehicles, or pawn shops.

**2.85.5—Riparian Vegetation.** Vegetation that is next to, or affected by, water sources such as rivers, creeks, lakes, springs or other natural watercourses.

**2.86—Rooming House.** A dwelling other than a hotel, where lodging or meals for three (3) or more persons is provided for compensation.

**2.87—Runoff.** Water originating from rainfall, irrigation or other sources that flows over the land, building, pavement or other surfaces to drainage facilities, rivers, streams, springs, seeps, ponds, lands, wetlands or the San Francisco Bay.

**School - public and private (land use).** A public or private academic educational institution. Illustrative examples of these uses include: boarding school; community college, college, or university; elementary, middle, or junior high school; high school; and military academy. Also includes schools providing specialized education/training. Illustrative examples of these uses include: art school; business, secretarial, and vocational school; computers and electronics school; culinary arts; dance school; drama school; driver education school; and language school. Also includes facilities that offer specialized programs in personal growth and development (i.e., arts, communications, diet centers, environmental awareness, management, etc.). Does not include part-time religious instruction at places of worship. Does not include preschools and child day care facilities (see "Child Care Center"). See also the definition of "Studio - Art, Dance, Martial Arts, Music, etc." under "Personal Services" for smaller-scale facilities offering specialized instruction.

**2.88—Sensitive Area.** Areas located less than two hundred (200) feet away from a water resource including, but not limited to, a wetland, pond, river, the San Francisco Bay, or other bodies of water.

**2.90—Service Station.** Shall mean a facility or area limited to retail sales to the public, on the premises, of gasoline, motor oil and lubricants, motor fuels, travel aids, in-bay non-automatic car washing service, minor automobile accessories, and minor automobile repairs and servicing, but not including major automobile repairs such as engine rebuilding, clutch, transmission, or differential repairing, reconditioning of motor vehicles, collision services such as body, frame, or fender straightening and repair, upholstery work, tire recapping, conveyor-operated car-washing facilities, or overall painting of automobiles.

**2.92—Salvage or Wrecking Yard.** The storage of junk or salvage materials, including scrap materials and metals, or wrecked, disabled, or inoperative automobiles or other vehicles or parts of vehicles, machinery, or building parts, whether or not the sale of such salvage is made or proposed; and also including the dismantling or "wrecking" of vehicles or machinery of any type and the reconditioning of used building materials. The term salvage or wrecking yard shall not include incidental, concealed trash disposal facilities.

**2.92.4—Shared Parking.** Parking in a private facility which can be used by the general public free of penalty during at least one (1) of the following times: Monday through Friday, 8:00 a.m. to 5:00 p.m.; Monday through Friday 5:00 p.m. through 10:00 p.m. and all day on Saturday and Sunday and Holidays.

**2.92.4.1—Skilled Nursing Facilities.** An in-patient health care facility licensed and operated as a Skilled Nursing Facility under State of California [Department of Health Care Services] regulations.

**2.92.5—Source Control Measures.** Any project design features that aim to prevent stormwater pollution by eliminating or reducing the potential for contamination at the source of the pollution.

**2.92.6—Stormwater Site Design Measures.** Any project design features that reduce stormwater pollution by decreasing or slowing stormwater runoff or intercepting the flow of runoff across a series of contiguous impervious surfaces.

**2.92.7—Stormwater Treatment Measures.** Any engineered system designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological or chemical process.

**2.93—Story.** That portion of a building included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it. If the finished floor level directly above a basement or cellar is more than six (6) feet above finished grade, such basement or cellar shall be considered a story. If the lowest finished floor level is more than six (6) feet above natural grade, then the underfloor space shall be considered a story.

**2.94—Story, Half.** A partial story under a gable, hip, or gambrel roof, the wall plates of which, on at least two (2) opposite exterior walls, are not more than four (4) feet above the floor of such story, and the interior height of which, from the floor to the underside of the roof, does not equal or exceed seven (7) feet for more than forty (40) percent of the floor space. Diagrams depicting the measurement of a half story are included at the end of this article for illustrative purposes only.

**2.95—Street.** A public right-of-way which affords principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley as defined herein.

**2.96—Street Line.** The boundary between a street right-of-way and adjoining property.

**2.97—Structure.** Anything constructed or erected, the use of which requires location on or in the ground, or attachment to something having location on the ground, including swimming pools, but excluding driveways, sidewalks, patios, or parking spaces.

**2.98—Structural Alteration.** Any change in the supporting members of a structure, such as foundations, bearing walls, columns or girders.

**Tasting Lounge.** Establishment that offers the on-site consumption of wine or beer in connection with the marketing of wines or beer offered for sale on the premises. With the exception of wine and beer, no beverages or items containing alcohol shall be offered for sale or consumed on the premises. Non-alcoholic retail items associated with wine drinking such as wine glasses, decanters, ice buckets, toppers, serving implements, snack foods and non alcoholic beverages may also be offered for sale.

**2.100—Telecommunications Tower.** A self-supporting structure which supports equipment used to transmit or receive telecommunications signals, including, but not limited to, monopoles and lattice-like steel structures.

**2.101—Theater, Indoor or Outdoor.** A building or outdoor area used primarily for entertainment or educational purposes for participants or spectators. Typical examples of uses of theaters may include, but are not limited to, cinema, performing arts, private parties, and general assembly.

**2.101.5—Top of Bank.** The line where a distinct change in grade between the ravine of a creek or waterway and the surrounding topography is apparent. Where the top of banks are not distinguishable, the top of banks shall be as determined by the Engineering and Construction Division based on the adjacent slopes and/or the extent of riparian vegetation.

**2.102—Trailer.** Shall mean any unit used, or designed to be used, for living or sleeping purposes or both, and which is equipped with wheels for transporting such unit from place to place whether by motive power or other means.

**2.103—Trailer Park.** Shall mean any area, or tract of land offered to the public for the accommodation of any trailer, except recreational areas operated by agencies or areas used exclusively for the sale or storage of trailers.

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

**2.106—Use.** The purpose for which land or a building is designed, arranged, or intended or for which either land or building is or may be occupied or maintained.

**2.107—Use, Change of.** The replacement of an existing use by a new use, or a change in the nature of an existing use, but not including: a change of ownership, tenancy, or management where the previous nature of the use, line of business, or other function is not substantially changed. A change in the existing nature of the use may include, but is not

limited to, changes in the characteristics of the use or associated activities that are likely to result in increased impacts, such as noise, traffic or parking.

**2.107.5—Use, "Neighborhood Serving."** A use which primarily serves residents within the surrounding neighborhood.

**2.107.7—Vegetated Swale.** An open vegetated drainage channel that is designed to detain or infiltrate runoff volume associated with a water quality storm event, irrigation or other source of runoff.

**Vehicle/Equipment Rental (land use).** Rental of automobiles, construction equipment, motorcycles, recreational vehicles, trucks, and similar vehicles and equipment, including on-site storage and incidental maintenance that does not require pneumatic lifts.

**Vehicle/Equipment Repair (land use).** The repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, but exclude vehicle dismantling or salvage.

**Vehicle/Equipment Sales and Leasing (land use).** The sale, or leasing of automobiles, trucks, tractors, construction or agricultural equipment, mobile homes, and similar equipment, including storage and incidental maintenance and repair. This use does not include uses that exclusively rent vehicles (see Vehicle/Equipment Rental).

**Vehicle Parts - Retail Sales and Repair (land use).** The sale of vehicle equipment and parts. These uses include brake shops, oil change shops, auto glass sales, stereo and alarm sales, and tire sales, but exclude vehicle dismantling, salvage, tire retreading or recapping, or repairs performed by customers on-site.

**2.107.8—Watercourse, Protected.** A perennial or intermittent river, stream, creek, watercourse, waterway or channel within the incorporated limits of the City, which specifically includes and is limited to the following: (a) Cordilleras Creek upstream of Highway 101, and (b) Redwood Creek and its tributaries upstream of Highway 101 to Bradford Street and upstream of El Camino Real. A segment of a watercourse located within these defined boundaries but located within concrete channels or culverts, as may be determined by the Engineering and Construction Division, is not considered a protected watercourse.

**2.108—Wireless Communications Equipment Building.** A structure which houses accessory equipment for a wireless communications telecommunications tower, antenna, or similar device.

**2.109—Wireless Communications Facility.** The equipment and appurtenant structures necessary or appropriate for receiving telecommunications or radio signals from a mobile

communications source and for transmitting those signals to a central switching station which connects the mobile communications unit to a communications network; including, but not limited to, telecommunications towers, antennas, associated wireless communications equipment, and structures housing such equipment and appurtenances.

**2.110—Yard.** An open space on the same lot with a building, which open space is unoccupied and unobstructed from the ground upward, except as otherwise permitted in Article 32.

**2.111—Yard, Front.** A yard extending across the full width of the front of the lot and measured from the front line of the lot toward the nearest line of the building.

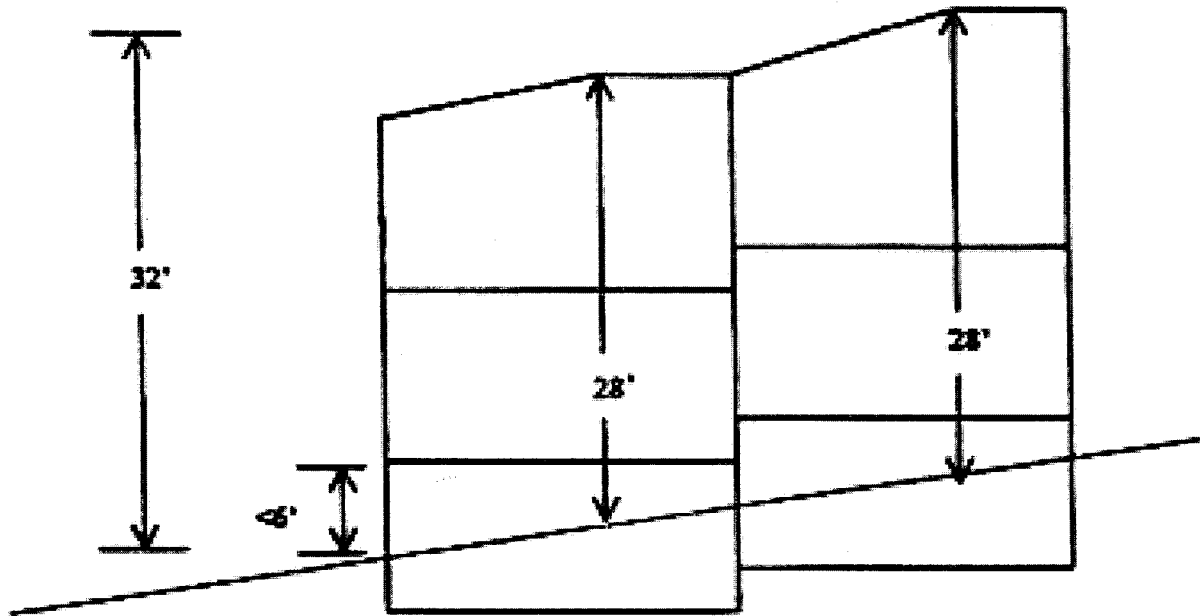
**2.112—Yard, Rear.** Except as otherwise provided in this article, a yard extending across the full width of the lot, adjacent to the rear lot line, and measured from the rear line of the lot towards the main building.

**2.113—Yard, Side.** A yard measured from the side line of the lot toward the interior of the lot and extending from the required front yard to the required rear yard, or rear lot line if no rear yard is required.

**2.115—Zoning Administrator.** The Planning Director of the City of Redwood City, or the designee of the Planning Director.

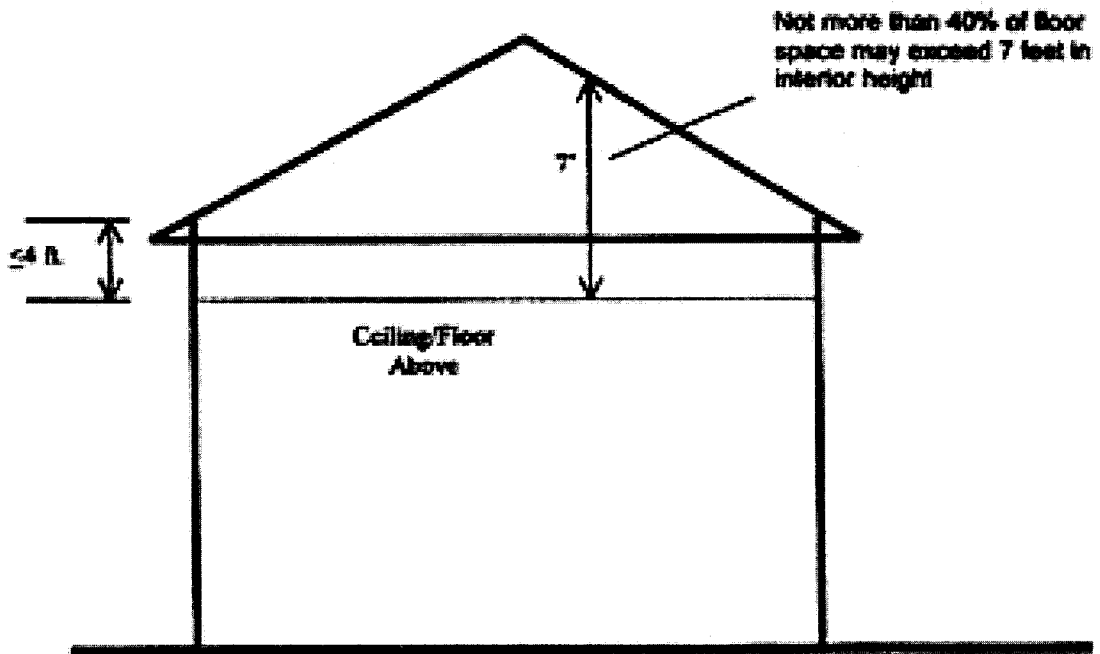
Example Diagram (Sec. 2.51)

### Height of Residential Structures on Sloping Lots

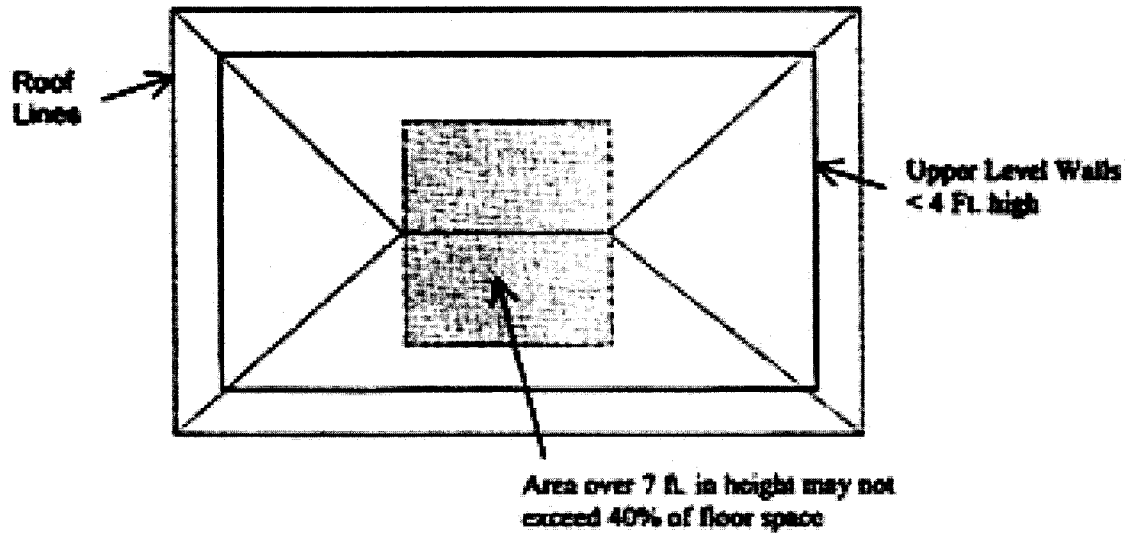


- 1. 28-foot max. height, measured from grade directly below any point on roof (stepped house with basement).

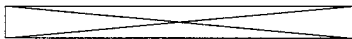
MEASUREMENT OF  
HALF STORY (SEC. 2.94)



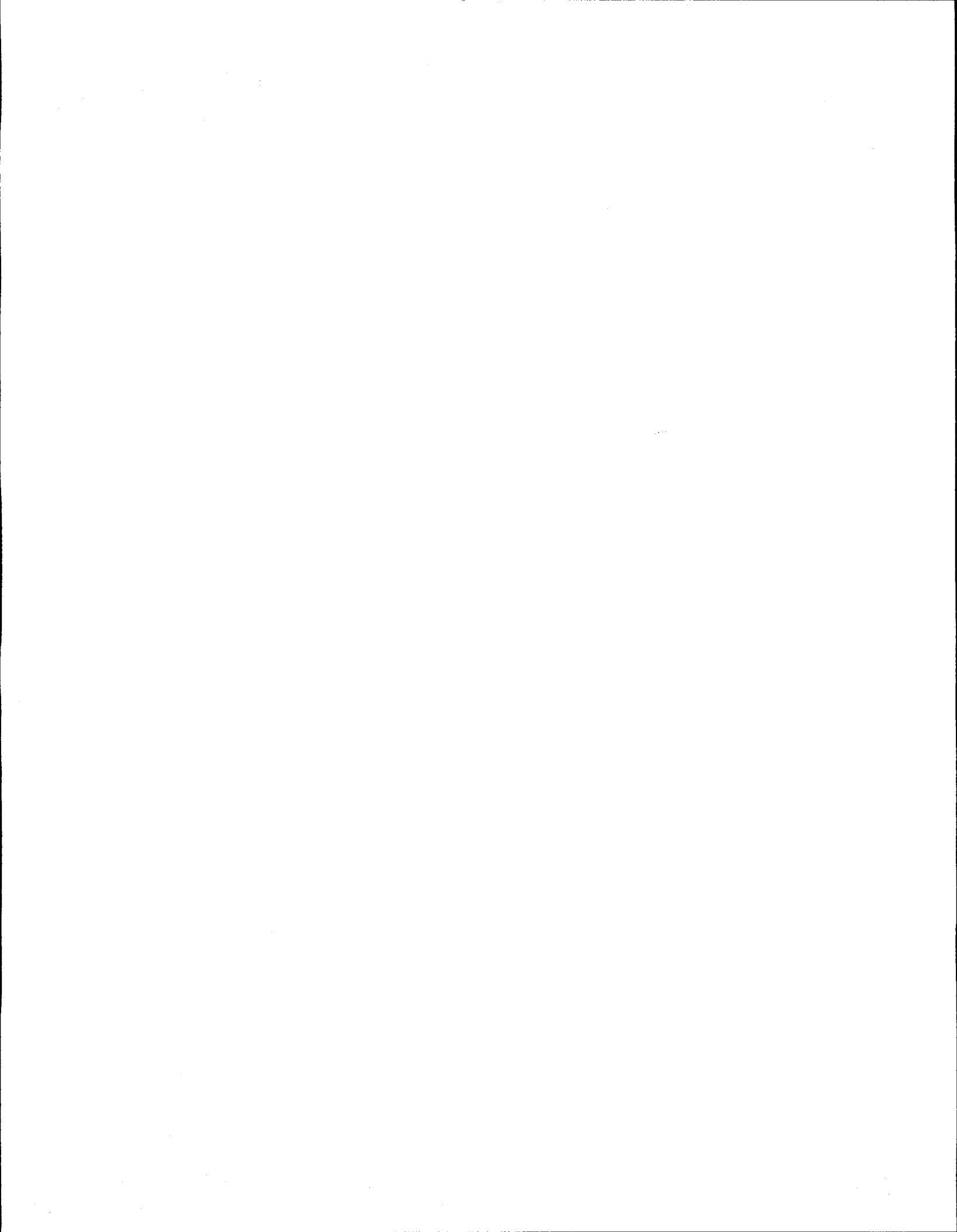
Section View



Upper Level Plan View



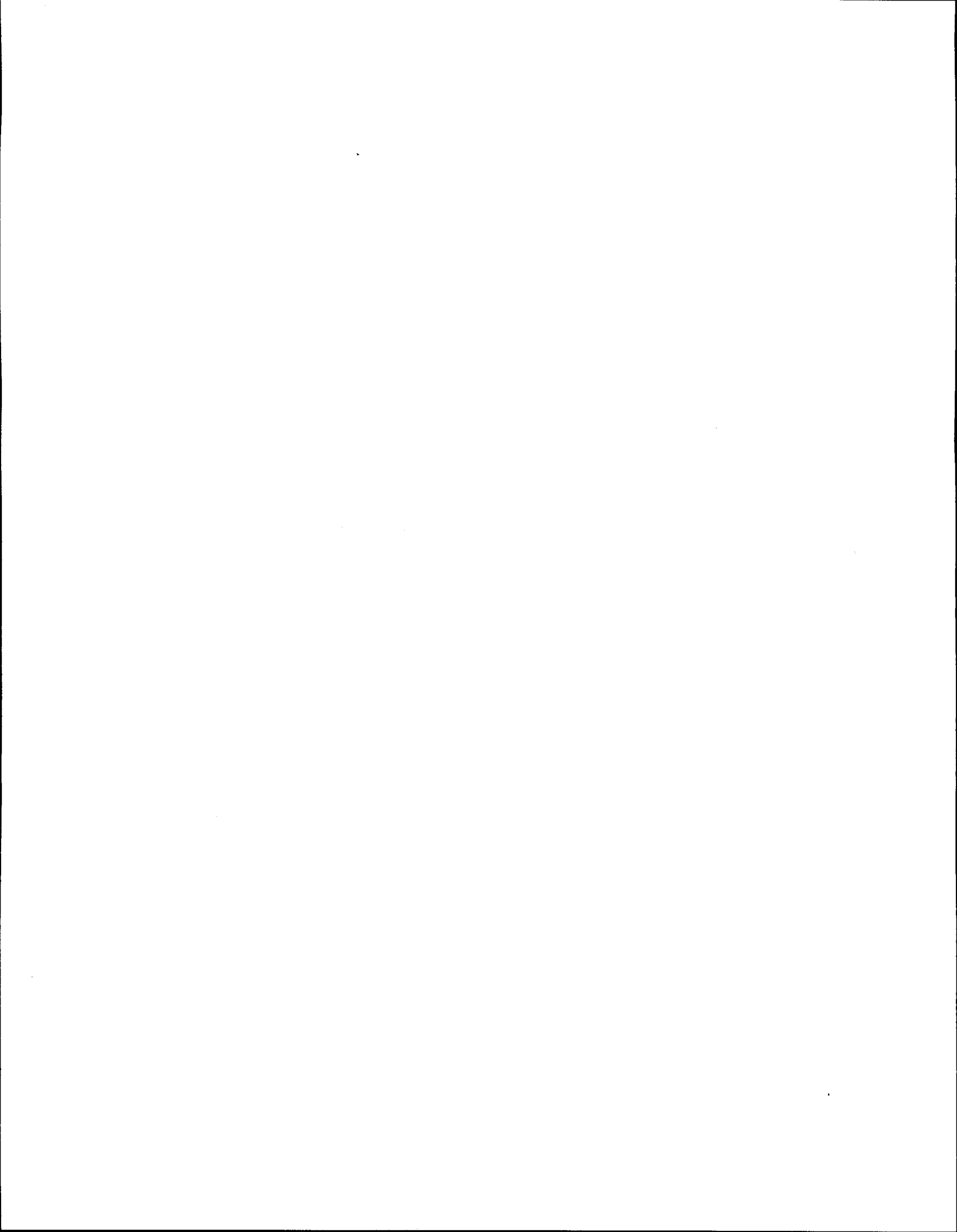




**EXHIBIT B****ARTICLE 3 - DESIGNATION OF DISTRICTS****3.1 Districts.**

The several districts, hereby established and into which the City of Redwood City is divided, are designated as follows:

