



City of South San Francisco

City Council

Ordinance: ORD 1649-2023

P.O. Box 711 (City Hall, 400
Grand Avenue)
South San Francisco, CA

File Number: 23-862

Enactment Number: ORD 1649-2023

ORDINANCE ADDING CHAPTER 20.150
("LINDENVILLE SPECIFIC PLAN DISTRICT"),
CHAPTER 20.160 ("HEIGHT INCENTIVE OVERLAY
DISTRICT"), CHAPTER 20.190 ("COLMA CREEK
GREENBELT OVERLAY DISTRICT"), CHAPTER 20.200
("ARTS AND MAKERS OVERLAY DISTRICT")
CHAPTER 20.210 ("ACTIVE GROUND FLOOR USE
OVERLAY DISTRICT"), MAKING OTHER RELATED
AMENDMENTS TO TITLE 20 OF THE SOUTH SAN
FRANCISCO MUNICIPAL CODE, AND AMENDING THE
SOUTH SAN FRANCISCO ZONING MAP.

WHEREAS, in 2022 the City Council of the City of South San Francisco adopted the 2040 General Plan Update, Climate Action Plan Update, Zoning Ordinance Update and certified the associated Environmental Impact Report; and

WHEREAS, the 2040 General Plan Update reflects the community's vision and identifies the Lindenville sub-area as an important opportunity to add housing adjacent to the downtown transit-rich core, to support a creative arts and maker community, and to continue the city's industrial heritage; and

WHEREAS, to ensure that new development proceeds in an organized and well-planned manner and includes new housing opportunities, the City Council authorized the preparation of a Lindenville Specific Plan and associated environmental analysis; and

WHEREAS, the City was awarded a Planned Development Area Planning Grant from the Metropolitan Transportation Commission and a SB2 Grant from the State Office of Housing and Community Development in support of the preparation of the Lindenville Specific Plan preparation; and

WHEREAS, in an effort to collaboratively create a blueprint for development in Lindenville, the City initiated a community input process that included public and community meetings, both in person and virtually, and analysis with city residents, business owners, commercial developers, interest groups and advocates to discuss community issues, vision, guiding principles, and to receive comments on the Draft Lindenville Specific Plan; and

WHEREAS, all draft documents, meeting minutes and meeting videos were made available to the public through the project website, as well as information gathering through online surveys; and

WHEREAS, the Lindenville Specific Plan builds on other recent planning efforts, including the 2040 General Plan, Climate Action Plan Update, Zoning Ordinance Update, and Active South City Bicycle and Pedestrian Master Plan; and

WHEREAS, the City has utilized the expertise of the Bicycle and Pedestrian Advisory Committee, Cultural Arts Commission, Design Review Board, Equity and Public Safety Commission, Parks and Recreation Commission, Planning Commission, Youth Commission and City Council for review and comments on the Lindenville Specific Plan; and

WHEREAS, the City has prepared amendments to the City's Zoning Map ("Rezone") and Zoning Ordinance ("Ordinance"), including adding a new Chapter 20.150 ("Lindenville Specific Plan District"), Chapter 20.160 ("Height Incentive Overlay District"), Chapter 20.190 ("Colma Creek Greenbelt Overlay District"), Chapter 20.200 ("Arts and Makers Overlay District"), and Chapter 20.210 ("Active Ground Floor Use Overlay District") to adopt the Lindenville Specific Plan and associated overlay districts, and modifying sections of the existing Ordinance, including text, tables and figures, to remain consistent with and implement the policies of the Lindenville Specific Plan; and

WHEREAS, the City has also prepared amendments to the City's General Plan, considered under separate Resolution, to modify Chapter sections, including text, tables and figures to remain consistent with adoption of the Lindenville Specific Plan; and

WHEREAS, cumulatively, the Lindenville Specific Plan, the General Plan amendments, the Zoning Map amendments and Zoning Ordinance amendments provide a policy and zoning framework for future development in the Lindenville Sub-Area; and

WHEREAS, in October 2022 the City Council certified the Final Environmental Impact Report for the 2040 General Plan Update, Zoning Code Amendments and Climate Action Plan ("2040 General Plan EIR") (State Clearinghouse No. 2021020064); and

WHEREAS, the City Council also adopted a Statement of Overriding Considerations which carefully considered each significant and unavoidable impact in the 2040 General Plan EIR and found that the significant environmental impacts are acceptable considering the social, economic, and environmental benefits; and

WHEREAS, the 2040 General Plan EIR was certified in accordance with the provisions of the California Environmental Quality Act (Public Resources Code §§ 21000, et seq., "CEQA") and CEQA Guidelines, which analyzed the potential environmental impacts of the Project; and

WHEREAS, pursuant to CEQA Guidelines Section 15164, an addendum to the 2040 General Plan EIR was prepared for the Lindenville Specific Plan ("LSP Addendum") which evaluates whether preparation of a Subsequent EIR or Negative Declaration is required; and

WHEREAS, the LSP Addendum concludes that in accordance with Public Resources Code § 21166 and CEQA Guidelines § 15162, the implementation of the Lindenville Specific Plan will not cause new significant impacts, will not trigger any new or more severe impacts than were studied in the previously certified 2040 General Plan EIR, that no substantial changes in the project or circumstances justifying major revisions to the previous EIR have occurred, that no new information of substantial importance has come to light since the 2040 General Plan EIR was certified that shows new or more severe significant impacts and there are no new, different or more feasible mitigation measures to mitigate impacts of the Lindenville Specific Plan; and

WHEREAS, the City Council previously adopted a Mitigation Monitoring and Reporting Program for the project and a Statement of Overriding Considerations for the project's significant and unavoidable impacts, both of which remain in full force and effect; and

WHEREAS, the San Mateo County Airport Land Use Commission reviewed the proposed legislative enactments associated with the Lindenville Specific Plan on August 24, 2023 and found them consistent with the Airport Land Use Compatibility Plan; and

WHEREAS, on September 7, 2023 the City of South San Francisco Planning Commission conducted a duly noticed public hearing and, based on the record presented before it and pursuant to CEQA, recommended that the City Council: make findings and determine that the Lindenville Specific Plan and its associated General Plan Amendments, Zoning Ordinance Amendments and Zoning Map Amendments are fully within the scope of environmental analysis in the 2040 General Plan EIR and that the Lindenville Specific Plan Addendum to the EIR is the appropriate environmental document for the Project; and adopt the Lindenville Specific Plan and its associated General Plan Amendments, Zoning Ordinance Amendments and Zoning Map Amendments; and

WHEREAS, the City Council conducted a duly noticed public hearing on September 27, 2023 to consider adoption of the Lindenville Specific Plan Zoning Ordinance and Map Amendments, and take public testimony, at which time interested parties had the opportunity to be heard, to review the proposed updates and the Lindenville Specific Plan Addendum, and to receive public comments;

NOW, THEREFORE, BE IT FOUND, DETERMINED AND RESOLVED that based on the entirety of the record before it, which includes without limitation, the California Environmental Quality Act, Public Resources Code §21000, et seq. (“CEQA”) and the CEQA Guidelines, 14 California Code of Regulations §15000, et seq.; the South San Francisco 2040 General Plan; the South San Francisco Municipal Code; the 2040 General Plan EIR and Statement of Overriding Considerations; the draft Lindenville Specific Plan, prepared by Raimi + Associates; the Lindenville Specific Plan Addendum to the 2040 General Plan EIR; the draft General Plan Amendments; the draft Lindenville Specific Plan Zoning Ordinance and Zoning Map amendments; all reports, minutes, and public testimony submitted as part of the Planning Commission’s duly noticed September 7, 2023 meeting; all reports, minutes, and public testimony submitted as part of the City Council’s duly noticed September 27, 2023 hearing; and any other evidence (within the meaning of Public Resources Code §21080(e) and §21082.2), the City Council of the City of South San Francisco hereby finds as follows:

SECTION 1. FINDINGS

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Resolution.
2. The Exhibits attached to this Ordinance, including the Zoning Text Amendment (Exhibit A) and the Zoning Map Amendment (Exhibit B), are each incorporated by reference and made a part of this Resolution, as if set forth fully herein.
3. By separate resolution on September 27, 2023, pursuant to a duly noticed public hearing and based on its independent judgement and analysis, the City Council made and adopted CEQA findings and determined that the LSP Addendum, prepared pursuant to CEQA Guidelines section 15164, is the appropriate environmental document for approval of the Project.
4. The documents and other material constituting the record for these proceedings are located at the Planning Division for the City of South San Francisco, 315 Maple Avenue, South San Francisco, CA 94080, and in the custody of the Chief Planner.