R H	Residential—Hillside
R-1	Residential—Single-Family
R-2	Residential—Duplex
R G	Garden Apartments
R-3	Multi-Family—Low Density
R-4	Multi-Family—Medium Density
R-5	Multi-Family—High Density
P O	Professional Office
C A	Central Administrative
C N	Neighborhood Commercial
C B	Central Business
C G	General Commercial
C P	Commercial Park
C O	Commercial Office
I R	Industrial—Restricted
I P	Industrial Park
G I	General Industrial
T P	Tidal Plain
A G	Agriculture—Greenhouse
I S	Interim Study
P F	Public Facilities
M H	Mobile Home
Combining Districts	
C B R	Central Business Retail



<u>MUC - ECR</u>	<u>Mixed Use Corridor – El Camino Real</u>
<u>MUC – VB</u>	<u>Mixed Use Corridor – Veterans Boulevard</u>
<u>MUC – RC</u>	<u>Mixed Use Corridor – Redwood Creek</u>
<u>MUC – SB</u>	<u>Mixed Use Corridor – Streetcar Broadway</u>
<u>MUC - GB</u>	<u>Mixed Use Corridor – Gateway Broadway</u>

In addition to the districts listed above there is hereby established the following combining districts which may be combined with one (1) or more of the districts above as provided in Article 25 of this ordinance:

R	Residential Combining
T	Transient Residential Units
O	Office
V	Vehicular
W	Water
P	Pedestrian Shopping

### 3.2 References to Districts.

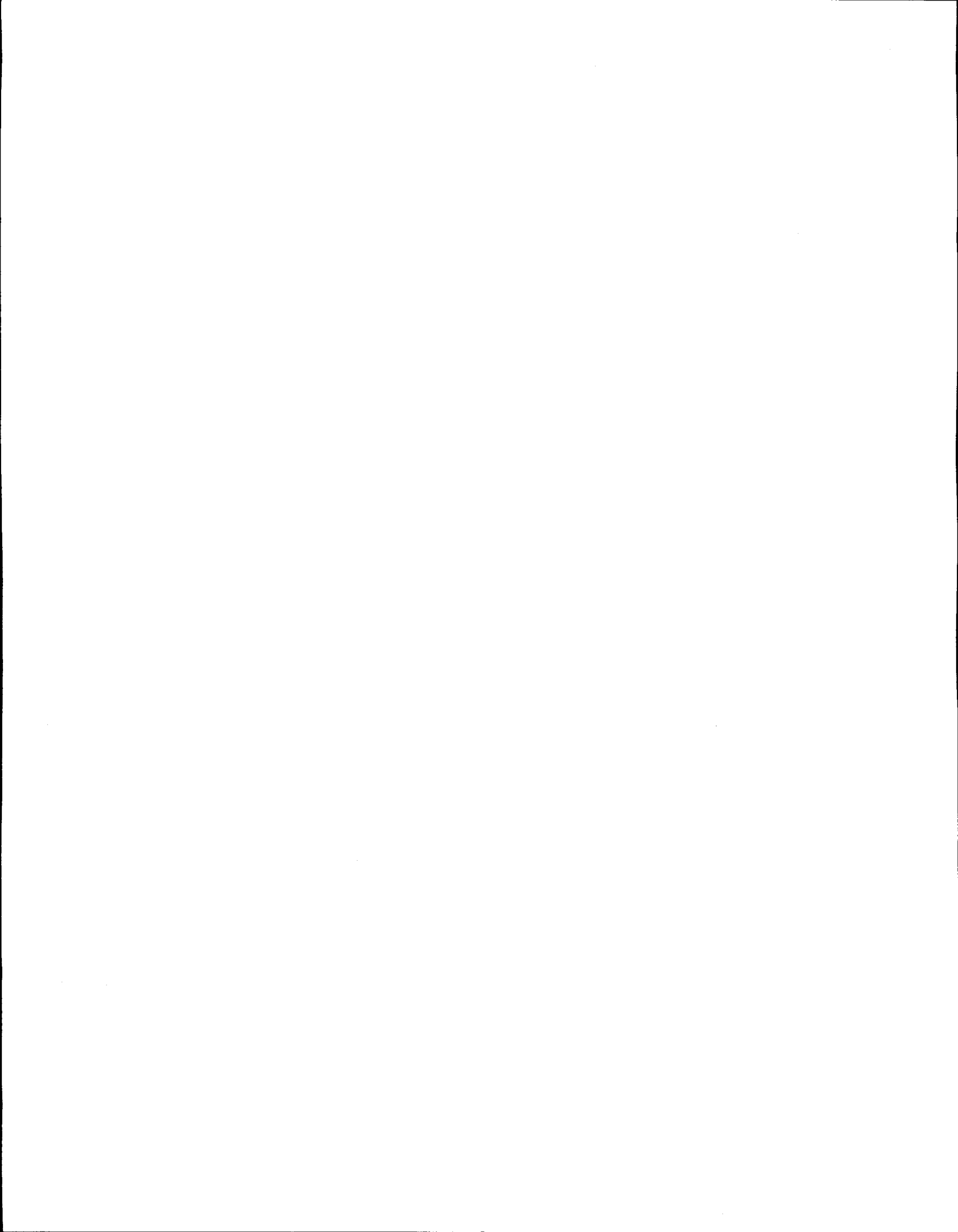
~~References may be made to any of the above districts by reference to the letter, or letter-numeral, designation alone. General reference to R Districts shall be deemed to include RH, R-1, R-2, RG, R-3, R-4, and R-5, and MH Districts. General references to C Districts shall be deemed to include PO, CA, CN, CB, CG, CO, and CP Districts.~~

References may be made to any of the above districts by reference to the letter, or letter-numeral, designation alone. General reference to R Districts shall be deemed to include RH, R-1, R-2, RG, R-3, R-4, and R-5, and MH Districts. General references to C Districts shall be deemed to include PO, CA, CN, CB, CG, CO, and CP Districts. General references to the Mixed Use Corridor (MUC) District shall be deemed to include MUC-ECR, MUC-VB, MUC-RC, MUC-SB, and MUC-GB Sub-Districts.

### 3.3 Zoning Map.

The boundaries of the districts designated by Section 3.1 are as established by Article 60 of this ordinance.

All non-tidal water bodies or portions thereof within Neighborhood 20, including sub-neighborhoods 20A, 20B, and 20C, as shown in the sectional zoning maps, and all lands or portions thereof in such neighborhood or sub-neighborhoods, whose normal use is as a water body (defined as those areas designed for water retention), excluding such water bodies and

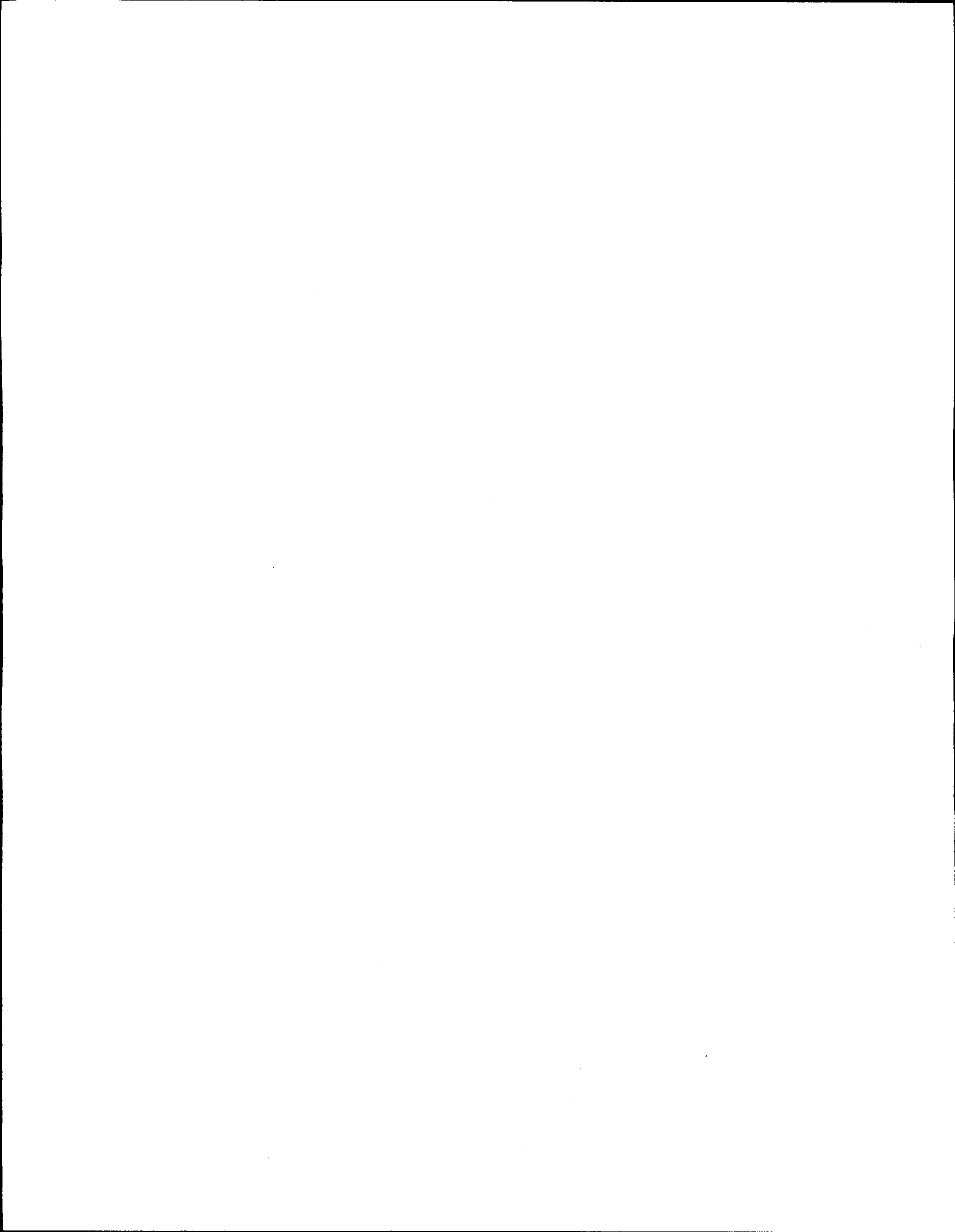


land areas which are less than five (5) acres in extent as a contiguous area, which are zoned prior to the effective date of this section with a district designation other than TP District, are hereby rezoned to TP-W District.

### **3.4 Interpretation of District Boundaries.**

The following rules shall govern the interpretations of the district boundaries on zoning maps:

- A. Where a boundary is indicated as approximately following a street, alley, or waterway, or is located within a street, alley, or waterway, the centerline of such street or alley or waterway shall be the boundary.
- B. Where a boundary is indicated as approximately following a lot line or property line, such lot line or property line shall be the boundary.
- C. Where such boundary does not follow a line as described in subsections A and B above, the location of the boundary shall be as shown by the dimensions on the map.
- D. If no dimensions are indicated on the map, the location of the boundary shall be interpreted by use of the scale appearing on the map.
- E. Where uncertainty exists as to the boundaries of any of the aforesaid districts as shown on said maps, the Zoning Administrator, upon written request or upon his or her own motion, shall determine the location of such boundaries.
- F. In the event of any conflict between a map and a boundary description, the description shall control.
- G. Where a boundary dimension falls within one (1) foot of a property line, the property line shall be deemed to be the boundary. Where dimensions are related to a corner lot which has a turning radius, such dimensions shall measure from the intersection of the extended street right-of-way lines.
- H. In the case of a TP-W District in relation to a water body, the district boundary on the landward side of the district shall be ten (10) feet inland from the normal high water mark. The other boundaries of any TP-W District shall be governed by the other applicable rules of this section.



## EXHIBIT C

### ARTICLE 30 - OFF-STREET PARKING AND LOADING

#### 30.1 Purpose.

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

#### 30.2 Required Number of Parking Spaces—Downtown Parking Zone.

In all zoning districts in connection with every use of property and for each building site located within the area which shall be known as the Downtown Parking Zone as established by resolution of the City Council, and which is delineated on the map entitled "Downtown Parking Zone," on file in the office of the City Clerk available for public inspection, there shall be provided off-street parking spaces for vehicles according to the following schedule:

(Wherever square feet of floor area is indicated, it shall mean gross square footage.)

##### A. Residential Uses.

1. Dwellings, containing two (2) bedrooms or more:
  - a. Minimum Required: one and a half (1.5) parking spaces per dwelling unit;
  - b. Maximum Allowed: three (3) parking spaces per dwelling unit.
2. Dwellings, containing one (1) bedroom:
  - a. Minimum Required: one (1) parking space per dwelling unit;
  - b. Maximum Allowed: two (2) parking spaces per dwelling unit.
3. Dwellings, studio apartments:
  - a. Minimum Required: three quarters (0.75) of a parking space per dwelling unit;
  - b. Maximum Allowed: one and a half (1.5) parking spaces per dwelling unit.
4. The minimum requirements in subsection (A)(1) through (A)(3) above may be reduced if it can be shown to the satisfaction of the Zoning Administrator that



fewer parking spaces than those required above are necessary due to the nature of the project. In considering such a reduction through the project approval process, the Zoning Administrator shall look at factors including, but not limited to, the project's design, location, affordability and unit size.

**B. Motels or Hotels.**

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

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

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

**30.3 In-Lieu Parking Fee.**

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

- A. **Establishment of Amount of Fee.** The amount of the In-Lieu Parking Fee shall be set by separate resolution of the City Council. The City Council may adjust the fee at their discretion as frequently as is deemed necessary based on factors including, but not limited to, inflation, the cost of providing new parking spaces, and the market value of parking spaces.
- B. **Applicable Geographic Area.** Properties eligible to apply to participate in the In-Lieu Parking Fee program shall be those parcels located within the Downtown Parking Zone.
- C. **Determination of Eligibility.** The Zoning Administrator may allow a payment into the In-Lieu Parking Fund as an alternative to providing all or a portion of the required parking

spaces on-site if it can be demonstrated to the satisfaction of the Zoning Administrator that one (1) or more of the following conditions apply:

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

### **30.4 Required Number of Parking Spaces – Mixed-Use Zoning Districts**

- A. Applicability.** The required number of parking spaces set forth in Section 30.5 (Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed Use Zoning Districts) shall apply to all development within mixed-use zoning districts outside of the Downtown Parking Zone unless otherwise contradicted by this Section 30.4 (Required Number of Parking Spaces—Mixed Use Zoning Districts). Whenever the

requirements, standards, regulations, or other provisions of this Section conflict with the requirements, standards, regulations or other provisions set forth in Section 30.5, the requirements, standards, regulations, or other provisions in this Subsection 30.4 shall govern.

**B. Residential Parking Spaces Required.** For any multiple dwelling development located in a mixed-use zoning district, the required number of parking spaces is as follows:

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

**C. Designated Parking for Low-Emitting and Carpool Vehicles in Nonresidential Development.** Designated parking shall be provided for any combination of low-emitting, fuel-efficient, electric and carpool/vanpool vehicles, as indicated in the table below. The following characters shall be painted on the parking surface, or equivalent signage shall be provided at each such space: CLEAN AIR VEHICLE. If pavement painting is provided, it shall be visible when a vehicle is parked in the space.

<u>Total Number of Parking Spaces</u>	<u>Number of Required Clean Air Vehicle Spaces</u>
<u>0-9</u>	<u>0</u>
<u>10-25</u>	<u>1</u>
<u>26-50</u>	<u>3</u>
<u>51-75</u>	<u>6</u>
<u>76-100</u>	<u>8</u>
<u>101-150</u>	<u>11</u>
<u>151-200</u>	<u>16</u>
<u>200 and over</u>	<u>At least 8 percent of total</u>

**30.5 30.4-Required Number of Parking Spaces— — Outside of the Downtown Parking Zone, and Mixed Use Zoning Districts**

In all districts in connection with every use of property and for each building site outside of the Downtown Parking Zone and Mixed Use Zoning Districts, there shall be provided off-

street parking spaces for vehicles according to the following schedule:

(Wherever square feet of floor area is indicated, it shall mean gross square footage.)

**A. Residential Uses.**

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

The following exceptions to the requirements may be allowed:

1. For any multiple dwelling development, any portion of which is located within five hundred (500) feet of the right-of-way of El Camino Real or Woodside Road (between Alameda de las Pulgas and Highway 101): two (2) spaces per unit for two (2) bedroom or larger units; and one and one-half (1½) spaces per unit for studio or one (1) bedroom units; including one (1) covered space for each unit; plus one (1) space for every four (4) units for guest or visitor parking.
2. The Zoning Administrator may reduce or eliminate the required number of guest or visitor spaces (a) if adequate street parking is available, and/or (b) if only one (1) parking space is reserved per unit for residents, and/or (c) if the site is in close proximity to retail shopping facilities.

6. Rooming or boarding houses: one (1) covered space for each bedroom, but not less than three (3) spaces; not located within any required front or side yard.

A minimum of two-thirds (2/3) of the total number of parking spaces required by Section ~~30.2(A)~~ 30.5(A) above, with the exception of Section ~~30.4(A)~~ 30.5(A)(3) above. Accessory units, for a single building site shall be covered and located within a garage or carport. One-third (1/3) or less of the total number of required parking spaces may be uncovered.

**B. Commercial Uses.**

1. Automobile service stations, auto repair, or machinery sales and services garages: One (1) space for each five hundred (500) square feet of floor area, or three (3) spaces per bay, whichever is greater.
2. Financial services, professional, business or administrative offices located in a circle with a radius of one thousand five hundred (1,500) feet, the center of which is at the northerly most corner of the Sequoia Station building adjacent to the Caltrain station building, or any financial services, professional, business or administrative offices generating one hundred (100) or more PM peak period trips regardless of location, shall require one (1) parking space for each three hundred (300) square feet of gross floor area. Financial services, professional, business or administrative offices generating fewer than one hundred (100) PM peak period trips and located on parcels entirely outside of this circle shall provide one (1) space for each two hundred fifty (250) square feet of gross floor area. If any part of a parcel is within the aforementioned circle it shall be deemed entirely within the circle. If any of these office uses occupy a total of thirty thousand (30,000) square feet or more of gross floor area on a parcel in one (1) ownership, at least ten (10) percent of the required parking spaces shall be designated and marked for carpool and/or vanpool parking.
3. Bowling alleys: Five (5) spaces for each bowling lane plus additional spaces for other uses such as restaurants, pool or billiard parlors, if present, according to the requirements herein for such other uses.
4. Dance, assembly, or exhibition halls without fixed seating: One (1) space for each fifty (50) square feet of floor area used for dancing assembly, or exhibition space.
5. Funeral homes and mortuaries: One (1) space for each five (5) seats in the chapel, plus one (1) space for each parlor room, plus one (1) space for each employee.
6. Furniture or appliance stores, including repairs: One (1) space for each five hundred (500) square feet of floor area.

7. Hotels and motels: One (1) space for each living or sleeping unit, plus additional spaces for other uses such as restaurants, lounges, if present, according to the requirements herein for such other uses.
8. Medical or dental offices and clinics: One (1) space for each two hundred (200) square feet of floor area.
9. Personal services, such as beauty shops and barber shops: One (1) space for each two hundred (200) square feet of floor area.
10. Pool or billiard parlors: Two (2) spaces for each table.
11. Restaurants, but not including fast food restaurants, lounges, and night clubs: One (1) space for each three (3) seats.
12. Restaurants, fast food: One (1) space for each three (3) seats, or one (1) space for each fifty (50) square feet of floor area, whichever is greater.
13. Retail stores and shops: One (1) space for each two hundred (200) square feet of floor area.
14. Theaters, auditoriums, and assembly halls with fixed seating: One (1) space for each three and five-tenths (3.5) seats.
15. Health/fitness facilities – small (2,000 square feet or less): one (1) space for each two hundred fifty (250) square feet of floor area; Health/fitness facilities – large (over 2,000 square feet): one (1) space for each two hundred (200) square feet of floor area;
16. Live/work unit: two spaces per unit.

**C. Industrial Uses.**

1. Industrial or manufacturing plants: One (1) space for every two (2) employees on the maximum working shift, but in no case less than one (1) space for each six hundred (600) square feet of floor area.
2. Warehouses: One (1) space for each two (2) employees on the maximum work shift, plus one (1) space for each one thousand (1,000) square feet of floor area.
3. Financial services, professional, business or administrative offices located in a circle with a radius of one thousand five hundred (1,500) feet, the center of which is at the northerly most corner of the Sequoia Station building adjacent to the Caltrain station building, or any financial services, professional, business or administrative offices generating one hundred (100) or more PM peak period trips regardless of location, shall require one (1) parking space for each three

hundred (300) square feet of gross floor area. Financial services, professional, business or administrative offices generating fewer than one hundred (100) PM peak period trips and located on parcels entirely outside of this circle shall provide one (1) space for each two hundred fifty (250) square feet of gross floor area. If any part of a parcel is within the aforementioned circle it shall be deemed entirely within the circle. If any of these office uses occupy a total of thirty thousand (30,000) square feet or more of gross floor area on a parcel in one (1) ownership, at least ten (10) percent of the required parking spaces shall be designated and marked for carpool and/or vanpool parking.

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

**D. Miscellaneous Uses.**

1. Churches, synagogues, houses of worship, with fixed seating: One (1) space for each three and five-tenths (3.5) seats in the main meeting room; or if no fixed seats, one (1) space for every fifty (50) square feet; plus if classrooms are present, one (1) space for every fifteen (15) classroom seats.
2. Hospitals, but not including out-patient clinics: One (1) space for each patient bed, plus one (1) space per employee on the largest shift. Hospitals which have more than ten (10) employees on the largest shift shall have ten (10) percent of required parking designated for carpool and/or vanpool parking.
3. Sanitariums, convalescent homes, nursing homes, and rest homes: One (1) space for each six (6) patient beds, plus one (1) space for each staff or visiting doctor, plus one (1) space for each employee.
4. Schools: Schools enrolling students in the tenth (10th) grade or below shall provide one (1) space for each classroom and administrative office, plus one (1) space for every one hundred (100) square feet in the auditorium. Schools enrolling adults and students in the eleventh (11th) grade and above shall provide one (1) space for each student over sixteen (16) years in age.
5. Mixed use, combining residential with commercial uses: One (1) space for each residential unit for studio or one (1) bedroom units, one and one-half (1 1/2) spaces for two (2) bedroom or larger units; plus a minimum of seventy-five (75) percent of the normally required commercial parking as otherwise required in this article, if residential spaces are made available to the commercial tenants

and customers, and subject to the approval of the Zoning Administrator upon application submitted in the manner provided by this Section.

**E. Uses Not Specifically Mentioned.**

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

**30.6 ~~30.5~~ Size and Spaces.**

- A. Standard spaces:** A standard parking space shall have a minimum width of not less than eight and one half (8 1/2) feet and minimum length of not less than eighteen (18) feet.
- B. Garage and carport sizes:**
1. A standard enclosed two (2) car garage shall be a minimum of nineteen (19) feet wide by twenty and one-half (20%) feet deep in the clear interior dimension. A standard enclosed one (1) car garage shall be a minimum of ten (10) feet wide by twenty and one-half (20%) feet deep in the clear interior dimension;
  2. A carport shall provide for the required parking space(s) clear of any obstructions, subject to the additional spacing requirements outlined in subsection (B)(3) of this section;
  3. No required off-street parking space shall be situated within one (1) foot of any wall or vertical obstruction above curb height. Structural columns between adjacent parking spaces are excluded from this requirement when such columns are located at least three (3) feet, but not more than five (5) feet, from either or both ends of the respective parking spaces.
- C. Handicapped spaces:** Parking spaces specifically reserved for vehicles licensed by the State of California for use by the handicapped shall be provided in each parking facility as required by State Law.