B. Zoning Ordinance and Map Amendment Findings

1. The proposed Zoning Ordinance and Map amendments are consistent with the 2040 General Plan, as amended per the General Plan Amendment per separate Planning Commission Resolution, because the Zoning Ordinance and Map amendments will reinforce the General Plan policies for the Lindenville Sub-Area related to land use, mobility, open space, community resilience, and environmental and cultural stewardship. Further, the Zoning Ordinance and Map amendments do not conflict with any specific plans and will implement the city’s overall vision for redevelopment within the Lindenville Sub-Area. None of the new or revised definitions, tables, figures and land uses will conflict with or impede achievement of any of the goals, policies, or land use designations established in the General Plan as proposed for amendment.
2. The Zoning Ordinance Update meets all of the requirements as contained in Planning and Zoning Law (Government Code sections 65800-65912).
3. The proposed Zoning Ordinance and Map Amendments, including the Lindenville Specific Plan Zoning District and associated changes, is not detrimental to the use of land in any adjacent zone because the Zoning Ordinance and Map Amendments would provide for sufficient development, land use, and performance standards related to new development or alteration.

SECTION 2. AMENDMENTS

Based on the foregoing findings and the entirety of the record before it, the South San Francisco City Council hereby takes the following actions:

A. Add new Chapter 20.150 (“Lindenville Specific Plan”), Chapter 20.160 (“Height Incentive Overlay District”), Chapter 20.190 (“Colma Creek Greenbelt Overlay District”), Chapter 20.200 (“Arts and Makers Overlay District”) and Chapter 20.210 (“Active Ground Floor Use Overlay District”), as contained in Exhibit A, attached hereto.

B. Revise Chapter 20.020 Zoning Districts, Zoning Map, and Boundaries as follows:

1. Update Table 20.020.001(A) Base Zoning Districts as indicated below to reflect the new zoning districts established by the Lindenville Specific Plan.

Table 20.020.001(A): Base Zoning Districts		
Base Zoning District Group	Base Zoning District – Abbreviation	Base Zoning District – Full Name
Form-Based Zoning Districts	T3N	T3 Neighborhood
	T3C	T3 Corridor
	T3ML	T3 Makers Lindenville
	T4L	T4 Lindenville
	T5C	T5 Corridor
	T5L	T5 Lindenville
	T6UC	T6 Urban Core

2. Update Table 20.020.001(B) Specific Plans and Master Plans as indicated below to reflect the new Lindenville Specific Plan District and to reference the previously adopted Southline Campus Specific Plan District.

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

3. Update Table 20.020.001(C) Overlay Zoning Districts as indicated below to reflect the new overlay zoning districts established by the Lindenville Specific Plan.

Table 20.020.001(C): Overlay Zoning Districts	
Overlay Zoning District Abbreviation	Overlay Zoning District Full Name
AM	Arts and Makers Overlay
AGFU	Active Ground Floor Use Overlay
CCG	Colma Creek Greenbelt Overlay
ES	Special Environmental Studies Overlay
HI	Height Incentive Overlay
SLR	Sea Level Rise/Floodplain Overlay

C. Revise Chapter 20.040 Rules of Measurement as:

1. Revise Section 20.040.009 Determining Floor Area Ratio as follows:
 - A. Excluded from Floor Area in Calculating FAR.
 1. Basements. Usable basements and cellars, the ceiling of which does not extend more than four feet above finished grade.
 2. Parking for Residential. Parking areas located entirely below finished grade or entirely beneath the finished floor of habitable space where the vertical distance between the finished floor of habitable space and finished grade is four feet or less. Above grade parking in the T3ML, T4L, and T5L zoning districts are excluded from floor area in calculating FAR.
 3. Parking for Nonresidential. Building area devoted to structured or covered parking for nonresidential project.

4. Ground Floor Nonresidential Uses in Select Areas. Active ground floor uses in a new mixed-use or nonresidential development east of 101 and in the T3ML, T4L, T5L, and T5C zoning districts. Nonresidential must be active and open to the general public to qualify for this exemption. Uses include, but are not limited to, child care facilities, personal services, retail, full service or limited restaurants, and similar active uses.

D. Revise Chapter 20.100 Nonresidential Districts as follows:

1. Revise Table 20.100.002 Use Regulations – Non-Residential Zoning Districts as indicated below to reflect new arts-related use classifications.

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MIM	MIH	Additional Regulations
<i>"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed</i>							
Commercial Uses							
Adult Oriented Business	—	—	—		C ³	C ³	See Chapter 20.350, Adult Oriented Business
Animal Care, Sales, and Services							
<i>Kennel</i>	—	M	—	—	M	M	
<i>Pet Day Care</i>	—	M	—	—	P	P	
<i>Pet Store</i>	P	—	—	—	—	—	See Chapter 20.350, Animal Care, Sales, and Services
<i>Veterinary Services</i>	P	M	M	M	P	P	See Chapter 20.350, Animal Care, Sales, and Services
Arts and Makers Uses	P	P	P	P	P	P	
Artist's Studios	P	—	P	P	P	P	
Industrial/R&D Uses							
Warehousing, Storage, and Distribution							
<i>Chemical, Mineral, and Explosives Storage</i>	—	—	—	—	C	C	See Chapter 20.300, Airport Land Use Plan Consistency
<i>Freight/Truck Terminals and Warehouses</i>	—	—	—	—	C	C	See Chapter 20.350, Freight/Truck Terminals and Warehouses and Parcel Hubs
<i>Indoor Warehousing and Storage</i>	—		P	P	P	P	
<i>Outdoor Storage</i>	—	—	—	—	P	P	See Chapter 20.350, Outdoor Storage
<i>Outdoor Storage - Arts</i>	—	—	—	—	P	P	
<i>Parcel Hub</i>	—	—	—	—	C	C	<u>See Chapter 20.350, Freight/Truck Terminals and Warehouses and Parcel Hubs</u>
<i>Personal Storage</i>	—	—	—	—	C	C	<u>See Chapter 20.350, Personal Storage</u>

E. Revise Chapter 20.135 Form-Based Zoning Districts as follows:

- 1. Renumber Section 20.135.020 Transect Zoning Districts as indicated below to reflect the changes to the form-based zoning districts established by the Lindenville Specific Plan. Add new subsections 20.135.020.F T3 Makers Lindenville (T3ML), 20.135.020.G T4 Lindenville (T4L) and 20.135.020.H T5 Lindenville (T5L) as contained in Exhibit A, attached hereto.**

- 20.135.020.A: Purpose and Intent
- 20.135.020.B: Applicability
- 20.135.020.C: General Standards
- 20.135.020.D: T3 Neighborhood District (T3N)
- 20.135.020.E: T3 Corridor District (T3C)
- 20.135.020.F: T3M Lindenville (T3ML)
- 20.135.020.G: T4 Lindenville (T4L)
- 20.135.020.H: T5 Lindenville (T5L)
- 20.135.020.I: T5 Corridor District (T5C)
- 20.135.020.J: T6 Urban Core District (T6UC)

- 2. Revise Section 20.135.030 Building Types as indicated below to reflect the new zoning districts established by the Lindenville Specific Plan.**

20.135.030.E.2. Triplex/Fourplex – Zones Allowed
T3N, T3C

20.135.030.F.2. Rowhouse – Zones Allowed
T3C, T3ML, T4L

20.135.030.G.2. Live/Work – Zones Allowed
T3ML, T4L, T5L, T5C

20.135.030.H.2. Multiplex – Zones Allowed
T3ML, T4C, T4L, T5L, T5C, T6UC

20.135.030.I.2. Flex Low-Rise – Zones Allowed
T3N, T3C, T3ML, T4L, T5L, T5C

20.135.030.J.2. Flex Mid-Rise – Zones Allowed
T3ML, T4L, T5L, T5C, T6UC

20.135.030.K.2. Flex High-Rise - Zones Allowed
T5L, T5C, T6UC

- 3. Revise Section 20.135.050 Public Open Space Types as indicated below to reflect the new zoning districts established by the Lindenville Specific Plan.**

20.135.050.D.2. Town Square – Zones Allowed
T3ML, T4L, T5L, T5C, T6UC

20.135.050.E.2. Plaza – Zones Allowed
T3C, T3ML, T4L, T5L, T5C, T6UC

20.135.050.F.2. Paseo – Zones Allowed
T3N, T3C, T3ML, T4L, T5L, T5C, T6UC

20.135.050.G.2. Pocket Park – Zones Allowed
T3N, T3C, T3ML, T4L, T5L, T5C, T6UC

20.135.050.H.2. Greenway - Zones Allowed
T3N, T3C, T3ML, T4L, T5L, T5C, T6UC

4. **Revise Table 20.135.060.B.1 Uses in the Transect Zoning Districts as indicated below to reflect the new zoning districts established by the Lindenville Specific Plan and which land uses are allowed within the new zoning districts.**