- D. All designated carpool and vanpool spaces shall be clearly marked with signs and pavement markings indicating that they are for employee carpools and vanpools only.
- E. With the exception of requirements for the location of handicapped parking spaces, all designated carpool and vanpool parking spaces shall be located as close as possible to the main entrance(s) of the building served by the required parking area.
- F.
  - 1. In all "C" Districts, "I" Districts, "PO" Districts, and "PF" Districts, there shall be no less than one (1) bicycle parking space per five thousand (5,000) square feet of floor area. For those uses which require carpool parking, two (2) carpool spaces may be eliminated for every off-street bicycle parking area that allows for the storage of five (5) bicycles. However, no more than twenty (20) percent of designated carpool parking spaces shall be eliminated and substituted for bicycle parking.
  - 2. In "CN" zones, two (2) off-street parking spaces may be eliminated for every off-street parking area that allows for the storage of at least five (5) bicycles. However, no more than ten (10) percent of the required parking shall be eliminated and substituted for bicycle parking.
  - 3. All designated bicycle parking areas shall be clearly marked and equipped with facilities necessary for protecting and securing bicycles.
- G. Every parking area with parking for one hundred (100) cars or more shall have five (5) percent of its required parking spaces designated for motorcycle parking.

**30.7 ~~30.6~~ Parking Area Standards, Spaces and Aisles.**

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

### Minimum Parking Dimensions in Feet

	Stall Width Parallel to Aisle	Stall Depth to Wall	Aisle Width
<b>45 degree</b>			
7.5 stall	10.6	17.0	11.0
8.5 stall	12.0	19.5	13.0
9.0 stall	12.7	19.5	12.0
9.5 stall	13.4	19.5	11.0
<b>60 degree</b>			
7.5 stall	8.7	17.7	14.0
8.5 stall	9.8	20.5	18.0
9.0 stall	10.4	20.5	16.0
9.5 stall	11.0	20.5	15.0
<b>75 degree</b>			
7.5 stall	7.8	17.3	17.4
8.5 stall	8.3	20.0	24.0
9.0 stall	9.3	20.0	23.0
9.5 stall	9.8	20.0	22.0
<b>90 degree</b>			
7.5 stall	7.5	16.0	20.0
8.5 stall	8.5	<del>18.5</del> 18.0	<del>25.0</del> 24.0
9.0 stall	9.0	<del>18.5</del> 18.0	<del>25.0</del> 24.0
9.5 stall	9.5	<del>18.5</del> 18.0	24.0

2. For intermediate-angle parking, the aisle width shall be determined by straight-line interpolation between specified standards.
3. Parking lots shall be so designed that vehicles can maneuver with ordinary turning movements and avoid the necessity of backing out into a public street.

B. No garage or carport space shall have its entrance located within twenty (20) feet of any street right-of way line.

### 30.8 ~~30.7~~ Required Loading Facilities.

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

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

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

**30.9 ~~30.8~~ Access Drives.**

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

**30.10 ~~30.9~~ Access to Public Right-of-Way.**

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

**30.11 ~~30.10~~ Improvement of Rights-of-Way.**

- A. Any dedicated right-of-way which has been surfaced with asphalt, concrete, or similar surfacing and improved with sidewalks, curbs, and gutters for at least half its dedicated width and any alleyway which has been similarly surfaced and improved with a gutter or drainage channel, prior to December 7, 1960, shall be deemed to be improved to minimum standard City specifications for purposes of Section 30.9
- B. Any public right-of-way which has a width of at least thirty-five (35) feet and which has been in regular and continuous use as the primary means of access for five (5) or more buildings for at least ten (10) years prior to December 7, 1960, or prior to the time the right-of-way is included within the limits of the City of Redwood City, whichever is later, shall be deemed to be improved to minimum standard City specifications for purposes of Section 30.9

**30.12 ~~30.11~~ Joint Use of Parking Space.**

Nothing in this article shall be construed to prevent the joint use of off-street parking for two (2) or more buildings or uses on the same parcel of land if the total of such spaces, when used together, is not less than the sum of the requirements for the individual uses computed separately in accordance with the requirements of this article. No part of an off-street parking area required for any building or use shall be included as a part of an off-street parking area similarly required for another building or use unless the Zoning Administrator, upon application submitted in the manner provided by Section ~~30.4~~ 30.5(E), determines that the periods of usage of such parking will not be simultaneous with each other.

**30.13 ~~30.12~~ Character of Obligation.**

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

**30.14 ~~30.13~~ Approval of Parking or Loading Plans.**

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

### **30.15 ~~30.14~~ Fractional Measurements.**

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

### **30.16 ~~30.15~~ Location of Required Parking and Loading Facilities.**

- A. Required off-street parking facilities shall be on the same lot or on an immediately adjacent parcel of land as the structure or use they are intended to serve. The Zoning Administrator, upon application submitted in the manner provided by Section ~~30.4~~ 30.5(E), may permit the location of all or part of the required parking spaces on non-adjacent parcels located within four hundred (400) feet of the premises to which the parking requirement pertains, and may permit parking spaces intended for use of employees to be located on non-adjacent parcels within nine hundred (900) feet of the premises to which the parking requirement pertains, if the Zoning Administrator determines that such locations will substantially preserve the purpose of this article.
- B. Required off-street loading facilities shall be on the same lot or parcel of land as the building they are intended to serve. In no case shall the required off-street loading space be part of the area used to meet the off-street parking requirements of this ordinance.
- C. In any R District, required parking spaces for multi-family, duplex, or single-family dwellings, or for conditional uses of the property, shall not be located in a required front yard or side yard, or in the rear yard along a street property line of a corner lot.

### **30.17 ~~30.16~~ Exceptions for Parking Assessment District.**

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

### **30.18 ~~30.17~~ Improvements for Parking and Loading Facilities.**

- A. 1. "Off-street Parking and Loading Facilities," as used in this article, means:
  - a. All such facilities required pursuant to the provisions of this article; and
  - b. Any parcel of land used for the parking or storage of three (3) or more vehicles, or the loading of such vehicles, in any district irrespective of any other use of such parcel of any adjoining parcel, and including parking lots and garages as defined in ~~Section 2.77~~ Article 2. Notwithstanding the foregoing, the provisions of this section shall not apply to parcels of land

or buildings used for the repair or service of motor vehicles or the display of such vehicles for sale, rental, or lease, the use and improvement of which parcels are otherwise regulated or specified pursuant to the provisions of this ordinance, any permit issued pursuant thereto, or any other ordinance of the City.

2. "Vehicle," as used in this article, means any self-propelled device by which any person or property may be propelled, moved, or drawn upon a street, road, or highway, excepting a device moved exclusively upon stationary rails or tracks. "Vehicle" includes, but is not limited to, automobiles, trailers, motor homes, motor coaches, boats, recreational vehicles, motorcycles, trucks, and all other similar or like vehicles.
3. "Square feet of floor area," as referred to in this article, shall mean gross square footage.

**B.** Every off-street parking and loading facility in existence upon the effective date of this article, and every off-street parking and loading facility constructed and used on and after said effective date, shall be improved, constructed, maintained, and operated in accordance with the following minimum requirements:

1. The surface of every such parking and loading facility shall be designed and graded to provide adequate drainage, and such surface shall be constructed with a compacted base paved or surfaced with plant mix, asphalt pavement, concrete or other equivalent surfacing, approved by the City's Engineering and Construction Division. Permeable paving materials may be used subject to the determination by the Engineering and Construction Division that such materials will support anticipated vehicle weights and traffic and are constructed such that the surface will not erode or cause other maintenance problems.
2. Every such parking and loading facility not separated by a fence or similar barrier from any sidewalk, street, alley, or right-of-way which abuts thereto, shall have constructed thereon, and securely attached thereto, a barrier, not less than two (2) feet from such sidewalk, street, alley, or right-of-way, to prevent any portion of any motor vehicle parked or stored on such facility from extending into such sidewalk, street, alley, or right-of-way. The design and installation of such barrier shall be subject to the approval of the City's Engineering Division.
3. Every off-street parking and loading facility located in any non-residential district and adjoining any parcel of land located in any R District shall be separated from such parcel by a solid wall, view-obstructing fence, compact evergreen hedge, or similar such device, constructed or installed to the maximum height allowed for fences in such adjoining R District wherever such maximum allowable height is six (6) feet or less, or to a minimum height of six (6) feet wherever such maximum allowable height for fences exceeds six (6) feet. However, no such

wall, fence, hedge, or device shall exceed the maximum allowable height for fences and walls specified in Section 31.8; provided, further, that such wall, fence, hedge, or device shall comply with the provisions of Section 29.75 of the Redwood City Code, relating to hazards or impediments to the progress or vision of persons traveling on public streets.

4. Every off-street parking and loading facility, excluding access drives providing access to garage or carport spaces, shall conform to the requirement of, and be marked in accordance with, the provisions of Section 30.6(A) hereof.
5. Every access drive to an off-street parking and loading facility shall comply with the provisions of Section 30.8 hereof, Section 30.17(A) above, and Article II (commencing with Section 29.15) of Chapter 29 of the Redwood City Code.
6. Illumination of every off-street parking and loading facility shall be so constructed, installed, maintained, and operated so as to preclude direct illumination of any adjoining residential property, or provide glare over the public right-of-way.
7. Parking lots shall be improved with landscaping, and permanently maintained by the property owner, in accordance with the following standards:

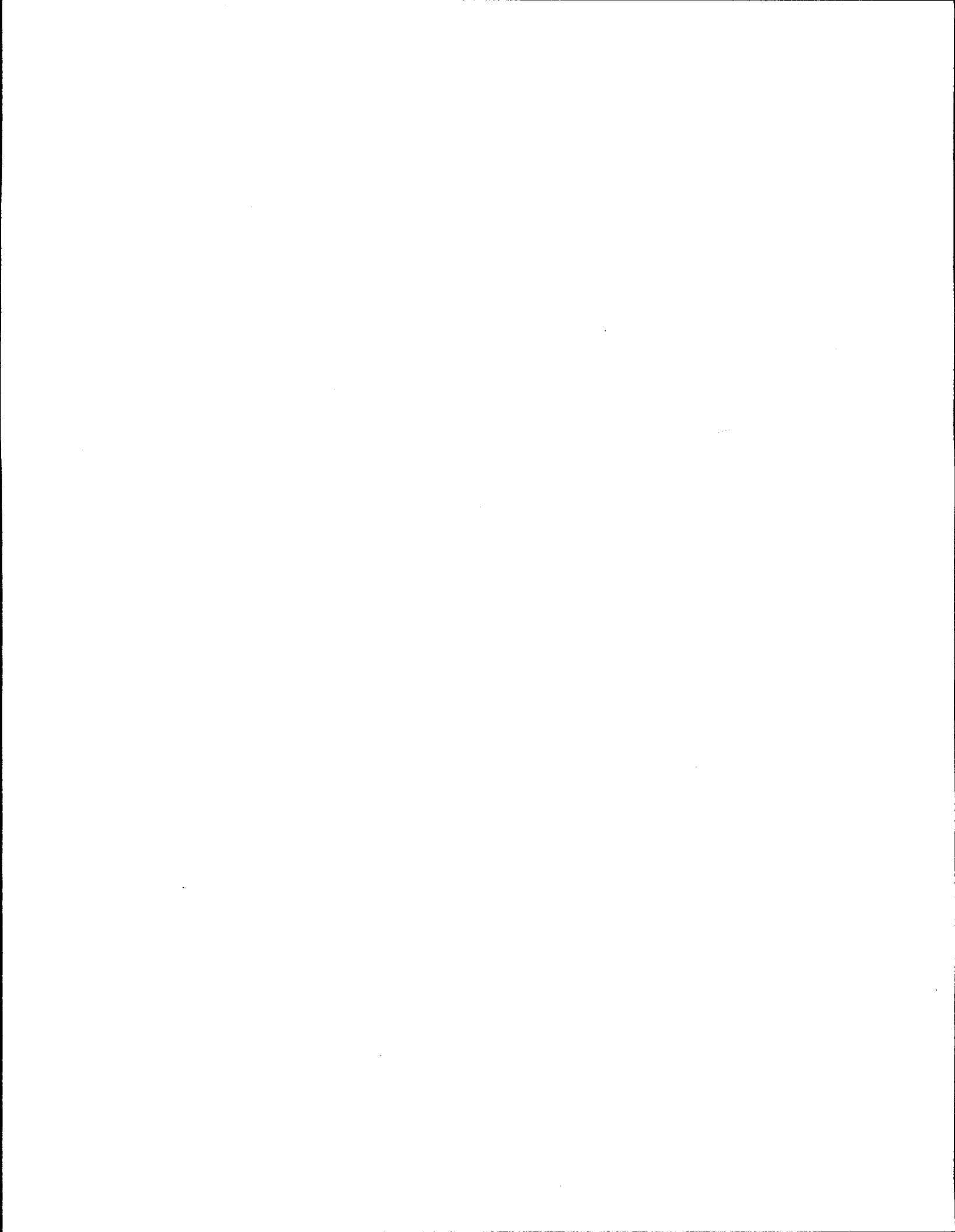
a. Landscaping shall be installed as determined by the following schedule:

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

- b. Landscaped areas shall be distributed throughout the parking lot or as appropriate, based on the lot configuration, to minimize the amount of directly connected impervious areas. Concave (rather than convex) landscape forms are encouraged to receive runoff from impervious areas and to allow for infiltration and/or detention;
- c. Landscaping and shade trees shall be contained in planters and tree wells bordered by a six (6)-inch high concrete curb or equivalent approved by the City, so as to be protected from automobile overhang;
- d. Shade trees shall be required at the rate of one (1) tree per each required five (5) parking spaces. Trees shall be a minimum of fifteen (15) gallon can size and be of a variety that will provide shade upon reaching maturity;

- e. Landscaped areas and planters shall be developed with a permanent irrigation system approved by the City; and shall be maintained permanently, and kept free of all weeds, debris, and litter.
8. Permeable surfaces and drainage: Parking lot design shall provide measures to enhance stormwater treatment by maximizing permeable surfaces and incorporating site design, source control and stormwater treatment measures to the extent feasible, as determined by the City's Engineering and Construction Division in accordance with the provisions of Chapter 27A, as may be amended from time to time. Criteria to be considered in the design of parking lots shall include the following:
- a. All parking in excess of the minimum parking spaces required shall be designed and constructed of permeable surfacing materials. Materials that may be considered include, but are not limited to, permeable pavements, decomposed granite, gravel, grasscrete and turfblock. Final approval of any surface is subject to the approval of the Engineering and Construction Division;
  - b. Parking areas and access drives may be designed and constructed of permeable materials and permeable perimeter parking spaces are encouraged, subject to the approval of the Planning Division and Engineering and Construction Division;
  - c. Where possible, drainage from parking areas and other impervious surfaces on a site shall be directed to landscape areas or other permeable surfaces for infiltration and/or detention of stormwater flows;
  - d. Where possible, best management practices shall be incorporated into parking and landscape design to facilitate infiltration of stormwater prior to discharge from a site. Techniques to treat stormwater include, but are not limited to, using wheel stops rather than curbs to disperse drainage discharge, providing vegetated swales between rows of parking and/or at the perimeter of parking lots, use of permeable parking materials (hybrid parking lots) and creating parking groves within a parking lot. These and other best management practices are outlined in stormwater manuals, such as the "Start at the Source Handbook," prepared by the Bay Area Stormwater Management Agencies Association (BASMAA).
- C. No person shall park or store, or cause or permit the parking or storing of any vehicle upon any off street parking and loading facility for the purpose of displaying such vehicle for sale, lease, or rental unless such use of such facility is otherwise permitted pursuant to the provisions of this ordinance, any permit issued pursuant thereto, or pursuant to the provisions of any other ordinance.





## EXHIBIT D

### ARTICLE 33 - NONCONFORMING LOTS, USES, STRUCTURES, AND PARKING

#### 33.1 Purpose.

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

#### 33.2 Development of Nonconforming Lots.

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

#### 33.3 Continuation of Nonconforming Uses.

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

#### 33.4 Conditional Uses.

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

#### 33.5 Expansion of Nonconforming Use.

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

- A. The resultant use and/or project design will reduce current adverse impacts on adjacent properties and/or on the general public;

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

### **33.6 Change of Nonconforming Use.**

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

### **33.7 Change to a Conforming Use.**

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

### **33.8 Abandonment of Use.**

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

### **33.9 Continuation of Existing Structures.**

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

### **33.10 Enlargement of Nonconforming Structures.**

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

### **33.11 Repair of Nonconforming Structures.**

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

- A. For single-family, two-family (duplex), and three-family (triplex) residential structures, no more than seventy (70) percent of the floor area per residential unit may be structurally altered and at least two habitable rooms (e.g., living room, family room, kitchen or bedroom) per residential unit must remain without alterations, unless the entire structure is brought into compliance with zoning requirements. Calculations shall not include garage floor area, but

shall include all cumulative repair, maintenance and alterations over any five (5) year period;

- B. For all other structures, no more than seventy (70) percent of the floor area may be altered unless the entire structure is brought into compliance with zoning requirements. Calculations shall not include garage floor area, but shall include all cumulative repair, maintenance and alterations over any five (5) year period;
- C. The foregoing limitations may be exceeded with respect to repairs or alterations to single-family, two-family (duplex) and three-family (triplex) structures which are nonconforming only as to parking requirements, subject to the provisions of Sections 33.16 and 33.17 of this article;
- D. Existing nonconforming accessory structures may be repaired or reconstructed, provided that there is no increase in the nonconformity caused or created by such structure.

### **33.12 Replacement of Destroyed or Damaged Nonconforming Structures.**

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

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

day cost to rebuild the entire structure, and shall be determined by the Zoning Administrator;

- D. For purposes of this section, "same size and extent" means with respect to floor area, setbacks, coverage, height, and residential density of the original structure.

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

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

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

### **33.14 Repair of Unsafe Structures.**

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

### **33.15 Completion of Structures.**

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

### **33.16 Nonconforming Parking—Single-Family Residential.**

- A. A single-family use or structure that is nonconforming due to the number of parking spaces, may be enlarged, provided:
  - 1. The addition does not occupy existing available parking area;

2. The structure is located in the RH, R-1, R-2, R-3, R-4, or R-5 Zoning Districts;
  3. The structure will have no more than three (3) bedrooms after the enlargement is completed;
  4. The structure will not exceed two thousand (2,000) square feet in total living area after the enlargement is completed, except as provided in subsection 7 of this section;
  5. Existing parking spaces on the site are covered, and were legally established at their current dimensions;
  6. A minimum driveway width of ten (10) feet is provided, or a lesser width is provided where existing and legally established at that width; and parking access and backup constraints do not prohibit use of the existing space(s); and
  7. The square footage limitation of two thousand (2,000) square feet may be exceeded where a Use Permit is approved, subject to meeting the following criteria:
    - a. That the Single Family Dwelling property will have no more than three (3) bedrooms after the enlargement;
    - b. That the enlargement not be intended for use as or conversion to a bedroom or used for sleeping purposes;
    - c. That acceptable enlargements be limited to kitchen enlargements, bathroom additions and appurtenant utility or service areas and storage;
    - d. That the total net enlargement will not exceed two hundred (200) square feet (gross) over the life of the subject property;
    - e. That the enlargement not require a variance or other additional special exception other than for the existing nonconforming parking condition;
    - f. That the property is equal to or exceeds the minimum site area requirement for a single family dwelling;
    - g. That the property does not contain an accessory dwelling.
- B. A single-family use or structure that is nonconforming due only to the size or location of parking spaces (but has an adequate number of spaces), and/or the

size and location of its garage or carport (or related design criteria for driveway access or parking backup area), may be enlarged, provided:

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

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

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



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

### **33.18 Nonconforming Parking—Multi-Family Residential.**

A multi-family residential use or structure that is nonconforming due to the number, size or location of parking spaces, (or related design criteria for driveway access or parking backup area), may not be enlarged unless parking for the entire project is brought into compliance with the provisions of this article.

### **33.19 Nonconforming Parking—Nonresidential.**

Any nonresidential use or structure that is nonconforming due to the number, size or location of parking spaces (or related design criteria for driveway access or parking backup area) may be changed to another use, expanded or enlarged only upon approval of a Use Permit. To grant such a Use Permit, the Zoning Administrator must find the following, in addition to the findings required by Section 42.3:

- A. Additional floor area or other site development does not occupy existing available parking area;
- B. Adverse parking impacts on adjacent properties will not result; and
- C. Parking is provided for any additional floor area or other expansion in compliance with this article.

### **33.20 Multiple Nonconformities.**

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

### **33.21 Interpretation.**

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

### **33.22 Illegal Uses and Structures.**

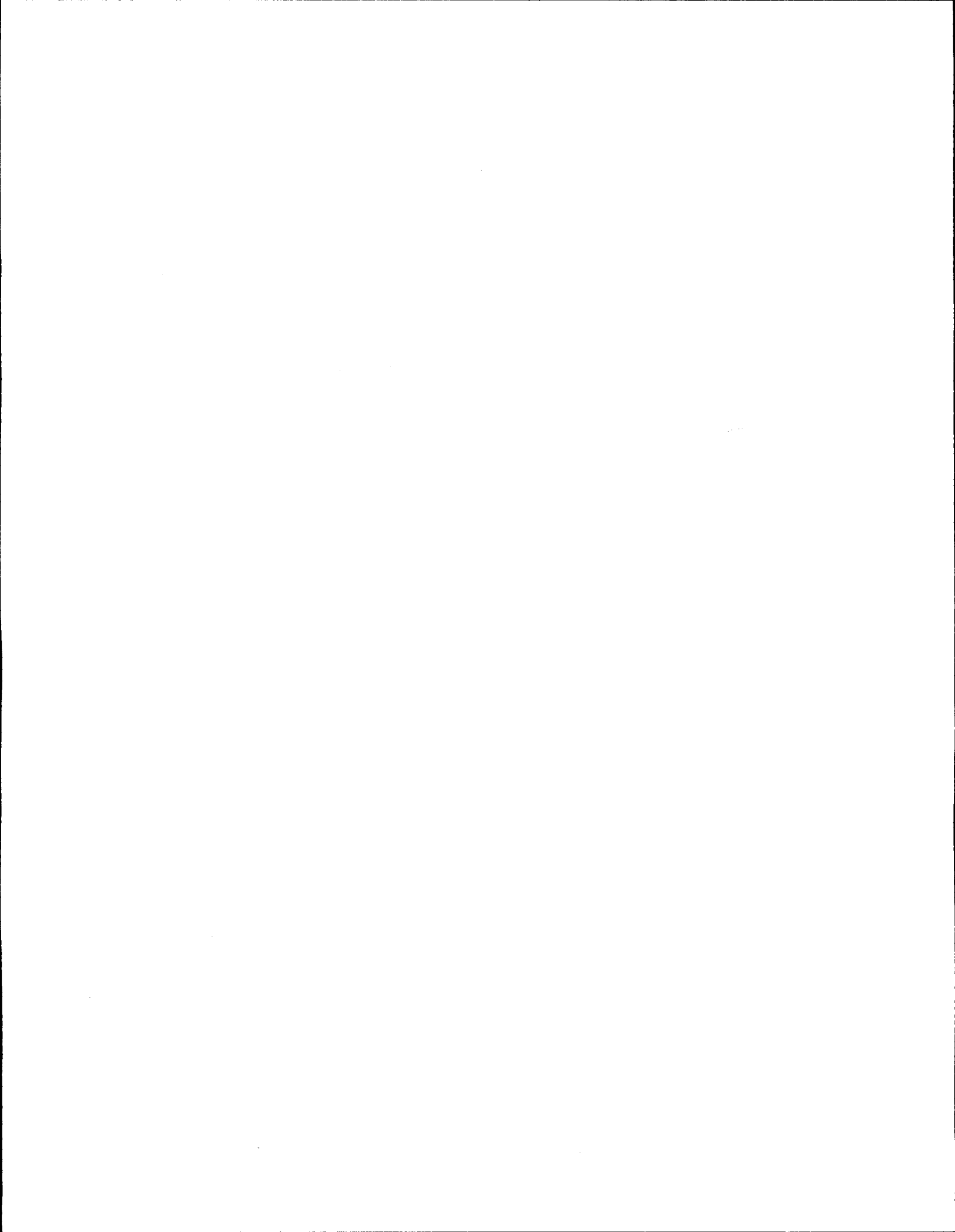
Nothing in this article shall be deemed to allow the use, change in use, repair, alteration, expansion, enlargement, or reconstruction of an illegal use or structure. Any such illegal use shall be discontinued and any such illegal structure shall be removed.