Use Classification	Zoning District							Additional Regulations
	T3N	T3C	T3ML	T4L	T5L	T5C	T6C	
Residential Uses								
Dwelling, Single-Unit								In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Attached</i>	M	M	—	—	—	—	—	
Dwelling, Multiple-Unit								
<i>Duplex</i>	P ¹	P ¹	—	—	—	—	—	
<i>Multifamily-Unit</i>	P	P	P	P	P	P ^{2,3}	P ³	
<i>Senior Citizen Residential</i>	P	P	P	P	P	P ^{2,3}	P ³	
Domestic Violence Shelter	P ⁴	P ⁴	P ⁴	P ⁴	M	M ²	M	See Chapter 20.350, Domestic Violence Shelter
Group Residential	P	—	—	—	C	C ²	C	See Chapter 20.350, Group Residential
Live-Work	M	P	P	P	P	P ²	P	See Chapter 20.350, Live-Work Units
Residential Care Facilities								
<i>Residential Care Facility, General</i>	—	C	C	C	C	C ²	C	
<i>Residential Care Facility, Limited</i>	—	C	C	C	C	C ²	C	
<i>Residential Care Facility, Senior</i>	M	P	P	P	P	P ²	P	
Single Room Occupancy	—	—	—	P	—	—	—	

Public and Semi-Public Uses								
College and Trade School, Public, or Private	P	P	P	P	M	M	M	
Community Assembly								
<i>Community Assembly, Small</i>	P	P	P	P	P	M	M	See Chapter 20.350, Community Assembly, Small and Large. In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Community Assembly, Large</i>	C	C	C	C	C	C	C	
Community Garden	P	P	P	P	P	P	P	
Cultural Institution	C	C	P	P	C	C	C	
Day Care Center	P	P	P	P	P	M	M	See Chapter 20.350, Day Care Centers. In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Elderly and Long-Term Care	C	C ²	C	C	C	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
Government Office	P	P	P	P	P	P	P	
Hospital and Clinics								
<i>Hospital</i>	—	C	—	—	C	C	C	In T5C and T6UC, see Chapter 20.300, Airport Land Use Consistency
<i>Clinic</i>	M ⁵	M ⁵	M	M	M	M	M	
Parks and Recreation Facilities, Public	P	P	P	P	P	P	P	
Public Safety Facilities	C	C	C	P	P	P	P	
Schools, Public or Private	C	C	C	M	M	M	M	
Social Service Facilities	M	M	M	P	P	P	P	

Commercial Uses								
Animal Care, Sales, and Services								
<i>Kennel</i>	—	—	—	M	M	M	M	See Chapter 20.350, Animal Care, Sales, and Services
<i>Pet Day Care</i>	M	M	M	P	M	M	M	
<i>Pet Store</i>	P	P	P	P	P	P	P	
<i>Veterinary Clinic</i>	M	M	M	P	M	M	M	
<i>Artist's Studio</i>	P	P	P	P	P	P	P	
<i>Arts and Makers Uses</i>	P	—	P	P	P	—	—	
Automobile/Vehicle Sales and Services								
<i>Automobile/Vehicle Sales and Leasing</i>	—	—	—	—	—	—	—	See Chapter 20.350, Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Service and Repair, Major</i>	—	C	—	C	C	C	C	See Chapter 20.350, Automobile/Vehicle Service and Repair, Major and Minor
<i>Automobile/Vehicle Service and Repair, Minor</i>	M	M	—	M	M	M	M	
<i>Automobile/Vehicle Washing</i>	—	M	—	M	M	M	M	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
<i>Service Station</i>	—	C	—	—	—	—	—	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
<i>Towing and Impound</i>	—	—	—	—	—	—	—	