### **33.23 Compliance with Building and Fire Requirements.**

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

### **33.24 Not Applicable to Signs.**

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



## EXHIBIT E

### ARTICLE 53 - MIXED USE CORRIDOR ZONING DISTRICT

~~(Reserved)~~

#### 53.1 Intent and Purpose

##### A. Overall Vision and Intent

The Mixed Use Corridor (MUC) zoning district is composed of five sub-districts, as established in Section 53.1.B. The five MUC zoning sub-districts implement the Mixed Use - Corridor land use category in the General Plan and provide opportunities for development that supports major transit and complementary land uses, with the goal of facilitating transit use, bicycle use, and pedestrian activity. The purpose of the MUC zoning sub-districts is to provide areas for a variety of activities, including commercial, office, and high-density residential uses, or a mixture thereof. Mixed use means that residential and nonresidential uses may be integrated vertically or mixed horizontally. Single-use residential and nonresidential buildings are permitted in the MUC zoning sub-districts as well. Convenient transit access, innovative housing options, sensitivity to lower-intensity adjacent uses, on-site amenities, and pedestrian and street-oriented design are key considerations. This designation allows for the highest residential densities in Redwood City, with the exception of the Downtown Precise Plan.

##### B. Sub-Districts: Establishment and Intent

1. Sub-District Establishment. Five Mixed Use Corridor zoning sub-districts are established: a. Mixed Use Corridor - El Camino Real, b. Mixed Use Corridor - Veterans Boulevard, c. Mixed Use Corridor - Redwood Creek, d. Mixed Use Corridor - Streetcar Broadway, and e. Mixed Use Corridor - Gateway Broadway.
2. Sub-District Intent: Each of these sub-districts implements the General Plan Mixed Use - Corridor designation and provides for more specific regulations for distinct areas of Redwood City. Any parcel zoned Mixed Use Corridor shall be located in one of the following sub-districts:

##### a. Mixed Use Corridor - El Camino Real (MUC-ECR): Purpose

Redwood City is committed to the revitalization of El Camino Real as a grand, multimodal, and attractive boulevard. The MUC-ECR sub-district represents a continuation of the Grand Boulevard Initiative vision and the

Downtown Precise Plan design goals. The purposes of the MUC-ECR sub-district are to:

- i. Transform El Camino Real into a remarkable, walkable, and exciting corridor, home to a variety of residential and nonresidential uses.
- ii. Facilitate a pedestrian-scaled environment with buildings that emphasize active and street-oriented frontages, well-scaled and designed buildings, and engaging outdoor spaces and landscaping.
- iii. Allow for higher-intensity residential, commercial, and mixed-use buildings to provide the appropriate height relative to the width of the street.
- iv. Provide increased opportunities in Redwood City for residents to live near goods, services, transit, and entertainment.
- v. Ensure that consideration and proper transition is provided to adjacent lower-density residential uses.
- vi. Encourage additional pedestrian and transit amenities along El Camino Real and the development of a consistent street front, with ample public right-of-way to facilitate pedestrian environment.

**b. Mixed Use Corridor - Veterans Boulevard (MUC-VB): Purpose**

Veterans Boulevard provides a primary entrance gateway into Redwood City from U.S. 101 and neighboring jurisdictions. The purposes of the MUC-VB sub-district are to:

- i. Encourage signature buildings that accentuate the gateway and boulevard features of Veterans Boulevard at appropriate locations that serve as entrances to Redwood City.
- ii. Facilitate circulation interconnectedness and maximize walkability within sites and between adjacent developments, including connections across Veterans Boulevard to link the bayfront of Redwood City with Downtown.
- iii. Ensure that consideration and proper transition is provided to adjacent lower-density residential uses.
- iv. Encourage the implementation of street patterns of a similar scale to adjoining historic areas.

**c. Mixed Use Corridor - Redwood Creek (MUC-RC): Purpose**

Redwood Creek is a significant visual and environmental resource that flows through Redwood City. The purposes of the MUC-RC sub-district are to:

- i. Reorient development towards Redwood Creek to feature this natural amenity while also providing for active and engaging street frontage along Main Street, Walnut Street, and Veterans Boulevard.
- ii. Encourage development that fosters a linkage between Downtown and the bayfront area via Redwood Creek.
- iii. Provide opportunities for residential and nonresidential uses in close proximity to transit, the San Francisco Bay, and Redwood Creek.
- iv. Facilitate public access to Redwood Creek, and foster active and engaging open spaces.

**d. Mixed Use Corridor - Streetcar Broadway (MUC-SB): Purpose**

Broadway in Downtown Redwood City is known for its historic buildings and events in Courthouse Square that create a lively and stimulating atmosphere. The purposes of the MUC-SB sub-district are to:

- i. Continue the vibrancy of Broadway heading toward Woodside Road outside of the Downtown Precise Plan area.
- ii. Connect the major employment districts of Downtown and South Broadway and enhance mobility for pedestrians, transit riders, bicyclists, and drivers.
- iii. Provide opportunities for residential, commercial, and mixed-use development at intensities that could support a potential streetcar line.
- iv. Facilitate the transition of the corridor from an auto-oriented commercial strip to a comprehensive multiuse corridor complementary to Downtown.
- v. Ensure that new construction is respectful of existing historic structures in terms of scale, design, and transition.

**e. Mixed Use Corridor - Gateway Broadway (MUC-GB): Purpose**

The large parcels on Broadway at Woodside Road provide opportunities for signature development. Appropriate commercial uses include destination uses, hospitality businesses, large-scale commercial centers, and high-quality office spaces with associated amenities. The purposes of the MUC-GB sub-district are to:

- vi. Facilitate a positive impression and identifiable gateway to Redwood City through the use of signature architecture, inviting public plazas, and development that supports a walkable environment.
- vii. Provide opportunities for destination uses in concert with residential uses.
- viii. Foster comprehensive development plans that accommodate the pedestrian on large-scale sites and encourage an appropriately scaled street grid.

**C. Applicability**

The building design standards, site design standards, and any and all other land use and development requirements, standards, regulations, or other provisions set forth in this Article 53 shall apply to all development within the geographic boundaries established by and for the Article, notwithstanding any other provision of the Redwood City Zoning Ordinance to the contrary. Whenever the requirements, standards, regulations, or other provisions of this Article conflict with the requirements, standards, regulations or other provisions set forth in the Redwood City Zoning Ordinance or the Redwood City Municipal Code, the requirements, standards, regulations, or other provisions in this Article 53 shall govern.

**53.2 Use Regulations**

**A. Use Regulations by Sub-District**

- 1. Allowed Land Uses. Table 53-1 indicates the uses permitted (P), permitted with a conditional use permit (C), permitted as an accessory use (A), and not permitted (-) in each of the five Mixed Use Corridor Zoning Sub-Districts.
- 2. Applicable Regulations. Where the last column in the table ("Specific Use Regulations") includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other Sections of this Zoning Ordinance may also apply.

<b>Table 53-1 Allowed Uses for Mixed Use Corridor Sub-Districts</b>		<b>P: Permitted By Right A: Permitted as Accessory Use C: Conditional Use; Use Permit Required --: Not Allowed</b>				
<b>Land Use</b>	<b>MUC -ECR</b>	<b>MUC -VB</b>	<b>MUC -RC</b>	<b>MUC -SB</b>	<b>MUC -GB</b>	<b>Specific Use Regulations</b>
<b>Entertainment</b>						
<u>Bar/Cocktail Lounge</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Entertainment Establishment</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Internet Cafe</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Nightclub</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<b>Industry, Manufacturing &amp; Processing, Warehousing Uses</b>						
<u>Research and Development, Laboratory</u>	--	<u>P</u>	--	--	--	
<b>Lodging</b>						
<u>Bed and Breakfast Inn</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Hotel</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Long-Term Hotel (Extended Stay)</u>	<u>C</u>	<u>C</u>	--	--	--	
<u>Motel</u>	--	--	--	--	--	
<b>Office</b>						
<u>Office - Business, Government, Professional</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Office - Medical</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Research and Development, Office Type</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<b>Personal &amp; Business Services</b>						
<u>Personal Services, General</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Personal Services, Studio</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Check Cashing</u>	<u>C</u>	<u>C</u>	--	--	--	
<u>Child Care Center</u> <u>  In conjunction with adjoining business</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>Article 39</u>
<u>Child Care Center</u> <u>  Not in conjunction with adjoining business</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Article 39</u>
<u>Health/Fitness Club</u> <u>  Small - 2,000 square feet or less</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Health/Fitness Club</u> <u>  Large - Over 2,000 square feet</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Financial Institution and Related Service</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	
<u>Maintenance and Repair Services</u>	<u>C</u>	<u>C</u>	--	--	--	
<b>Recreation, Education, and Public Assembly Uses</b>						
<u>Assembly/Meeting Facilities</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Located above first floor only</u>
<u>Cultural Institutions</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<u>Schools - Public and Private</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	
<b>Residential Uses</b>						
<u>Home Occupation</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	
<u>Live/Work</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>Section 53.2.B.4</u>
<u>Multiple-Unit Dwelling</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	



<b>Table 53-1 Allowed Uses for Mixed Use Corridor Sub-Districts</b>		<b>P: Permitted By Right</b>					
		<b>A: Permitted as Accessory Use</b>					
		<b>C: Conditional Use; Use Permit Required</b>					
		<b>--: Not Allowed</b>					
<b>Land Use</b>	<b>MUC -ECR</b>	<b>MUC -VB</b>	<b>MUC -RC</b>	<b>MUC -SB</b>	<b>MUC -GB</b>	<b>Specific Use Regulations</b>	
<u>Rooming House</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<b>Residential Care Uses</b>							
<u>Family Child Care Home, Large</u>	--	--	--	--	--	<u>Article 39</u>	
<u>Family Child Care Home, Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>Article 39</u>	
<u>Residential Care, Small</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<b>Restaurants, Eating and Drinking</b>							
<u>Restaurant, Accessory Food Service</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<u>Restaurant, Drive-Through</u>	--	--	--	--	--		
<u>Restaurant, Fast Food</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Restaurant, Sit-Down</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Restaurant, Take-Out Service</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<b>Retail</b>							
<u>Business, Wholesale</u>	<u>C</u>	<u>C</u>	--	<u>C</u>	<u>C</u>		
<u>Liquor Store</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Retail Sales, Bulk Merchandise</u>	--	--	--	--	--		
<u>Retail Sales, General</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
<u>Retail Sales, Second Hand Store</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>		
<u>Tasting Lounge</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>		
<b>Vehicle Rental, Sale, and Service Uses</b>							
<u>Vehicle/Equipment Rental (with onsite vehicle storage)</u>	<u>P</u>	<u>P</u>	--	--	--	<u>Outdoor storage of vehicles permitted</u>	
<u>Vehicle/Equipment Repair</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>As an accessory use to automobile sales only.</u>	
<u>Vehicle/Equipment Sales and Leasing</u>	<u>P</u>	<u>P</u>	--	--	<u>P</u>	<u>Outdoor storage of vehicles permitted</u>	
<u>Vehicle Service Station</u>	<u>C</u>	<u>C</u>	--	--	<u>C</u>	<u>Article 35</u>	
<u>Vehicle Parts - Retail Sales and Repair</u>	--	--	--	--	--		
<u>Installation of retail auto accessories (such as alarm, stereo, tires, batteries)</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>Installations shall be performed by employees; no installation by customer allowed on-site.</u>	

## **B. Use Regulations Applicable to all Sub-Districts**

- 1. Uses Restricted to Indoor.** Unless otherwise indicated in this Article 53, all uses listed in Table 53-1 must be conducted wholly within a building.

**2. Residential Use - Specific Regulations.**

- a. **Freeway Separation.** No new residential units shall be permitted within 500 feet of the outermost lane of a freeway.
- i. **Exception to the residential location requirement.** The responsible review authority may approve an exception to the residential location requirement, subject to the issuance of a conditional use permit, and subject to the following:
- (1) **Screening analysis.** The project applicant shall conduct a screening analysis to indicate whether new receptors will be exposed to roadway Toxic Air Contaminant (TAC) emissions at concentrations exceeding the threshold of significance as determined and periodically updated by the Bay Area Air Quality Management District (BAAQMD). The screening analysis shall be submitted to Redwood City Community Development Services for review. If the results of the screening analysis indicate thresholds of significance would be exceeded by the project, a quantitative health risk assessment shall be required to identify exposure levels to TACs below those recommended by the BAAQMD.
- (2) **Findings.** The responsible review authority, in approving an exception to the residential location requirement, must make findings that any such project includes measures to mitigate air quality impacts associated with TACs to a less-than-significant level.
- b. **Residential Noise Notice.** Residents of new residential or mixed-use development projects in the Mixed Use Corridor Zoning Sub-Districts, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment and that the noise levels may be higher than a strictly residential area.

The covenants, conditions, and restrictions of a residential or mixed-use project shall require that prospective residents acknowledge the receipt of the written noise notification. Signatures shall confirm receipt and understanding of this information.

**3. Mixed Use Development - Specific Regulations.** Mixed use that is vertically integrated into one building or horizontally integrated on the same site shall comply with the development standards listed in Tables 53-2 and 53-3 as they pertain to Mixed Use, in addition to the standards below.

a. **Limitations on Use.** The nonresidential component of a mixed-use project shall be a use allowed within the applicable zone by Section 53.2 (Use Regulations), subject to the following additional limitations.

i. **Prohibited uses.** The following uses and activities shall not be permitted within any mixed-use development:

(1) Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, or any similar use

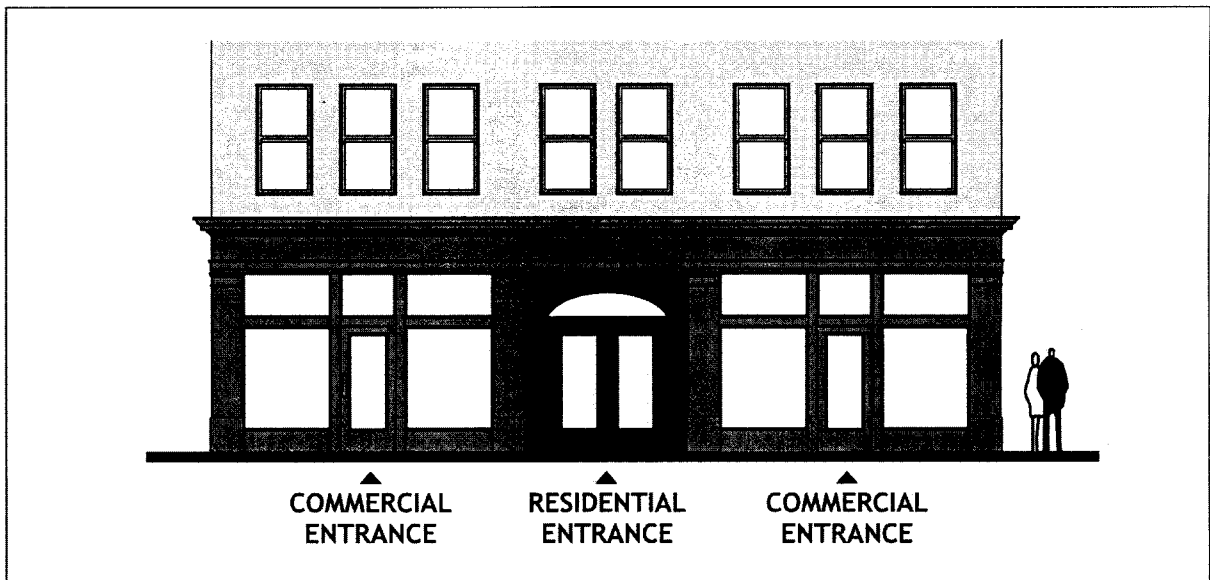
(2) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use

(3) Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work

(4) Any other activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

ii. **Changes in use.** After approval, a mixed-use building shall not be converted to entirely residential use.

b. **Entrances.** When nonresidential and residential uses are located in the same building, separate pedestrian entrances shall be provided for each use. The entrances for nonresidential uses shall be designed to be visually distinct from the entrances for residential uses.



*Combining Residential and Commercial Entrances*

- c. Loading and Unloading Activities.** Where applicable, the covenants, conditions, and restrictions of a mixed-use development shall indicate the times when the loading and unloading of goods may occur on the street, provided that, in no event, shall loading or unloading take place after 10:00 P.M. or before 7:00 A.M. on any day of the week.
- d. Lighting Standards.** Lighting for nonresidential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development nor any adjacent residential uses.
- e. Recycling and Refuse Storage Facilities Standards.** Recycling and refuse storage facilities for nonresidential uses shall be located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and refuse storage facilities for nonresidential uses shall be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall be refrigerated to control odor.
- 4. Live/Work Units.** This section provides standards for live/work and artists lofts/studios, including the reuse of existing nonresidential buildings to accommodate live/work uses. Live/work units shall be occupied by business operators who live in the same building that contains the commercial activity.

a. **Limitations on Use.** The nonresidential component of a live/work project shall be a use allowed within the applicable zone by Section 53.2 (Use Regulations), subject to the following additional limitations.

i. **Prohibited uses.** A live/work unit shall not be allowed to include any of the following activities:

(1) Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, and similar uses)

(2) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use

(3) Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work

(4) Any other activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.

ii. **Changes in use.** After approval, a live/work unit shall not be converted to entirely residential use.

b. **Design Standards.**

i. **Floor area requirement.** A live/work unit shall have a minimum floor area of at least 750 square feet. The maximum size of the residential portion of the live/work unit shall be 40 percent of the unit in order to ensure that the residential portion remains accessory to the primary commercial use. All floor area other than that reserved for living space shall be reserved and regularly used for working space.

ii. **Separation and access of individual units.** Each live/work unit shall be separated from other units and other uses in the building. Access to each unit shall be provided from shop fronts, directly from the street from common access areas, corridors, or halls. The access to each unit shall be clearly separate from other live/work units or other uses within the building. Living space shall

be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.

iii. **Facilities to accommodate commercial or industrial activities.** A live/work unit shall be designed to accommodate nonresidential uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively nonresidential facilities used for the same work activity.

iv. **Integration of living and working space.** Areas within a live/work unit that are designated as living space shall be an integral part of the live/work unit and not separated (or occupied and/or rented separately) from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this Section, and living and working space may be separated by interior courtyards or similar private space.

v. **Mixed occupancy buildings.** If a building contains mixed occupancies of live/work units and other nonresidential uses, occupancies other than live/work shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the live/work units and other occupancies, as determined by the Redwood City Building Official.

vi. **Parking.** Each live/work unit shall be provided off-street parking as provided in Article 30: Off-Street Parking and Loading. The responsible review authority may reduce the parking requirement for the use of existing buildings with limited parking.

c. **Operating Requirements.**

i. **Occupancy.** A live/work unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one member shall be the business operator.

ii. **Business license required.** At least one of the residents of a live/work unit shall be required to have a business license with the city of Redwood City.

iii. **Sale or rental of portions of unit.** No portion of a live/work unit may be separately rented or sold as a commercial space for any person not living in the premises or as a residential space for any person not working in the same unit.

- iv. **Notice to occupants.** The owner or manager of any building containing live/work units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in strictly residential areas. State and Federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.
- v. **Non-resident employees.** Up to two persons who do not reside in the live/work unit may work in the unit unless this employment is prohibited or limited by the conditional use permit. The employment of three or more persons who do not reside in the live/work unit may be permitted subject to conditional use permit approval, based on additional findings that the employment will not adversely affect traffic and parking conditions in the site vicinity. The employment of any persons who do not reside in the live/work unit shall comply with all applicable Building Code requirements, OSHA, and other state and federal regulations.
- vi. **Client and customer visits.** Client and customer visits to live/work units are permitted subject to any applicable conditions of the applicable conditional use permit, to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially zoned areas or uses.

5. **Automobile Service Uses.**

- a. **Automobile Service Use Restrictions.** Vehicle repair shall be permitted only as an accessory use to automobile retail sales uses. All vehicle repair, restoration, and storage areas and operations shall occur within an enclosed building. Used or damaged equipment removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. Outdoor storage and work areas are prohibited.
- b. **Automobile Service Bay Screening and Location.** Service bays for vehicle repair, restoration, and storage shall be screened from direct view from a public right-of-way and private properties. If service bays face a street, the service bays shall be situated parallel to a secondary street or alley.
- c. **Automobile Rental Screening.** Any outdoor area used for the storage of vehicles for rent that is visible from a public street shall be limited to not more than two times the area of all primary buildings on the lot. There is

no limitation on the size of outdoor vehicle storage areas for vehicle rental that are screened from view from a public right-of-way.

### **53.3 New Streets and Pathways Regulations**

#### **A. New Streets and Pathways Regulations Applicable to all Sub-Districts**

- 1. New Streets.** Sites in excess of one acre shall be designed to provide block and street patterns consistent with the adjacent properties and/or surrounding contextual environment. New streets shall establish a pedestrian-friendly interconnected street network, with no block face exceeding 400 feet in length.
- 2. Street and Pathway Connectivity.** New development shall maintain and enhance pedestrian, bicycle, transit, and vehicle connectivity with a hierarchy of streets and pathways, consistent with the street typology identified in the Redwood City General Plan (Figure BE-14). Primary pedestrian access to buildings shall be from the sidewalk.
  - a. Enhanced Streetscapes.** Streetscapes shall be enhanced with enriched streetscape elements, including but not limited to a variety of landscaping and pedestrian amenities, such as benches, pedestrian-scaled lighting, trash enclosures, and bicycle storage.
- 3. Pedestrian-Oriented Design/Pedestrian Access.** The design of new projects shall promote walkability and connectivity to include design and orientation standards such as:
  - a. Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and pedestrian amenities.
  - b. Internal Pedestrian Walkways Width.** Internal walkways shall be a minimum of six feet wide where located adjacent to any common open space areas. Internal walkways elsewhere on the property shall be a minimum of four feet wide and paved with permeable materials, unless walkways are located near swimming pools or in heavily trafficked areas.
  - c. Lighting.** Lighting shall be incorporated along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted, downward casting so as to reduce light trespass onto adjacent properties.
  - d. Connections to Primary Street.** Connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall



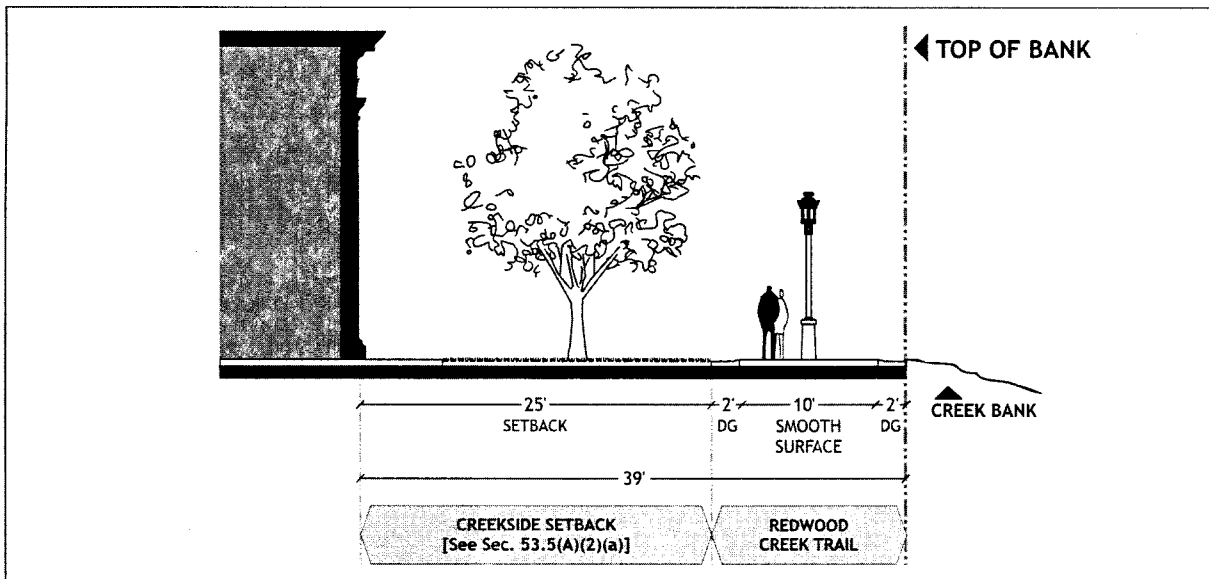
connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than 125 percent of the straight line distance.

**B. New Streets and Pathways Regulations by Sub-District**

**1. Supplemental Development Standards for the MUC-RC Sub-District**

**a. Redwood Creek Trail.** New development shall incorporate design approaches that reconfigure top-of-bank areas to include a creekside trail and overlook areas.

**i. Trail width.** A creek trail shall be provided along the existing top-of-bank. The trail right-of-way shall be 14 feet wide.



*Redwood Creek Trail and Creekside Setback*

**ii. Surfacing and lighting.** The trail shall consist of 10 feet of asphalt or other smooth surface with two-foot-wide edge bands of decomposed granite; sustainable surfacing materials will be considered subject to Americans with Disabilities Act (ADA) requirements and community access considerations. Trail improvements shall include pedestrian-oriented lighting at a minimum spacing of 100 feet on center. Trail surfacing and lighting to be determined by the responsible review authority, and shall be consistent from one property to the next.

**iii. Other design options.** Other design options that provide continuous trail access may be considered. These may include

cantilevered walkways, subject to review and approval by the U.S. Army Corps of Engineers, State Department of Fish and Game, and any other applicable agency.

iv. Creek trail connections. A minimum of one private street connection or paseo connection to the Creek Trail shall be provided per project. Additional connections may be required by the responsible review authority, depending upon project size and configuration.

## **53.4 Open Space Regulations**

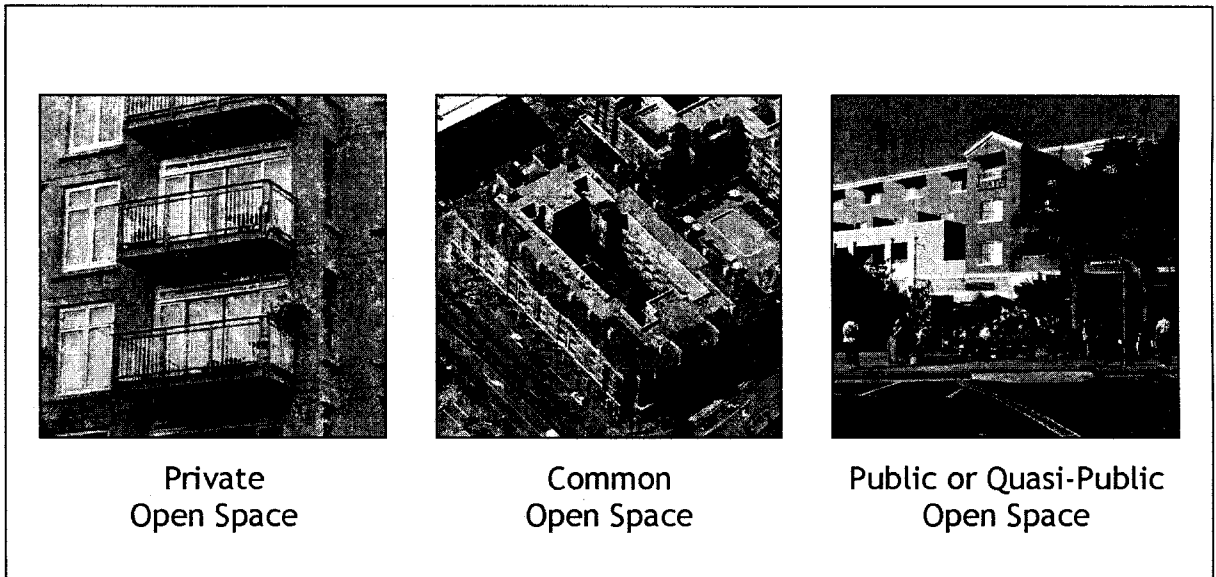
### **A. Open Space Regulations Applicable to all Sub-Districts**

- 1. Residential Open Space Required.** Outdoor recreation and leisure space shall be provided for each residential-only or mixed-use project containing residential uses.
- 2. General Residential Open Space Requirements.**
  - a. Minimum open space required.** The required minimum amount of open space shall be 125 square feet per unit. The minimum open space may be met through a combination of private, common, quasi-public, and/or public open space provided on-site.
  - b. Usable open space.** All required open space shall be usable. Usable open space shall be improved to support residents' passive or active use. Such open space shall be located on the same parcel as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping.
  - c. Open space location.** Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate stormwater retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that fosters usability. Compliance with this requirement shall be evaluated by the responsible review authority in the review process.
  - d. Public and Quasi-Public open space.** Required open space may be designed so as to be accessible to the public, in addition to residents of a

residential or mixed-use project. Public and quasi-public open space shall be accessible and fully visible from the public right-of-way (including street, sidewalk, or trail). Public and quasi-public open space shall be located in front of buildings, and shall not be located where views of the quasi-public space from the public right-of-way would be obstructed by buildings or other structures. The provision of public and quasi-public open space, including restrictions on use and access and other aspects of the management of the space, shall be required at the discretion of the responsible review authority.

**3. Private Residential Open Space Requirements.**

- a. Minimum Dimension.** The minimum dimension of any private open space area shall be six feet.
- b. Private Open Space Orientation.** Private open space(s) attached to residential units shall be designed to avoid direct visibility into the interiors of adjacent units. Ground-level open spaces may be enclosed and secured, but shall contain an open gate or fence that allows visibility to and from the space.



*Private, Common, Quasi-Public, and Public Open Space*

**4. Common Residential Open Space Requirements.** To the extent that common open space is provided, the following standards are applicable:

- a. Minimum Dimension.** The minimum dimension of any common open space area shall be 15 feet.

- b. **Minimum Square Footage.** Minimum square footage of any common open space area shall be 500 square feet.
  - c. **Common Open Space Open to the Sky.** Not less than 80 percent of the total required usable common open space shall be unobstructed to the sky. Of the allowable 20 percent that may be obstructed to the sky, obstructions may include such structures as required to accommodate changing rooms, bathrooms, and other ancillary uses.
- 5. **Pedestrian Environment.** Site planning for sites in excess of one acre shall integrate the street pedestrian environment through the use of courtyards, plazas, street furniture, and walkways. Public and private walkways, passages, paseos, and related facilities shall be provided.
  - a. **Seating Options.** Pedestrian spaces shall provide a variety of seating options, areas of sun and shade for year-round climatic comfort, shelter, and night lighting to encourage public activity and to provide for safety.
  - b. **Visibility from Public Street.** Pedestrian spaces shall be visible from public streets and sidewalks, as determined by the responsible review authority.
  - c. **Lighting.** Lighting shall be incorporated into plazas, paseos, courtyards, and other common open areas to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted, downward casting so as to reduce light trespass onto adjacent properties.
- 6. **Pervious Area and Open Space.** Pervious areas set aside as usable open space may also serve as areas for infiltration of stormwater runoff, subject to review and approval by the Engineering and Construction Division. Use of open space areas for stormwater control shall be incorporated into plans to comply with the provisions of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and Chapter 27A (Stormwater Treatment and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, may be amended from time to time.
- 7. **Mixed-Use Open Space Share.** Mixed-use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be permitted by the responsible review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations:

- a. Horizontal Mixed Use Share. Up to 30 percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component of the project.
- b. Vertical Mixed Use Share. Up to 50 percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component of the project.

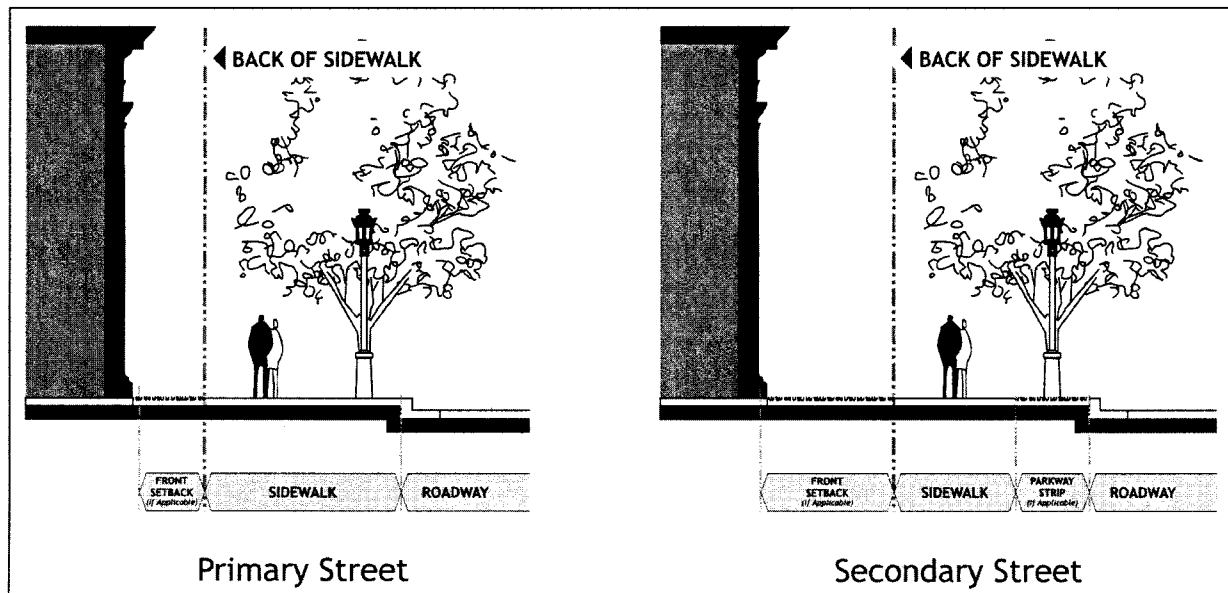
**53.5 Sidewalk, Setback, and Landscaping Regulations**

**A. Sidewalk, Setback, and Landscaping Regulations by Sub-District**

**1. General Development Standards by Sub-District.**

<b>Table 53-2: Sidewalk, Setback, and Landscaping Development Standards</b>						
<b>Development Standards</b>	<b>MUC-FCR (feet)</b>	<b>MUC-VB (feet)</b>	<b>MUC-RC (feet)</b>	<b>MUC-SB (feet)</b>	<b>MUC-GB</b>	<b>Specific Regulations</b>
<b><u>Sidewalks</u></b>						
<u>Primary Street sidewalk width (Min)<sup>1</sup></u>	<u>12</u>	<u>14</u>	<u>12</u>	<u>12</u>	<u>12</u>	<u>Section 53.5.B.3</u>
<u>Secondary Street sidewalk width (Min)<sup>1</sup></u>	<u>Addressed on a case by case basis.</u>					<u>Section 53.5.B.3.b</u>
<b><u>Front Setbacks (measured from back of sidewalk)</u></b>						
<u>Residential (Min)</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>8</u>	<u>Section 53.5.B.2</u>
<u>Residential (Max)</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>16</u>	<u>18</u>	=
<u>Commercial/Vertical Mixed Use (Min)</u>	<u>0</u>	<u>2</u>	<u>0</u>	<u>0</u>	<u>4</u>	=
<u>Commercial/Vertical Mixed Use (Max)</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	<u>8</u>	=
<b><u>Side Setbacks</u></b>						
<u>Residential or adjacent to Residential (Min)</u>	<u>5</u>	<u>10</u>	<u>10</u>	<u>5</u>	<u>5</u>	=
<u>Commercial/Mixed Use adjacent to Residential</u>	<u>5</u>	<u>10</u>	<u>10</u>	<u>10</u>	<u>10</u>	=
<u>Commercial adjacent to Commercial</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	=
<b><u>Rear Setbacks</u></b>						
<u>Residential (Min)</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	=
<u>Mixed Use (Min)</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	<u>5</u>	=
<u>Commercial when adjacent to residential zoning district or existing residential use</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	=
<u>Commercial (Min) when adjacent to</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	=

<b>Table 53-2: Sidewalk, Setback, and Landscaping Development Standards</b>						
<b>Development Standards</b>	<b>MUC- ECR (feet)</b>	<b>MUC- VB (feet)</b>	<b>MUC- RC (feet)</b>	<b>MUC- SB (feet)</b>	<b>MUC- GB</b>	<b>Specific Regulations</b>
<u>nonresidential use</u>						
<b>Other</b>						
<u>Rear Setback (Min) when adjacent to residential zoning district or existing residential use</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	<u>15</u>	
<u>Rear Setback (Min) when adjacent to nonresidential zoning district</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
<u>Maximum Building Length</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>200</u>	<u>300</u>	<u>Section 53.5.B.7</u>
<u>Space between buildings on the same lot</u>	<u>30</u>	<u>30</u>	<u>20</u>	<u>30</u>	<u>30</u>	
<u>Notes: (1) Primary street shall mean the street after which a sub-district is named. A secondary street shall mean any other street.</u>						



*Arrangement of Sidewalks, Parkway Strips, and Front Setbacks*

**2. Supplemental Development Standards for the MUC-RC Sub-District**

- a. Creekside Setbacks.** Minimum building setback from the Redwood Creek Trail shall be 25 feet, or approximately 39 feet from creek top-of-bank.
- b. Creek Stormwater Protection.** New development adjacent to Redwood Creek shall provide protection for creeks and riparian vegetation and integrate stormwater best management measures to minimize water quality and erosion impacts to the creek environment.

**B. Sidewalk, Setback, and Landscaping Regulations Applicable to all Sub-Districts**

- 1. Architectural Features Projections into Setbacks.** Lobbies, porches, stoops, and other attractively designed, entry-related architectural features may extend up to eight feet into the front setback area. Fully subterranean parking structures may extend into front setbacks up to street-fronting property lines, provided the parking structures are designed to accommodate surface porches, planters, and/or other complementary architectural features. Upper-floor balconies may extend up to two feet into the setback area; up to three feet may be considered depending on design and responsible review authority approval. In no case shall an architectural feature encroach into a public right-of-way.
- 2. Setback Exception for Non-Residential Portions of Residential Developments.** Residential developments where non-residential uses (defined here as accessory uses to a residential development, such as a leasing office or common areas, but not including parking) are located adjacent to the front setback, the minimum front setback requirement required for residential uses indicated in Table 53-2 shall not apply; the minimum front setback requirement shall conform to the requirement for Commercial/Vertical Mixed Use indicated in Table 53-2.
- 3. Sidewalk Required.** All projects shall incorporate publicly accessible sidewalks along all streets. Sidewalk width shall be as shown in Table 53-2 of Section 53.5.

  - a. Minimum sidewalk width – measurement.** Minimum sidewalk width shall be measured along the horizontal plane representing the shortest distance between the two edges of the surface area available and retained for pedestrian access. Sidewalk measurement is not related to face of curb, property line, or any other dimension. Exceptions to minimum sidewalk width for encroachments such as outdoor dining, street trees, and street furniture shall apply as outlined in this Section 53.5.
  - b. Minimum sidewalk width for secondary streets.** Minimum sidewalk width for secondary streets, as defined in Table 53-2, shall achieve consistency with existing sidewalk conditions while enhancing the pedestrian environment. Requirements for minimum sidewalk widths on secondary streets shall be determined by the responsible review authority on a case by case basis.
  - c. Street Trees Required.** Street trees are required along public streets. Street trees shall be spaced not more than 40 feet apart, and may not be spaced less than 20 feet apart, unless species selection warrants a different spacing or planting location. Trees shall be located away from primary entrances. Generally, trees should be spaced no more than three feet from the face of the curb in order to provide shade to both the

sidewalk and the roadway, and to provide a physical buffer between pedestrians and traffic. When located within a parkway strip, street trees should be centered within it. Trees should be aligned with other trees on the block. Exact tree locations shall be at the discretion of the responsible review authority.

d. **Street Tree Sidewalk Encroachment.** Street trees may be located within the required sidewalk area, provided that at least eight feet in width of sidewalk area is available, clear, and unimpeded for pedestrian traffic.

e. **Outdoor Dining Encroachment.** Chairs and tables for outdoor dining and carts for merchant display may be permitted in the public right-of-way (i.e. in sidewalk areas), provided that the use maintains a minimum six-foot wide unobstructed portion of sidewalk corridor adjacent to the building which is clear and unimpeded for pedestrian traffic, and the use keeps the full width of the building entrance clear and unimpeded for building access. Outdoor furniture, including but not limited to, chairs, tables, umbrellas, heat lamps, windscreens, busing stations, partitions, and planters, shall not be permanently fixed into the public right-of-way (i.e. sidewalk areas) without prior approvals from Redwood City, such as a revocable encroachment permit issued by the City Engineer and/or the City Council.

4. **Secondary Street Parkway Required.** On secondary streets (i.e. streets other than that for which the Sub-District is named), a landscaped parkway located between the sidewalk and the street may be required. If an existing parkway on the secondary street adjacent to the property exists, a parkway shall be required and the width of the parkway shall be consistent with existing parkway widths along that secondary street. If an existing parkway on the secondary street does not exist, the requirement for and/or width of the landscaped parkway shall be determined by the responsible review party on a case by case basis. A required parkway shall be provided in addition to any required sidewalk width on secondary streets.

5. **Landscaping.** Landscaping shall be provided to enhance the appearance of development projects, provide pedestrian comfort, create shaded areas, reduce heat and glare, conserve water, screen potentially incompatible land uses and facilities, and improve air and water quality.

a. **Landscape Plans.** A landscape plan shall be submitted as part of the development application.

i. **Design layout.** The landscape plan shall exhibit a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, theme, and similar attributes.



ii. Integral project component. Landscaping shall be planned as an integral part of the overall project design and not simply be located in excess space after parking areas and structures have been planned.

iii. Pedestrian environment. Landscaping shall be provided to enhance the pedestrian environment. Pedestrian access to sidewalks and buildings shall be considered in the design of all landscaped areas.

iv. Landscape design. The required landscape plan shall be designed to integrate all elements of the project (i.e., buildings, structures, parking lots, and streets) to achieve aesthetic objectives, provide shade and amenities for pedestrians, provide opportunities for stormwater infiltration, and to minimize water and energy demand.

b. Landscape Location Requirements.

i. Zero-lot line landscaping. Where the front setback is zero feet and abuts the front property line, landscaping shall be provided in the form of street trees. Street trees shall be allowed to encroach on the minimum sidewalk width.

ii. Landscaped setback and open space required. All setback areas and other open areas of a site not occupied by buildings or sidewalk shall be landscaped.

iii. Walk-up residential. The landscaped front setback for walk-up residential units may include privacy hedges or low walls or fences to provide separation from the sidewalk edge. Landscaping shall screen blank walls and accent space provided for an entry, front stoop, or porch.

c. Landscaping and Irrigation Systems. All landscaping and irrigation systems shall comply with Article 32, Section 12 and Article 36, Section 5 of this Zoning Ordinance.

6. Walls and Fencing. Provisions of Article 36 of the Redwood City Zoning Ordinance shall apply, except as provided in this Section.

a. Front Yard Fence Height - At Grade. Overall height of fences and walls located in the front yard shall not exceed three feet if located at grade.

b. Front Yard Fence Height - Above Grade. Where private open space occurs above grade in front yards, the overall height of fences and walls

located in the front yard shall not exceed 42 inches. The highest 12 inches of fencing or wall shall be designed to allow visibility to and from the space.

c. Prohibited Fencing. Chain-link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.

7. Building Length Exceptions. Building façade lengths may exceed maximum limits if projects dedicate a portion of the project property to reintroduce the historic street grid through the development of private streets, pedestrian paseos, or right-of-way dedications for public streets. However, no street-facing or pedestrian paseo-facing building façade length shall exceed 300 feet.

8. Integration and Standards for Nonresidential Uses in Vertical Mixed-Use Buildings.

a. Nonresidential Location. Nonresidential uses shall be located along street frontages and shall have a minimum depth of 18 feet. The responsible review authority may reduce the depth requirements for nonresidential uses located on a secondary street.

b. Nonresidential Corner. On corner parcels, the nonresidential space shall turn (wrap around) the corner for a distance of at least 50 percent of the building façade, but not less than 30 feet along secondary/side streets. The termination of use shall occur at an architectural break in the building.

9. Screening of Mechanical Equipment and Service Areas.

a. Service Areas. Service areas and related materials, equipment, supplies, etc. shall be screened from view from adjacent properties and streets. As feasible, loading docks, service bays, and mechanical facilities shall be internal to buildings, with bay doors that can be closed when facilities are not in use. Feasibility shall be determined by the responsible review authority. If such areas and/or facilities must be located outside of the building, they shall be contained within attractively designed exterior enclosures. Exterior enclosures shall reflect the architectural form and materials of principal buildings and enhanced with landscape materials appropriate for the location.

b. Mechanical Equipment. Mechanical equipment shall be designed into the building, screened, and baffled as outlined in this sub-section. Mechanical equipment may include, but is not limited to, HVAC systems, generators, vents, fire-risers, utility connections, transformers, antennas,

cables, and/or satellite dishes, alarm boxes, electrical connections to signs and lighting fixtures, and lighting.

i. **Screening.** All mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building.

(1) **Ground-mounted equipment.** Ground-mounted equipment screening shall consist of a solid wall, solid fence, or sufficient landscaping, and site layout dependent on the site, land use, and zoning district. Otherwise, such equipment shall be enclosed in a building. Transformers between a building and the street shall be underground.

(2) **Roof-mounted equipment.** Appropriate building massing, as well as roof screens and/or parapet walls designed to incorporate the architectural style of the building, shall form a complete screen of all roof-top equipment. Roof-mounted equipment shall be set back from building roof edge to minimize view of equipment from adjacent streets and properties.

(3) **Facade installed equipment.** Equipment installed on the facade visible from the public right-of-way shall be minimized in visual prominence, incorporated inside the building wall, or located out of public view. Exposed electrical conduit is not permitted and shall be run inside building walls. If pre-existing, exposed conduit shall be concealed and at minimum painted to match the building.

ii. **Baffling.** All mechanical equipment shall be baffled to reduce sound to levels consistent with Chapter 24 (Noise Regulation) of the Municipal Code.

iii. **Location.** Mechanical equipment shall not be located in required yard setback areas.

c. **Trash and Recycling Enclosures.** Trash enclosures, recycling area enclosures, or trash rooms shall be covered to protect from the elements, and completely screened from the view of any public right-of-way. Where trash and recycling enclosures are provided, enclosures must be accommodated completely within the property lines, and the materials used shall match those of the buildings.

10. Stormwater Management. New development shall be subject to the requirements of Redwood City Stormwater Management and Discharge Control Program (Municipal Code Chapter 27A). In addition, new development shall maximize onsite stormwater management through landscaping and permeable pavement to the extent feasible.

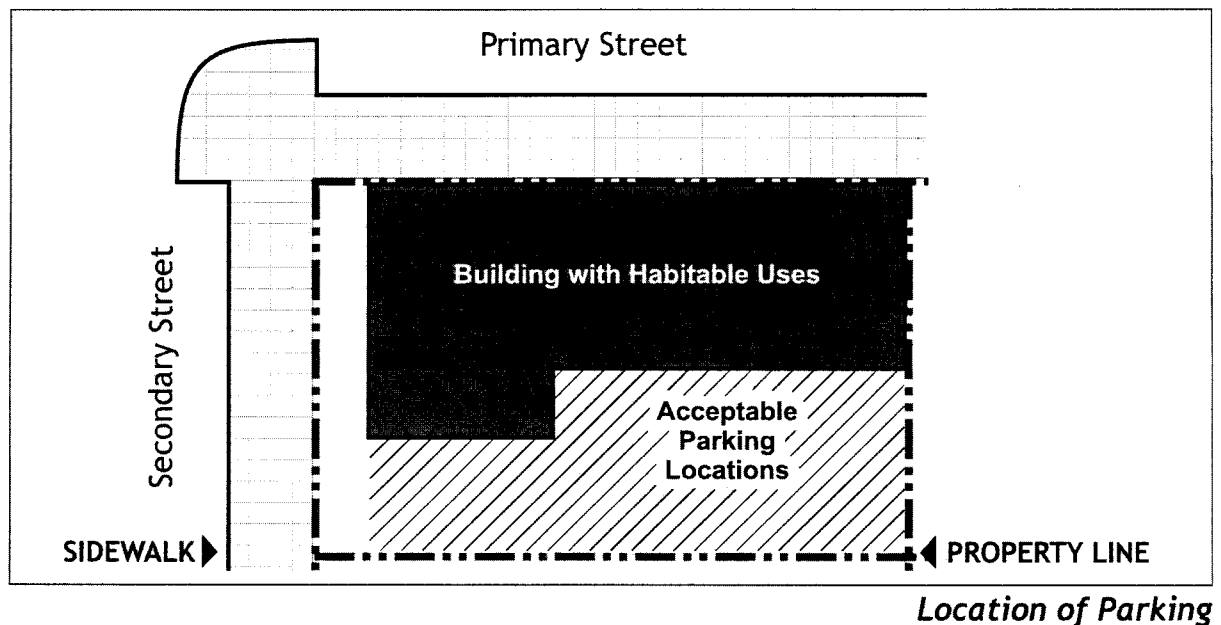
## 53.6 Parking and Storage Regulations

### A. Parking and Storage Regulations Applicable to all Sub-Districts

1. Vehicle Parking Standards. Parking, access, and loading shall conform to the standards in Article 30 (Off-Street Parking and Loading) of the Zoning Ordinance, except as provided in this Section. The required number of parking spaces shall be determined as set forth in Article 30 of the Zoning Ordinance, except as provided in this Section.

#### 2. Vehicle Parking Design Regulations

a. Location of Parking. Surface and/or structured parking areas shall be located on the interior side or rear of the site and, wherever feasible, placed behind buildings. Feasibility shall be determined by the responsible review authority. Structured parking shall be fronted or wrapped with habitable uses where possible.



#### b. Parking Structure Integration.

i. Primary Street. Any parking structure with at least one floor of parking at grade or above, and which also contains primary

property frontage on a street for which the sub-district is named, shall incorporate either: Wrapped residential uses or retail businesses with shopping windows viewable from the sidewalk along the ground floor.

ii. **Secondary Street.** Any parking structure with at least one floor of parking at grade or above, and which contains primary property frontage on a street other than that for which the sub-district is named (i.e. a side street or a secondary street), shall incorporate wrapped residential uses or retail businesses with shopping windows viewable from the sidewalk along the ground floor, or two or more of the following features: (1) display or shopping windows; (2) landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels; (3) architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design; and/or (4) artwork such as sculptures, murals, and mosaics.

c. **Landscaped Setback of Parking.** Surface and structured parking areas shall be set back from adjacent buildings and streets, and shall be landscaped in accordance with Section 30.17 (Improvements for Parking and Loading Facilities). In addition:

i. **From streets.** Where surface parking is located between a building and a street, a landscaped setback at least two feet wide must be provided between the parking area and the adjacent right-of-way. The landscaping shall be planted and maintained in a manner that provides thorough screening of the parking use from the public right-of-way.

ii. **From on-site buildings.** Surface and structured parking areas must be separated from on-site buildings by a minimum distance of six feet, which may be occupied by landscaping or required walkways.

3. **Driveway Frequency and Curb Cuts.** Parking, loading, and service areas shall be accessed from alleys and/or side streets, wherever feasible. Feasibility shall be determined by the responsible review authority. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation. Curb cuts shall be located at least 15 feet from an intersection curb return or pedestrian crosswalk. For parcels of less than 200 feet in length along the street front, only one vehicular access point shall be permitted off the street front. For

all other parcel frontages, a maximum of one vehicular access point for each 200 feet of street frontage is permitted.

**4. Bicycle Parking Provision.** Bicycle parking shall be provided for new development consistent with this Section.

**a. Residential Bicycle Parking.** Secure bicycle parking facilities shall be provided for residential units. Minimum capacity shall be one secured parking space per three dwelling units. Acceptable parking facilities shall be located convenient to the street and must include:

i. Covered, lockable enclosures with permanently anchored racks for bicycles; and/or

ii. Lockable bicycle rooms with permanently anchored racks; and/or

iii. Lockable, permanently anchored bicycle lockers.

**b. Commercial Bicycle Parking (Tenant).** For buildings with over 10 tenant-occupants, secure bicycle parking shall be provided for five percent of motorized vehicle parking capacity, with a minimum of one space. Acceptable parking facilities shall be located convenient to the street and must include one or more of the following:

i. Covered, lockable enclosures with permanently anchored racks for bicycles; and/or

ii. Lockable bicycle rooms with permanently anchored racks; and/or

iii. Lockable, permanently anchored bicycle racks.

**c. Commercial Bicycle Parking (Visitor).** If the project is anticipated to generate visitor traffic, permanently anchored bicycle racks shall be provided within 100 feet of the primary entrance. Such parking shall be readily visible to passers-by. Bicycle parking shall be provided at five percent of motorized vehicle parking capacity, with a minimum of one two-bike capacity rack.

**5. Personal Storage Development Standards.** Each residential unit shall be provided a minimum of 80 cubic feet of enclosed, lockable storage space located outside of the unit. The storage space may be within a fully enclosed garage as long as the storage space is in addition to the parking space(s) required. The storage space may also be located off of a patio, balcony, or deck as long as it is in addition to the private open space required, is in an enclosed space, and does not negatively impact façade appearance.

**B. Parking Regulations by Sub-District**

**1. Supplemental Development Standards for the MUC-SB Sub-District**

**a. Parking and Loading Location.** Parking (structured or surface) and loading areas shall not be accessed from Broadway. Parking, loading, and service areas shall be accessed from Marshall Street or other side streets, unless Broadway is the only street along which a parcel has property frontage.

**2. Supplemental Development Standards for the MUC-GB Sub-District**

**a. Parking and Loading Location.** Parking (structured or surface) and loading areas shall not be accessed from Broadway. Access to parking facilities shall be provided from alleyways wherever feasible; feasibility shall be determined by the responsible review authority.

**53.7 Height, Density, and Intensity Regulations**

**A. Height, Density, and Intensity Regulations by Sub-District**

**1. General Development Standards by Sub-District.**

<b>Table 53-3: Height, Density, and Intensity Development Standards</b>						
<b><u>Development Standards</u></b>	<b><u>MUC-ECR</u></b>	<b><u>MUC-VB</u></b>	<b><u>MUC-RC</u></b>	<b><u>MUC-SB</u></b>	<b><u>MUC-GB</u></b>	<b><u>Specific Regulations</u></b>
<b><u>Maximum Height - Residential Use (Max)</u></b>	<u>4 stories / 50 ft.</u>	<u>4 stories / 50 ft.</u>	<u>4 stories / 50 ft.</u>	<u>4 stories / 50 ft.</u>	<u>4 stories / 50 ft.</u>	
<b><u>Maximum Height - Commercial Use (Max)</u></b>	<u>4 stories / 60 ft.</u>	<u>4 stories / 60 ft.</u>	<u>4 stories / 60 ft.</u>	<u>4 stories / 60 ft.</u>	<u>4 stories / 60 ft.</u>	
<b><u>Maximum Height - Bonus Height (Max)</u></b>	<u>6 stories / 85 ft.</u>	<u>6 stories / 85 ft.</u>	<u>6 stories / 85 ft.</u>	<u>6 stories / 85 ft.</u>	<u>6 stories / 85 ft.</u>	<u>53.7.B.3</u>
<b><u>Minimum Height - All Uses</u></b>	<u>2 stories / 20 ft.</u>	<u>2 stories / 20 ft.</u>	<u>2 stories / 20 ft.</u>	<u>2 stories / 20 ft.</u>	<u>2 stories / 20 ft.</u>	<u>53.7.B.2</u>
<b><u>Maximum Density - Residential Only</u></b>	<u>60 du/ac</u>	<u>60 du/ac</u>	<u>60 du/ac</u>	<u>60 du/ac</u>	<u>60 du/ac</u>	
<b><u>Maximum Density - Mixed Use</u></b>	<u>60 du/ac</u>	<u>60 du/ac</u>	<u>60 du/ac</u>	<u>60 du/ac</u>	<u>60 du/ac</u>	
<b><u>Maximum FAR - Commercial Only</u></b>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	<u>0.5</u>	
<b><u>Maximum FAR - Mixed Use</u></b>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>1.0</u>	<u>FAR applicable to commercial use only.</u>

**2. Supplemental Development Standards for the MUC-VB Sub-District**

- a. MUC-VB Height Exceptions.** Buildings within the MUC-VB zoning sub-district that exceed the applicable height restrictions may be permitted to accentuate Redwood City gateways, subject to the issuance of a conditional use permit, and subject to the following:
- i. Findings.** The responsible review authority, in approving a height exception, must make findings that any such project includes signature design quality to facilitate a gateway function, and appropriately transitions to any adjacent lower-density residential development.
- ii. Height exceptions limits and requirements.** No building in the MUC-VB zoning sub-district shall exceed 125 feet. The portion of any development granted a height exception shall be limited to 50 percent of the total ground-floor square footage. Corner features that reinforce the intersection are required.

**3. Supplemental Development Standards for the MUC-GB Sub-District**

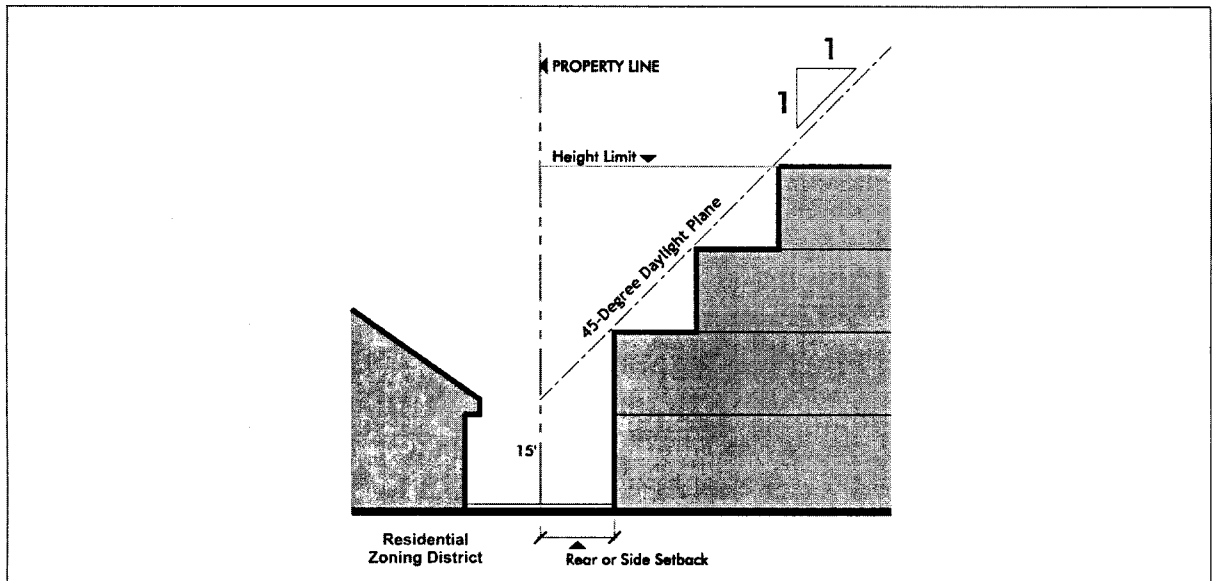
- a. MUC-GB Height Exceptions.** Buildings within the MUC-GB zoning sub-district that exceed the applicable height restrictions may be permitted to accentuate Redwood City gateways, subject to issuance of a conditional use permit and subject to the following:
- i. Findings.** The responsible review authority, in approving a height exception, must make findings that any such project includes signature design quality to facilitate a gateway function, and appropriately transitions to any adjacent lower-density residential development.
- ii. Height exceptions limits and requirements.** No building in the MUC-GB zoning sub-district shall exceed 125 feet. The portion of any development granted a height exception shall be limited to 50 percent of the total ground-floor square footage. Corner features that reinforce the intersection are required.

**B. Height, Density, and Intensity Regulations Applicable to all Sub-Districts**

**1. Development Intensity Transition and Sight Lines.**

- a. Upper-Story Stepback Adjacent to a Residential Zoning District.** Buildings shall not intercept a 45-degree daylight plane inclined inward from 15 feet above existing grade at the property line of the parcel adjacent to the residential district boundary line.





**Upper-Story Stepback Adjacent to a Residential Zoning District**

- b. **Upper-Story Stepback Adjacent to Public Open Space or Historic Resources.** Buildings shall not intercept a 45-degree daylight plane inclined inward from 15 feet above existing grade at the property line of the parcel adjacent to property line of an adjacent property containing public open space or an historic resource.
  - c. **Sight Lines.** Sight lines into and from neighboring properties shall be minimized.
- 2. Minimum Development Height.** The minimum height regulations shall apply only to the first 15 feet of building depth as measured from the building frontage.
- a. **Minimum Height Exception.** The responsible review authority may approve an exception to the minimum height requirement, provided that at least one of the following findings can be made:
    - i. **The project is constrained by unusual parcel size, shape, or features that render this requirement infeasible; or**
    - ii. **The project is providing usable quasi-public or public open space on site, adjacent to the primary street right-of-way.**
- 3. Bonus Height.** The bonus height maximum limits stated in Table 53-3 shall be permitted for projects that (1) provide clear public benefits or (2) which have severe and unusual frontage constraints as described in Subsections 53.7.B.3.a below.

- a. Public Benefit.** A project may be permitted to rise to the Bonus Height if it provides a clear public benefit. Project traits or characteristics considered as a public benefit shall include, but not be limited to, the following:
- i. Mixed use.** The ground-floor frontage along all major streets will be occupied by retail or restaurant uses for a depth of no less than 20 feet.
  - ii. Quasi-Public or Public open space.** Usable open space that is open to the public will be provided which amounts to 0.25 acres or 10 percent of the project area, whichever is greater.
  - iii. Stringent transition height adjacent to residential zoning districts.** Buildings will not intercept the 45-degree daylight plane inclined inward from existing grade at the property line of the parcel adjacent to the residential district boundary line.
  - iv. New streets.** New streets that are identified by the responsible review authority as necessary to improve walkability, reduce auto trip lengths, improve neighborhood connectivity, or result in blocks of less than 400 feet in length will be provided through the site.
- b. Severe and Unusual Frontage Constraints.** A project can be permitted to rise to the Bonus Height if the subject property has severely and unusually constrained street frontage along El Camino Real, Veterans Boulevard, or Broadway. Severely and unusually constrained street frontage shall be defined as street frontage of less than 75 linear feet for each acre of gross site area. In such cases, projects shall be subject to the following conditions:
- i. Rental residential leasing offices.** For rental residential uses, the leasing office shall be located at the street in the ground floor of the building, and shall be treated as a storefront and a dedicated entrance from the public sidewalk.
  - ii. Subdivisions to create condominium/community apartment projects.** Conversions of multifamily rental dwellings to condominiums and/or community apartments shall conform to the standards and regulations in Article 11 of Chapter 30 (Subdivisions) of the Municipal Code, except as follows:
    - (1) Non-residential use.** In the event of the conversion of the property to condominiums and/or community apartments,

the leasing office shall be occupied by retail or restaurant uses.

**(2) Recording.** The covenants, conditions, and restrictions of a mixed-use project in any MUC zoning sub-district shall include the requirement that any building with a residential leasing office shall convert the entirety of that leasing office space to a commercial space, to accommodate commercial uses, upon project conversion to a condominium or community apartment project.

**4. Roof Height Exceptions.** The responsible review authority may approve an exception to the minimum height requirement to accommodate a roof, if the following findings can be made:

**a. Compatible.** Such height exception will be compatible with surrounding properties, uses and neighborhood;

**b. Number of stories.** Such height exception will not exceed the allowable number of stories permitted pursuant to regulations in Table 53-3; and

**c. Necessary.** The roof is limited to the height necessary for its proper functioning or to be consistent with a particular architectural style.

## **53.8 Façade Composition and Architectural Regulations**

### **A. Façade Composition and Architectural Regulations Applicable to all Sub-Districts**

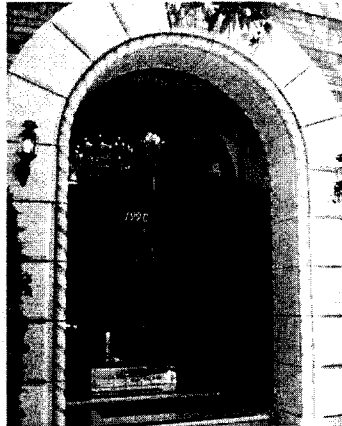
#### **1. Building Orientation and Entrances.**

**a. Nonresidential Entrances.** Street-facing primary entrances shall be unlocked and accessible to the public during business hours. Entries shall be clearly defined features of front façades, and of a scale that is in proportion to the size of the building and number of units being accessed; larger buildings shall have a more prominent building entrance, while maintaining a pedestrian scale.

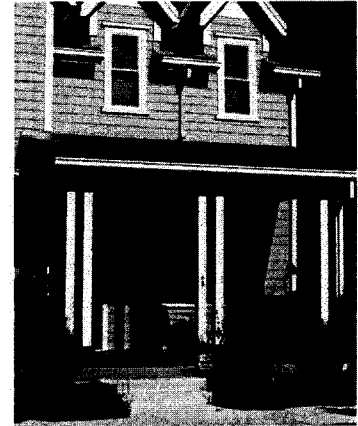
**b. Transitional Space at Residential Entries.** New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street and entrances. This type of element or equivalent shall be required for each unit or group of units; but no less than one of this type of element shall be provided.



Stoop



Alcove



Porch

*Transitional Space at Residential Entries*

- 2. Building Transparency/Windows and Openings Facing Streets.** Placement and orientation of doorways, windows, and landscape elements shall create strong, direct relationships with the street. Street-facing façades of all buildings shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.
- a. Commercial Ground-Floor Uses.** Windows and openings facing streets shall constitute a minimum of 50 percent of street-facing building faces. Windows shall provide a clear and transparent view into ground floor-uses or shall display merchandise to reinforce a pedestrian scale.
  - b. Commercial Upper-Floor Uses.** Windows and openings facing streets shall constitute a minimum of 40 percent of street-facing building faces.
  - c. Residential Ground-Floor Uses.** Windows and openings facing streets shall constitute a minimum of 30 percent of street-facing building faces.
  - d. Residential Upper-Floor Uses.** Windows and openings facing streets shall constitute a minimum of 20 percent of street-facing building faces.
- 3. Blank Walls.** No street frontage wall may run in a continuous plane for more than 20 feet without an opening. 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. Exceptions are subject to approval by the responsible review authority.

**4. Corner Features.** At important intersections in Redwood City (defined as the intersection of two of any of the following street typologies as identified in Figure BE-14 of the General Plan: Transit Street, Bicycle Boulevard, Pedestrian Street, Connector Street, and/or Boulevard), buildings shall incorporate special features to reinforce the intersection. Corner entrances, bay windows, and towers are examples of elements that may be considered to emphasize corner locations.

**5. Ground Floor Design.**

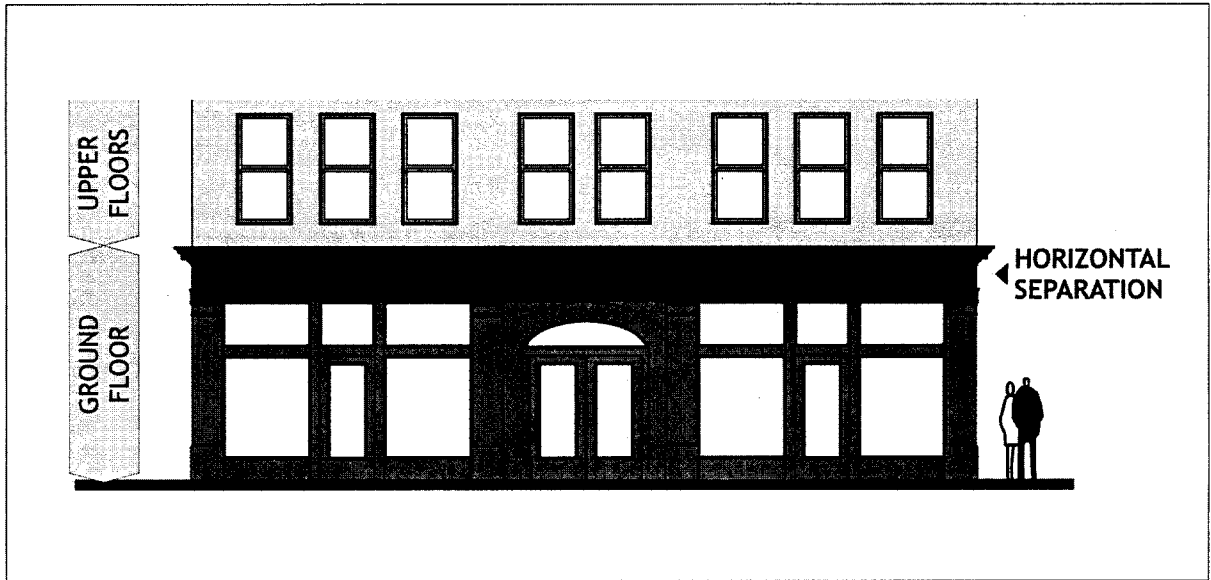
**a. Elevation of First Floor.**

**i. Nonresidential uses.** The first habitable floor shall be located no more than two feet above or below the existing grade at any point along a street property line.

**ii. Residential uses.** The first habitable floor of a residential-only building shall be located no more than six feet above existing grade and no more than two feet below existing grade along a street property line.

**b. Minimum Ground Floor Height.** The minimum height of nonresidential ground floor spaces shall be 12 feet. The minimum height of residential and live/work ground floor spaces shall be 10 feet. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of roof.

**c. Horizontal Separation of Ground Floor.** For buildings exceeding three stories or 40 feet in height, the first story shall provide horizontal separation from the upper portions of the building by incorporating architectural features that enhance the pedestrian experience.



*Horizontal Separation of Ground Floor*

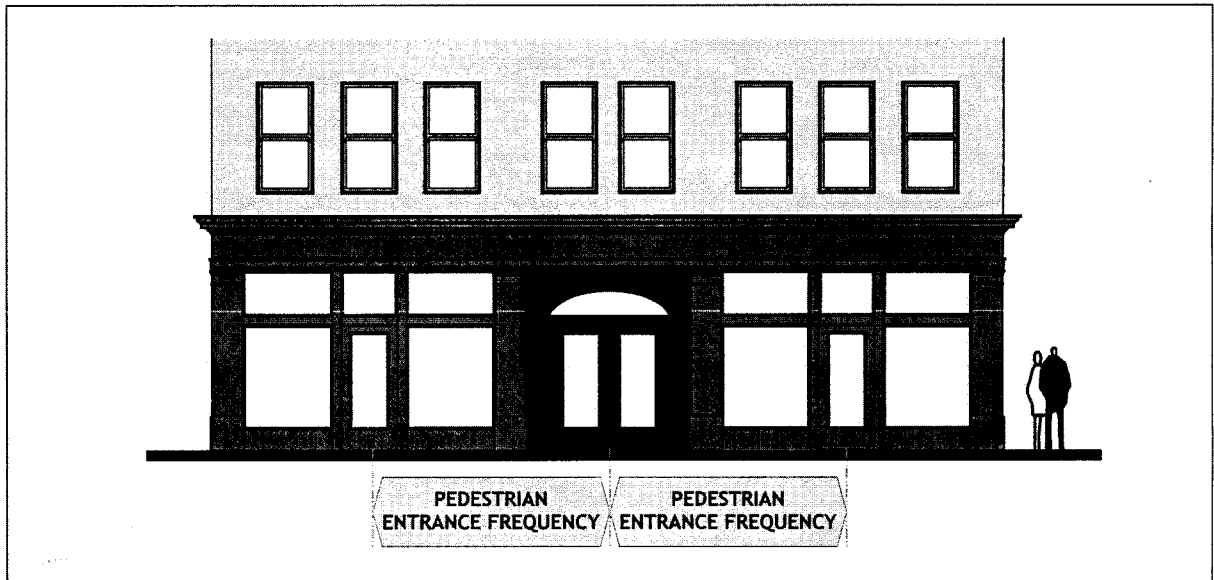
- 6. Architectural Articulation.** Buildings in all MUC zoning sub-districts shall be designed to minimize the appearance of massing and provide for articulation and high-quality design. Buildings shall incorporate at least one of the options provided in items a-d. Alternatively, new development may provide a narrative with comprehensive site plans explaining how massing is minimized in other ways. Compliance with this requirement shall be evaluated by the responsible review authority in the review process.
- a. Façade Plane Modulation.** Exterior walls that vary in depth and/or direction, exhibiting offsets, recesses, or projections with depth of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of smaller depth.
  - b. Feature Projections and Recesses.** Projecting eaves and overhangs, balconies, porches, canopies, trellis features, arcades, and window recesses that provide human scale and help break up building mass.
  - c. Variety in Height and Roof Forms.** Varied building heights that result in a noticeable change in height or changes in pitch, plane, and/or orientation.
  - d. Façade Detail.** Details such as cornices, window trim, changes in material, and other architectural elements that provide architectural interest.
- 7. Visual Relationship between Multiple Buildings.** Multiple buildings on a single site shall be designed to create a strong visual relationship between and among the buildings, while including architectural variety on different buildings.

8. **Adjacent to Rail.** Residential buildings near railroad rights-of-way shall be designed to minimize impacts associated with noise and vibration generated in the railroad right-of-way. For all residential buildings and vibration-sensitive development located within 100 feet of the centerline of railroad tracks, a site-specific vibration study is required. The vibration study shall recommend measures to reduce vibration to meet Redwood City standards.
9. **Preservation of Neighborhood Character.** The design of new infill development shall respect, complement, and be compatible with the scale, style, theme, and design of surrounding buildings and neighborhoods.

**B. Façade Composition and Architectural Regulations by Sub-District**

**1. Supplemental Development Standards for the MUC-ECR Sub-District**

- a. **Primary Pedestrian Entrance.** At parcels fronting El Camino Real, at least one primary entrance to a ground floor use shall face El Camino Real. On corner parcels, the primary entrance may face the street corner of El Camino Real and a secondary street. Interior space shall be arranged to orient toward the entrance facing El Camino Real as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. **Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every 100 feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related pedestrian entrances that occur at least once every 50 feet.



*Measuring Pedestrian Entrance Frequency*

**2. Supplemental Development Standards for the MUC-VB Sub-District**

- a. Primary Pedestrian Entrance.** At parcels fronting Veterans Boulevard, at least one primary entrance to a ground-floor use shall face Veterans Boulevard. On corner parcels, the primary entrance may face the street corner of Veterans Boulevard and a secondary street. Interior space shall be arranged to orient toward that entrance as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every 100 feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every 50 feet.

**3. Supplemental Development Standards for the MUC-RC Sub-District**

- a. Primary Pedestrian Entrance.** Primary entrances shall be located on a street-fronting façade or a street-fronting corner. Supplemental entrances shall be configured to face the creek trail. Significant blank, rear façade areas shall not abut Redwood Creek.
- b. Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every 100 feet, as measured along the front property line. At Redwood Creek frontages, ground-related entrances shall occur at least once every 150 feet. Ground-related



entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every 50 feet.

**4. Supplemental Development Standards for the MUC-SB Sub-District**

- a. Primary Pedestrian Entrance.** At parcels fronting Broadway, at least one primary entrance to a ground floor use shall face Broadway. On corner parcels, the primary entrance may face the street corner of Broadway and a secondary street. Interior space shall be arranged to orient toward that entrance as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every 100 feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every 50 feet.
- c. Parcels with Access to Broadway and Marshall Street.** Broadway shall be treated as the primary street with regard to building orientation. Marshall Street shall be treated as the secondary street. Architectural articulation is required on both street frontages, with greater attention given to Broadway.

**5. Supplemental Development Standards for the MUC-GB Sub-District**

- a. Primary Pedestrian Entrance.** At parcels fronting Broadway, at least one primary entrance to a ground-floor use shall face Broadway. On corner parcels, the primary entrance may face the street corner of Broadway and a secondary street. Interior space shall be arranged to orient toward that entrance as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- b. Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every 100 feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of residential units, lobbies, or private courtyards. Retail-related uses shall have ground-related entrances that occur at least once every 50 feet.
- c. Entry Statements.** Entry statements in the form of significant architectural features and signage shall be included at the following

intersections: Broadway and Woodside Road; and U.S. 101 off-ramps and  
Woodside Road.

ORD. # 1130-353  
FORMERLY MUFF # 602



## EXHIBIT F

### Corrected Cross-References

#### ARTICLE 4 - RH (RESIDENTIAL-HILLSIDE) DISTRICT

##### 4.2 Permitted Uses.

B. Accessory dwelling, subject also to the definition set forth in ~~Section 2.5.2~~ Article 2 and the provisions of Article 37.

#### ARTICLE 5 - R-1 (RESIDENTIAL-SINGLE-FAMILY) DISTRICT

##### 5.2 Permitted Uses.

B. Accessory dwelling subject also to the definition set forth in ~~Section 2.5.2~~ Article 2 and the provisions of Article 37.

#### ARTICLE 6 - R-2 (RESIDENTIAL-DUPLEX) DISTRICT

##### 6.2 Permitted Uses.

D. Accessory dwellings, subject also to the definition set forth in ~~2.5.2~~ Article 2 and the provisions of Article 37;

#### ARTICLE 8 - R-3 (MULTIFAMILY-LOW DENSITY) DISTRICT

##### 8.2 Permitted Uses.

D. Accessory dwelling, subject also to the definition set forth in ~~Section 2.5.2~~ Article 2 and the provisions of Article 37.

#### ARTICLE 9 - R-4 (MULTIFAMILY-MEDIUM DENSITY) DISTRICT

##### 9.2 Permitted Uses.



D. Accessory dwelling, subject also to the definition set forth in ~~Section 2.5.2~~ Article 2 and the provisions of Article 37.

## ARTICLE 10 - R-5 (MULTIFAMILY-HIGH DENSITY) DISTRICT

### 10.2 Permitted Uses.

D. Accessory dwelling, subject also to the definition set forth in ~~Section 2.5.2~~ Article 2 and the provisions of Article 37.

## ARTICLE 11 - PO (PROFESSIONAL OFFICE) DISTRICT

### 11.4 Conditional Uses.

F. Parking lots and garages, as defined in ~~Section 2.77~~ Article 2

## ARTICLE 12 - CA (CENTRAL ADMINISTRATIVE) DISTRICT

### 12.4 Conditional Uses.

B. Parking lots and garages, as defined in ~~Section 2.77~~ Article 2

## ARTICLE 13 - CN (NEIGHBORHOOD COMMERCIAL) DISTRICT

### 13.4 Conditional Uses.

G. Parking lots and garages as defined in ~~Section 2.77~~ Article 2, except garages for customer and employee parking only;

## ARTICLE 14 - CB (CENTRAL BUSINESS) DISTRICT

### 14.4 Conditional Uses.

I. Parking lots and garages as defined in ~~Section 2.77~~ Article 2

## ARTICLE 15 - CG (GENERAL COMMERCIAL) DISTRICT



## **15.4 Conditional Uses.**

- L. Parking lots and garages, as defined in ~~Section 2.77~~ Article 2

## **ARTICLE 16 - CP (COMMERCIAL PARK) DISTRICT**

### **16.4 Conditional Uses.**

- C. Parking lots and garages, as defined in ~~Section 2.77~~ Article 2

## **ARTICLE 24 - MH (MOBILE HOME) DISTRICT**

### **24.1 Purpose.**

To provide a residential zoning district which exclusively allows mobile homes, ~~as defined by Section 2.64~~ and mobile home parks, ~~as defined by Section 2.65~~ and trailer parks as defined by ~~Section 2.103~~ Article 2.

## **ARTICLE 29 - CO (COMMERCIAL OFFICE) DISTRICT**

### **29.4 Conditional Uses.**

- B. Parking lots and garages, as defined in ~~Section 2.77~~ Article 2

## **ARTICLE 31 - SPECIAL PROVISIONS**

### **31.18 Storage of Junk, Salvage Materials, and Inoperative Vehicles and Machinery.**

Salvage and wrecking yards, as defined in ~~Section 2.92~~ Article 2, are prohibited except where specifically permitted. It shall be unlawful to store or permit to be stored, or to continue to store or permit to be stored after the effective date of this section, junk or salvage materials, as described in ~~Section 2.92~~ Article 2, in any amount except within a completely enclosed building. This provision shall not include the normal storage of scrap materials incidental to a permitted or conditionally permitted use in an IR or GI District, provided the area coverage does not exceed five percent (5%) of the lot area, and provided, further, that such storage area is enclosed by a fence, or other screening device, subject to approval by the Architectural Committee.

## **ARTICLE 35 - SERVICE STATIONS**



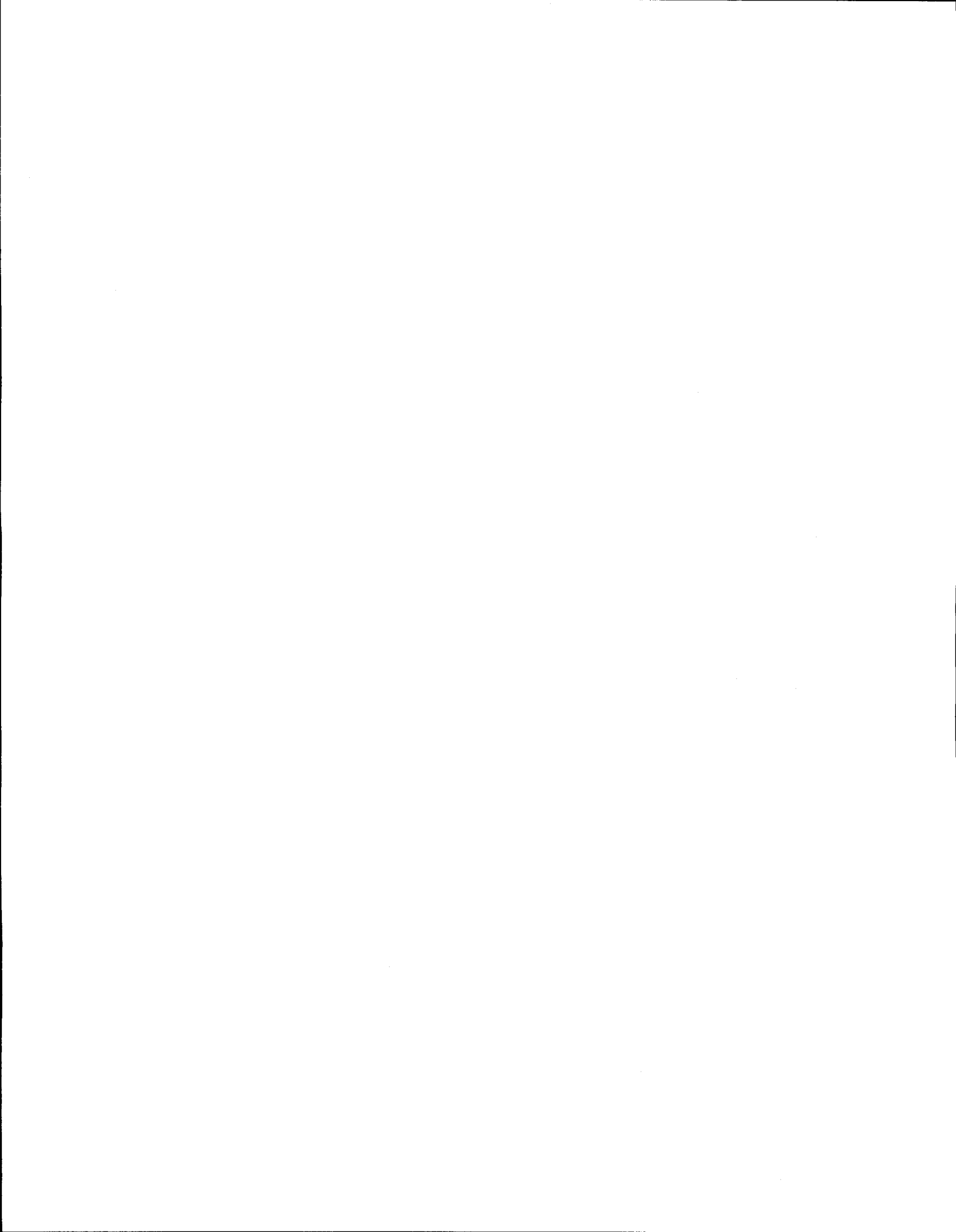


### **35.9 Operation.**

A. The operation of every service station shall be confined to normal vehicle service station activities as described in ~~Section 2.90~~ Article 2. Service station activities conducted outside of enclosed buildings shall be limited to the dispensing of gasoline, oil, water, and pressured air and the changing of tires and minor servicing.

### **35.11 Maintenance of Improvements.**

All Use Permits for every service station shall provide that the permittee shall maintain the site and all buildings and improvements thereon in a neat, clean, and orderly condition and, further, that in the event the service station is not used for normal service station activities as described in ~~Section 2.90~~ Article 2, such permittee shall continue to maintain all buildings and improvements, notwithstanding the cessation of such operation. Such permit shall further provide that, in the event the permittee fails to perform the maintenance required hereunder, the City may perform all activities necessary for such maintenance, the cost of which shall be a lien on the property on which the service station is located.



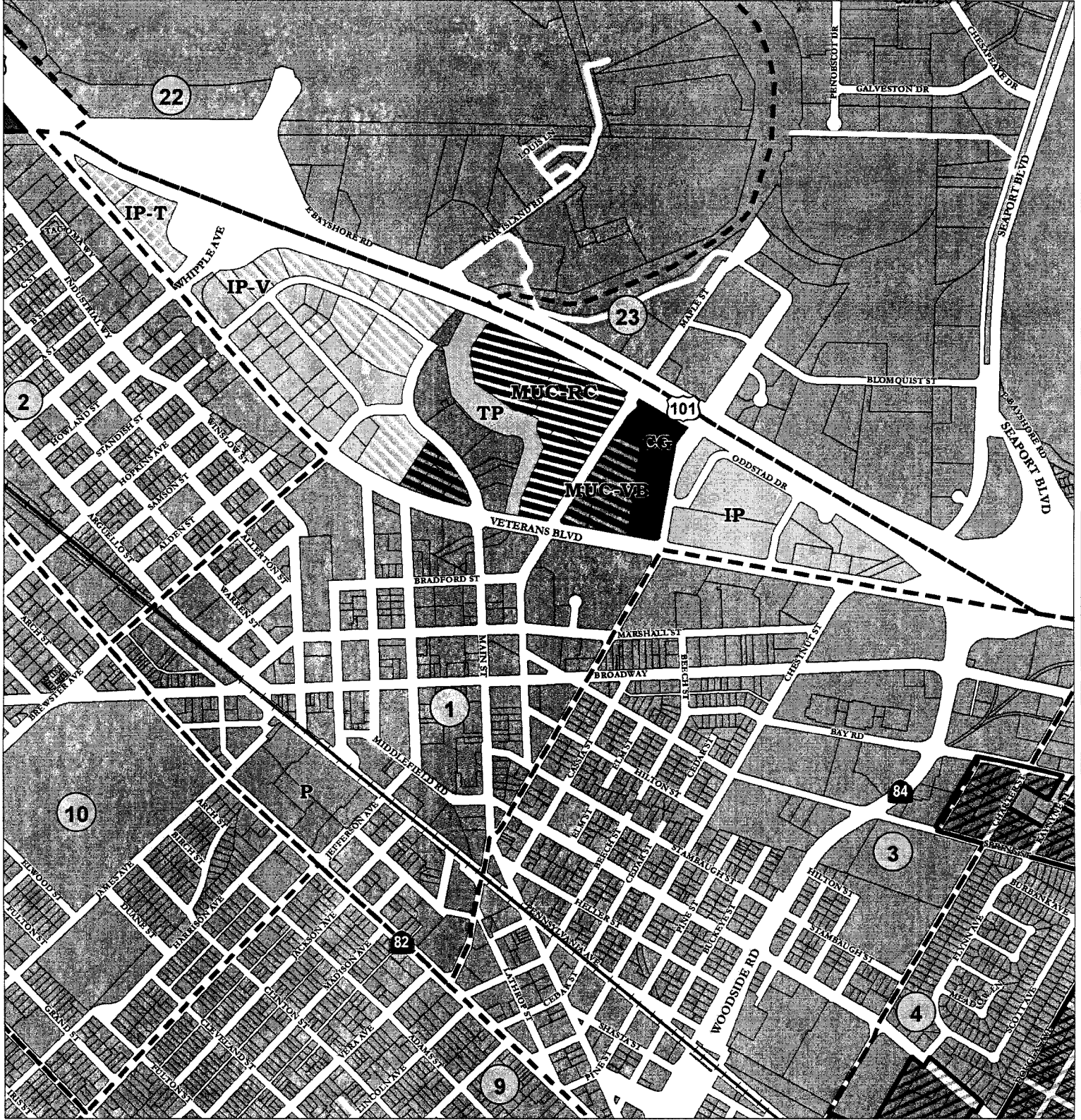
**ATTACHMENT 8**

**EXHIBIT G**  
**ZONING DISTRICT BOUNDARIES – MAPS**

# Downtown Neighborhood

06/27/2011

1

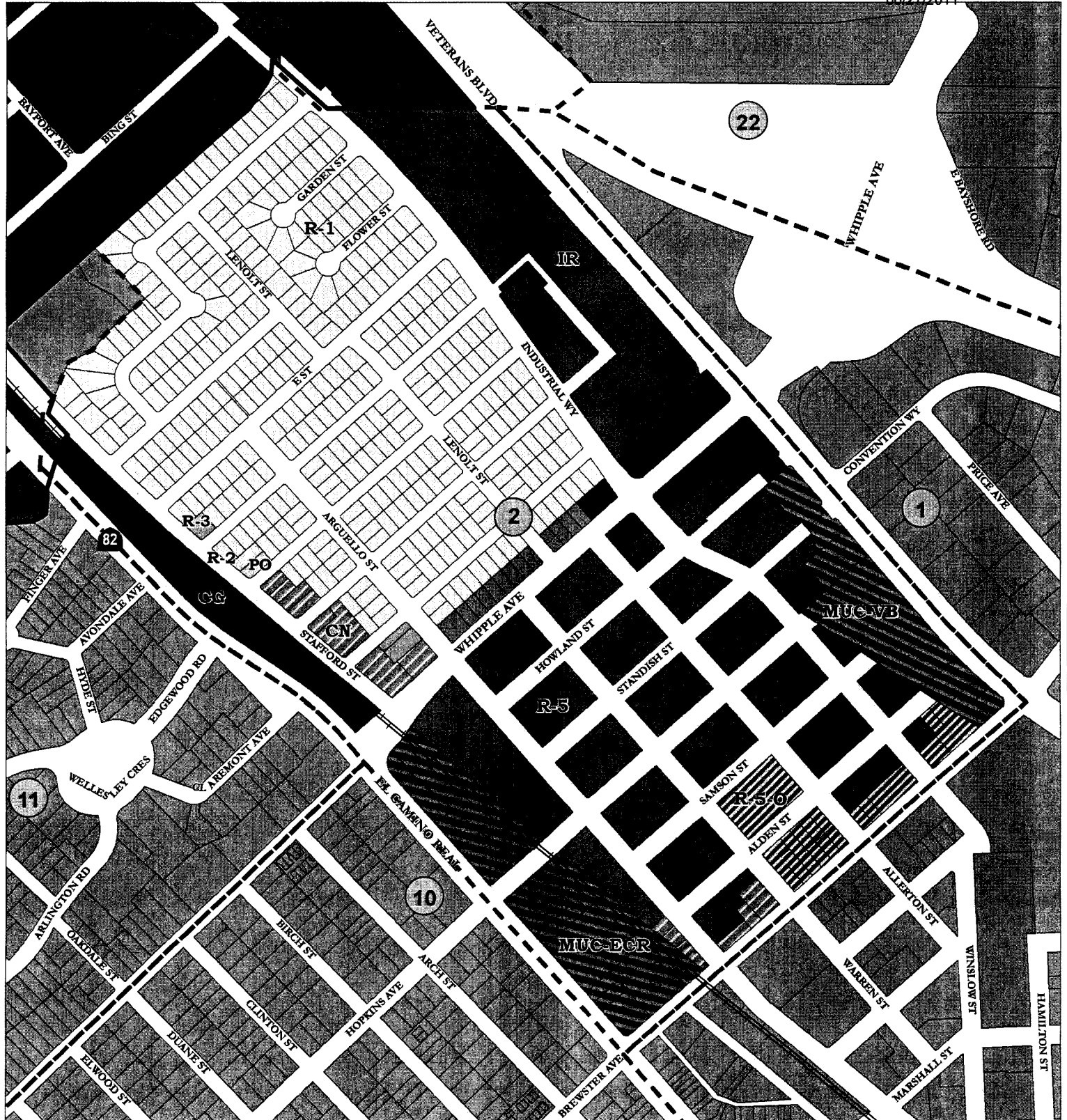


RESIDENTIAL:	MIXED USE:	COMMERCIAL:	INDUSTRIAL:	OTHER:
R-1 (Residential - Single Family)	MUC-RC (Mixed Use Corridor - Redwood Creek)	CB (Central Business)	IP (Industrial Park)	PO (Professional Office)
R-1-10	MUC-GB (Mixed Use Corridor - Gateway Broadway)	CG (General Commercial)	IP-10	IBT (Industrial Business Transition)
R-1-12	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	CG-R	IP-T	IP (Industrial Restricted)
R-1-7		CP (Commercial Park)	IP-V	IR-T
R-1-8		CN (Neighborhood Commercial)		GI (General Industrial)
R-1-9				P (Planned Community District)
R-1-20				
R-1-30				
RH (Residential Hillside)				
RH-12				
RH-15				
RH-20				
RH-20-T				
RH-40				
R-2 (Residential - Duplex)				
R-3 (Multifamily - Low Density)				
R-4 (Multifamily - Medium Density)				
R-4-O				
R-4-T				
R-5 (Multifamily - High Density)				
R-5-O				
MH (Mobile Home)				
NOTHING				
				PF (Public Facility)
				TP (Tidal Plain)
				TP-W
				RSB (Redwood Shores Bay Front)
				HH (Hetch Hetchy)
				COMBINING DISTRICTS:
				-W Water
				-V Vehicular
				-R Residential
				-T Transient Residential Units
				-O Office

# Centennial Neighborhood

06/27/2011

2



RESIDENTIAL:	MIXED USE:	COMMERCIAL:	OTHER:
R-1 (Residential - Single Family)	MUC-ECR (Mixed Use Corridor - El Camino Real)	CB (Central Business)	P (Planned Community District)
R-1-10	MUC-VB (Mixed Use Corridor - Veterans Blvd)	CG (General Commercial)	PO (Professional Office)
R-1-12	MUC-RC (Mixed Use Corridor - Redwood Creek)	CG-R	IBT (Industrial Business Transition)
R-1-7	MUC-GB (Mixed Use Corridor - Gateway Broadway)	CP (Commercial Park)	INDUSTRIAL:
R-1-8	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	CN (Neighborhood Commercial)	IP (Industrial Park)
R-1-9			IP-10
R-1-20			IP-T
R-1-30			IP-V
RH (Residential Hillside)			IR (Industrial Restricted)
RH-12			IR-T
RH-15			GI (General Industrial)
RH-20			
RH-20-T			
RH-40			
R-2 (Residential - Duplex)			
R-3 (Multifamily - Low Density)			
R-4 (Multifamily - Medium Density)			
R-4-O			
R-4-T			
R-5 (Multifamily - High Density)			
R-5-O			
MH (Mobile Home)			
NOTHING			
			PF (Public Facility)
			TP (Tidal Plain)
			TP-W
			RSB (Redwood Shores Bay Front)
			HH Hetch Hetchy
			COMBINING DISTRICTS:
			-W Water
			-V Vehicular
			-R Residential
			-T Transient Residential Units
			-O Office

# Middlefield Neighborhood

06/27/2011

3

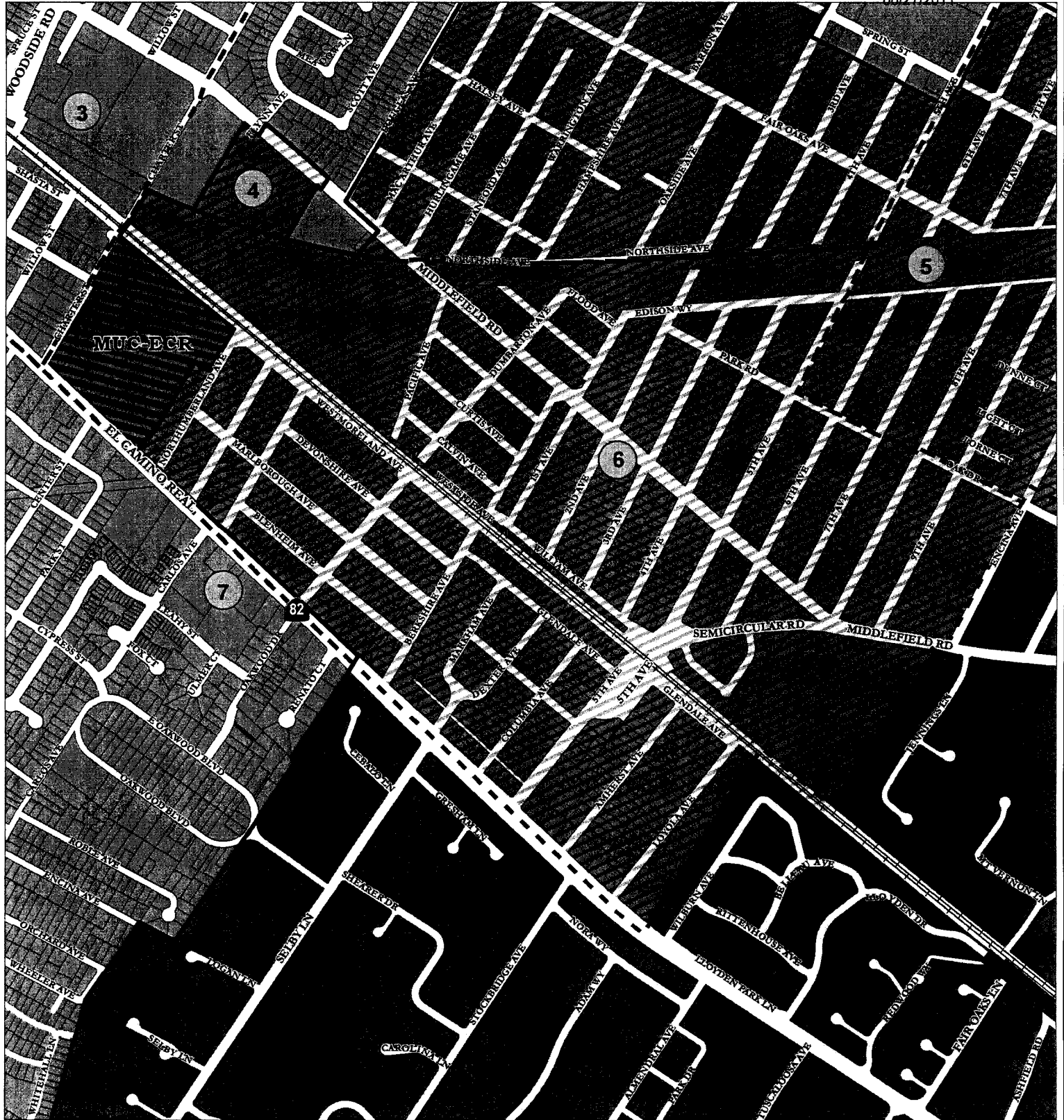


RESIDENTIAL:	MIXED USE:	INDUSTRIAL:	COMBINING DISTRICTS:
R-1 (Residential - Single Family)	MUC-ECR (Mixed Use Corridor - El Camino Real)	IP (Industrial Park)	-W Water
R-1-10	MUC-VB (Mixed Use Corridor - Veterans Blvd)	IP-10	-V Vehicular
R-1-12	MUC-RC (Mixed Use Corridor - Redwood Creek)	IP-T	-R Residential
R-1-7	MUC-GB (Mixed Use Corridor - Gateway Broadway)	IP-V	-T Transient Residential Units
R-1-8	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	IR (Industrial Restricted)	-O Office
R-1-9	CB (Central Business)	IR-T	
R-1-20	CG (General Commercial)	GI (General Industrial)	
R-1-30	CG-R	OTHER:	
RH (Residential Hillside)	CP (Commercial Park)	P (Planned Community District)	
RH-12	CN (Neighborhood Commercial)		
RH-15			
RH-20			
RH-20-T			
RH-40			
R-2 (Residential - Duplex)			
R-3 (Multifamily - Low Density)			
R-4 (Multifamily - Medium Density)			
R-4-O			
R-4-T			
R-5 (Multifamily - High Density)			
R-5-O			
MH (Mobile Home)			
NOTHING			
		PO (Professional Office)	PF (Public Facility)
		IBT (Industrial Business Transition)	TP (Tidal Plain)
			TP-W
			RSB (Redwood Shores Bay Front)
			HH Hetch Hetchy

# Fair Oaks Neighborhood

06/27/2011

6



**RESIDENTIAL:**

- R-1 (Residential - Single Family)
- R-1-10
- R-1-12
- R-1-7
- R-1-6
- R-1-9
- R-1-20
- R-1-30
- RH (Residential Hillside)
- RH-12
- RH-15

- RH-20
- RH-20-T
- RH-40
- R-2 (Residential - Duplex)
- R-3 (Multifamily - Low Density)
- R-4 (Multifamily - Medium Density)
- R-4-O
- R-4-T
- R-5 (Multifamily - High Density)
- R-5-O
- MH (Mobile Home)
- NOTHING

**MIXED USE:**

- MUC-ECR (Mixed Use Corridor - El Camino Real)
  - MUC-VB (Mixed Use Corridor - Veterans Blvd)
  - MUC-RC (Mixed Use Corridor - Redwood Creek)
  - MUC-GB (Mixed Use Corridor - Gateway Broadway)
  - MUC-SB (Mixed Use Corridor - Streetcar Broadway)
- COMMERCIAL:**
- CB (Central Business)
  - CG (General Commercial)
  - CG-R
  - CP (Commercial Park)
  - CN (Neighborhood Commercial)

**INDUSTRIAL:**

- PO (Professional Office)
- IBT (Industrial Business Transition)
- IP (Industrial Park)
- IP-10
- IP-T
- IP-V
- IR (Industrial Restricted)
- IR-T
- GI (General Industrial)
- OTHER:
- P (Planned Community District)

**PUBLIC FACILITY:**

- PF (Public Facility)
  - TP (Tidal Plain)
  - TP-W
  - RSB (Redwood Shores Bay Front)
  - HH (Hetch Hetchy)
- COMBINING DISTRICTS:**
- W Water
  - V Vehicular
  - R Residential
  - T Transient Residential Units
  - O Office

0 500 1,000 2,000 Feet

City Boundary

Sphere of Influence

ORD # 1130-353 FORMERLY MAP # 6002

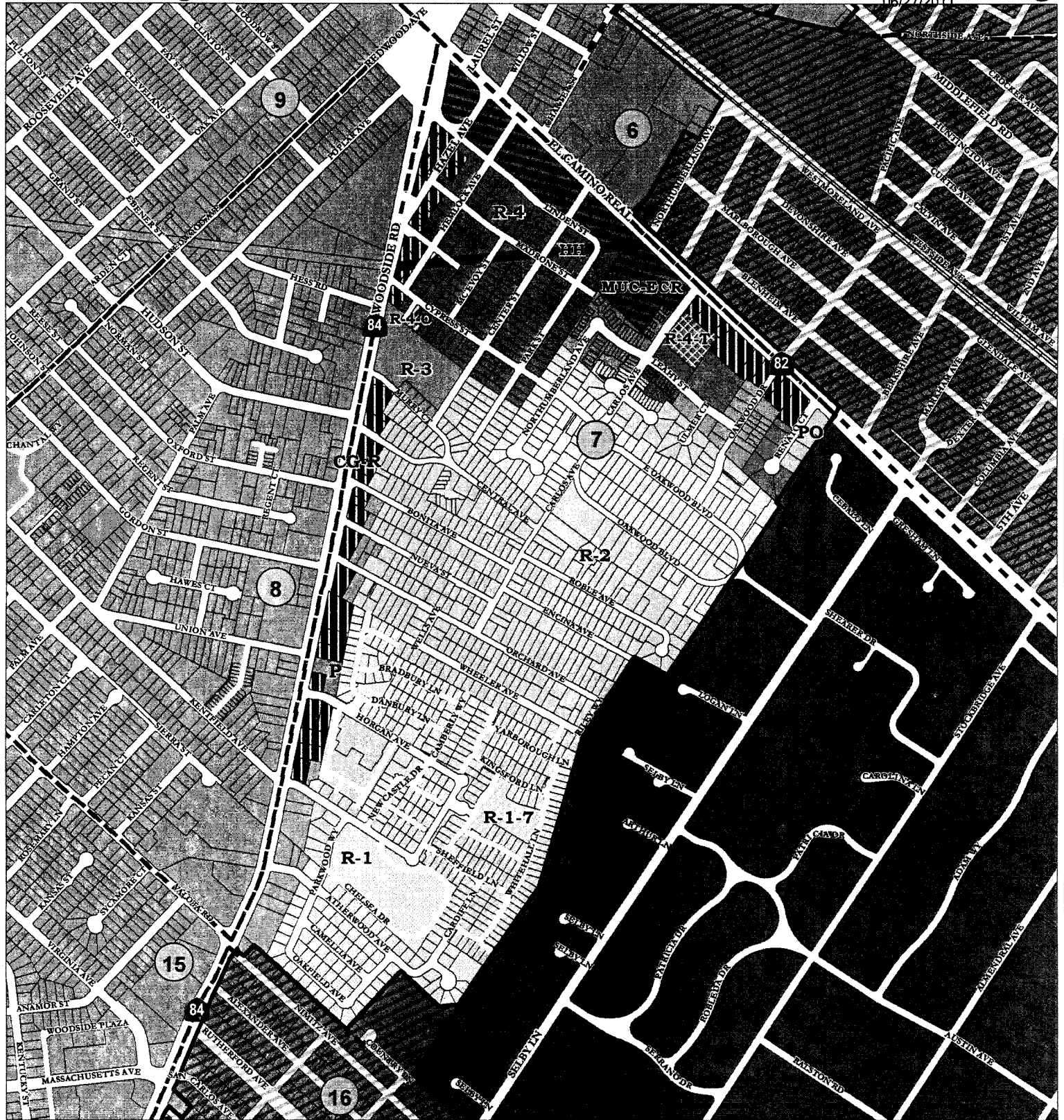
Redwood City - GIS May 30, 2011



# Oakwood Neighborhood

06/27/2011

7



RESIDENTIAL:	MIXED USE:	COMMERCIAL:	OTHER:
R-1 (Residential - Single Family)	MUC-ECR (Mixed Use Corridor - El Camino Real)	CB (Central Business)	PO (Professional Office)
R-1-10	MUC-VB (Mixed Use Corridor - Veterans Blvd)	CG (General Commercial)	IBT (Industrial Business Transition)
R-1-12	MUC-RC (Mixed Use Corridor - Redwood Creek)	CG-R	INDUSTRIAL:
R-1-7	MUC-GB (Mixed Use Corridor - Gateway Broadway)	CP (Commercial Park)	IP (Industrial Park)
R-1-8	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	CN (Neighborhood Commercial)	IP-10
R-1-9			IP-T
R-1-20			IP-V
R-1-30			IR (Industrial Restricted)
RH (Residential Hillside)			IR-T
RH-12			GI (General Industrial)
RH-15			P (Planned Community District)
RH-20			
RH-20-T			
RH-40			
R-2 (Residential - Duplex)			
R-3 (Multifamily - Low Density)			
R-4 (Multifamily - Medium Density)			
R-4-O			
R-4-T			
R-5 (Multifamily - High Density)			
R-5-O			
MH (Mobile Home)			
NOTHING			
			PF (Public Facility)
			TP (Tidal Plain)
			TP-W
			RSB (Redwood Shores Bay Front)
			HH Hetch Hetchy
			COMBINING DISTRICTS:
			-W Water
			-V Vehicular
			-R Residential
			-T Transient Residential Units
			-O Office

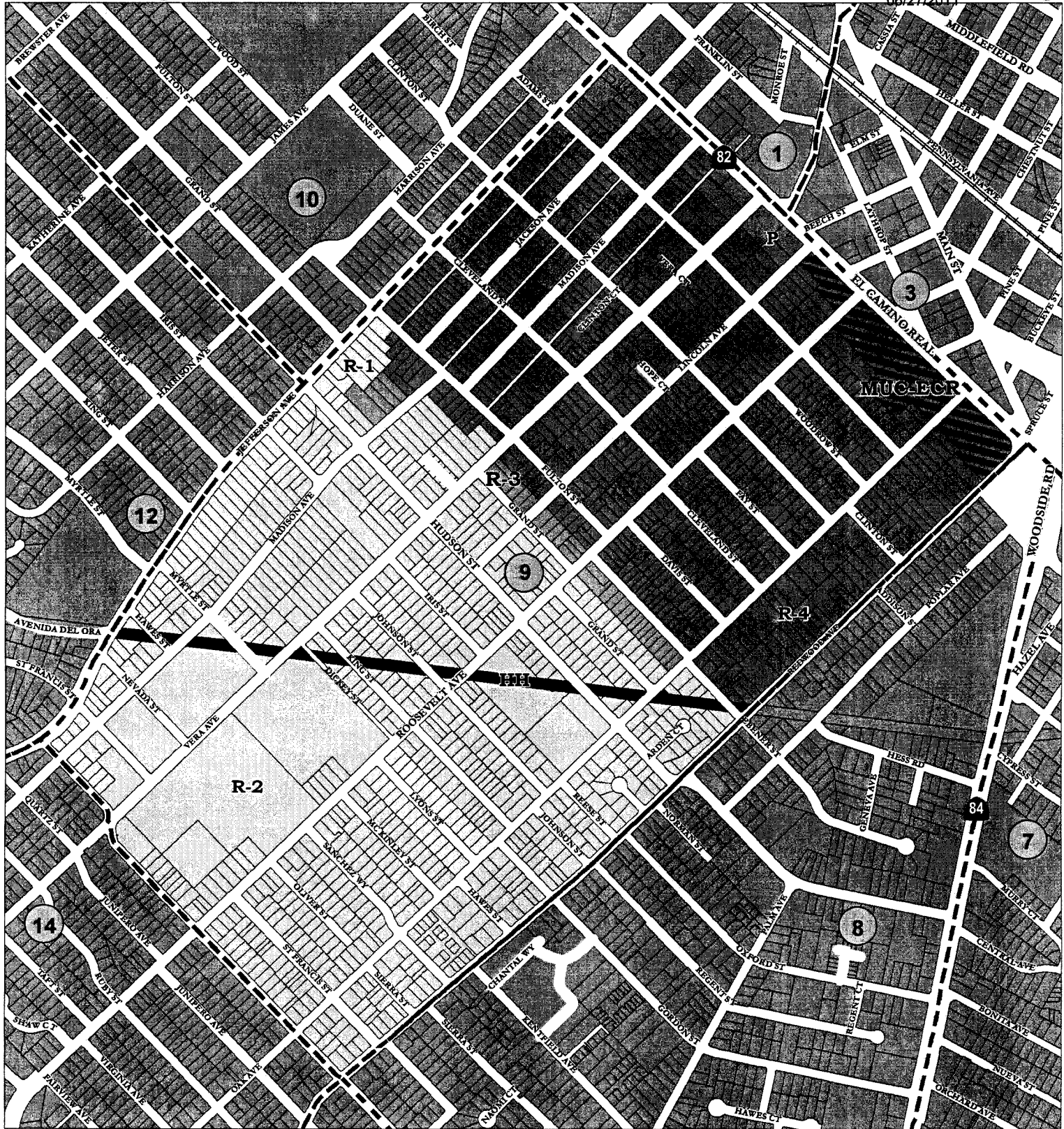
ORD # 1130-353

FORMERLY MAP # 602

# Central Neighborhood

06/27/2011

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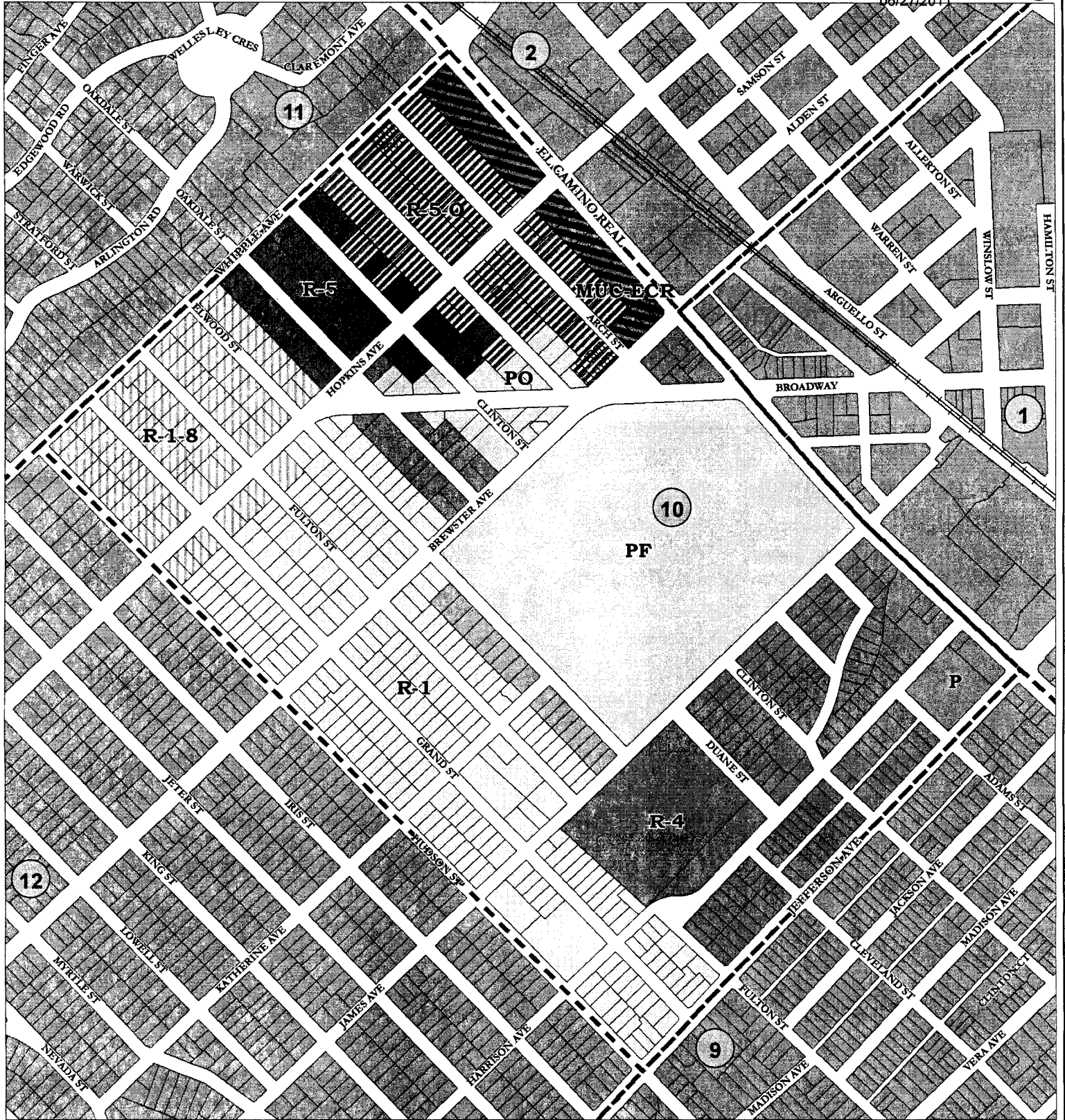


<b>RESIDENTIAL:</b> R-1 (Residential - Single Family) R-1-10 R-1-12 R-1-7 R-1-8 R-1-9 R-1-20 R-1-30 RH (Residential Hillside) RH-12 RH-15		RH-20 RH-20-T RH-40 R-2 (Residential - Duplex) R-3 (Multifamily - Low Density) R-4 (Multifamily - Medium Density) R-4-O R-4-T R-5 (Multifamily - High Density) R-5-O MH (Mobile Home) NOTHING		<b>MIXED USE:</b> MUC-ECR (Mixed Use Corridor - El Camino Real) MUC-VB (Mixed Use Corridor - Veterans Blvd) MUC-RC (Mixed Use Corridor - Redwood Creek) MUC-GB (Mixed Use Corridor - Gateway Broadway) MUC-SB (Mixed Use Corridor - Streetcar Broadway)		PO (Professional Office) IBT (Industrial Business Transition)		PF (Public Facility) TP (Tidal Plain)	
		<b>COMMERCIAL:</b> CB (Central Business) CG (General Commercial) CG-R CP (Commercial Park) CN (Neighborhood Commercial)		<b>INDUSTRIAL:</b> IP (Industrial Park) IP-10 IP-T IP-V IR (Industrial Restricted) IR-T GI (General Industrial)		TP-W RSB (Redwood Shores Bay Front)			
				<b>OTHER:</b> P (Planned Community District)		<b>COMBINING DISTRICTS:</b> -W Water -V Vehicular -R Residential -T Transient Residential Units -O Office			

# Sequoia Neighborhood

06/27/2011

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RESIDENTIAL:		MIXED USE:		INDUSTRIAL:		COMBINING DISTRICTS:	
R-1 (Residential - Single Family)	RH-20	MUC-ECR (Mixed Use Corridor - El Camino Real)	PO (Professional Office)	IP (Industrial Park)	PF (Public Facility)	-W Water	TP (Tidal Plain)
R-1-10	RH-20-T	MUC-VB (Mixed Use Corridor - Veterans Blvd)	IBT (Industrial Business Transition)	IP-T	TP-W	-V Vehicular	TP-W (Tidal Plain)
R-1-12	RH-40	MUC-RC (Mixed Use Corridor - Redwood Creek)	<b>INDUSTRIAL:</b>	IP-T	RSB (Redwood Shores Bay Front)	-R Residential	RSB (Redwood Shores Bay Front)
R-1-7	R-2 (Residential - Duplex)	MUC-GB (Mixed Use Corridor - Gateway Broadway)	IP (Industrial Park)	IP-V	HH (Hetch Hetchy)	-T Transient Residential Units	HH (Hetch Hetchy)
R-1-8	R-3 (Multifamily - Low Density)	MUC-SB (Mixed Use Corridor - Streetcar Broadway)	IP-T	IR (Industrial Restricted)	<b>COMBINING DISTRICTS:</b>	-O Office	HH (Hetch Hetchy)
R-1-9	R-4 (Multifamily - Medium Density)	<b>COMMERCIAL:</b>	IP-T	IR-T	-W Water		
R-1-20	R-4-O	CB (Central Business)	IP-V	GI (General Industrial)	-V Vehicular		
R-1-30	R-4-T	CG (General Commercial)	IR (Industrial Restricted)	OTHER:	-R Residential		
RH (Residential Hillside)	R-5 (Multifamily - High Density)	CG-R	IR-T	P (Planned Community District)	-T Transient Residential Units		
RH-12	R-5-O	CP (Commercial Park)	GI (General Industrial)		-O Office		
RH-15	MH (Mobile Home)	CN (Neighborhood Commercial)	P (Planned Community District)				
	NOTHING						