Banks and Financial Institutions								
Other Financial Services								
<i>Bank and Credit Unions</i>	P	P	P	P	P	P	P	
<i>Pawnbroker</i>	—	—	—	—	—	C	C	See Chapter 20.350, Other Financial Services
<i>Alternative Loan Business</i>	—	C	C	C	C	C	C	See Chapter 20.350, Other Financial Services
Building Materials Sales and Services	—	—	—	C	C	—	—	
Business Services	P	P	P	P	P	P	P	
Commercial Cannabis Uses	—	—	—	—	—	—	—	
<i>Cannabis Delivery-Only Operations</i>	—	—	—	—	—	—	—	See Chapter 20.410, Regulation of Cannabis Activities
<i>Cannabis Distribution</i>	—	—	—	—	—	—	—	
<i>Cannabis Indoor Cultivation</i>	—	—	—	—	—	—	—	
<i>Cannabis Manufacturing</i>	—	—	—	—	—	—	—	
<i>Cannabis Testing</i>	—	—	—	—	—	—	—	
Commercial Entertainment and Recreation								
<i>Indoor Entertainment</i>	C	C	C	C	C	C	C	
<i>Indoor Sports and Recreation</i>	C	C	C	C	C	C	C	
Eating and Drinking Establishments								
<i>Bar/Night Club/Lounge</i>	C	C	C	C	C	C	C	
<i>Coffee Shop/Café</i>	P	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Full Service</i>	P	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Limited Service</i>	P	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating

Food and Beverage Retail Sales								
<i>Convenience Market</i>	P	P	P	P	P	P	P	See Chapter 20.350, Convenience Market
<i>Grocery Store</i>	P	P	P	P	P	P	P	
<i>Supermarket</i>	—	C	C	P	P	P	P	
Funeral Parlor and Mortuary	C	C	C	C	C	C	C	
Lodging								
<i>Bed and Breakfast</i>	M	M	M	M	M	M	M	See Chapter 20.350, Bed and Breakfast Lodging. In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Hotel and Motel</i>	C	C	C	C	C	C	M	See Chapter 20.350, Hotels and Motels. In T5C, see Chapter 20.300, Airport Land Use Consistency
<i>Short Term Vacation Rental</i>	P	P	P	P	P	P	P	See Chapter 20.350, Short-Term Vacation Rentals
Maintenance and Repair Services	M	P	P	P	P	P	P	
Maker’s Space	M	M	P	P	P	P	M	
Massage Business	M	M	M	M	M	M	M	See Chapter 20.350, Massage Businesses
Nursery and Garden Center	M	M	M	M	M	M	M	
Offices								
<i>Business and Professional</i>	P	P	M	P	P	P	P	
<i>Medical and Dental</i>	P	P	—	P	P	P	P	
<i>Walk-In Clientele</i>	P	P	—	P	P	P	P	
Parking Services								
<i>Public Parking</i>	P	P	P	P	P	P	P	

Personal Services								
<i>General Personal Services</i>	P	P	P	P	P	P	P	See Chapter 20.350, Personal Services
<i>Instructional Services</i>	P	P	P	P	P	P	P	
<i>Tattoo or Body Modification Parlor</i>	P	P	P	P	P	P	P	See Chapter 20.350, Tattoo or Body Modification Parlor
Retail Sales								
<i>General Sales</i>	P	P	P	P	P	P	P	
<i>Firearm Sales</i>	—	—	—	—	—	—	—	
<i>Off-Price Merchandise</i>	C	C	C	C	C	C	C	
<i>Second Hand Store</i>	C	C	C	C	C	C	C	
<i>Outdoor Market</i>	C	C	C	C	C	C	C	See Chapter 20.350, Outdoor Market
Shopping Center								
<i>Community Shopping Center</i>	—	—	—	C	C	C	C	
<i>Neighborhood Shopping Center</i>	C	C	C	C	C	C	C	
<i>Regional Shopping Center</i>	—	—	—	—	C	C	C	

Industrial/R&D Uses								
Clean Technology	M	M	M	M	M	-	M	
Construction and Material Yard	-	-	C	-	-	-	-	
Contractor Shop	-	-	P	M	M	-	-	
Food Preparation	-	-	P	M	M	-	-	
Handicraft/Custom Manufacturing	M	M	P	M	M	M	P	
Industry, General	-	-	-	-	-	-	-	
Industry, Limited	C	-	C	C	C	-	-	
Recycling Facility								
<i>Collection Facility</i>	M	M	-	M	M	M	M	See Chapter 20.350, Recycling Facilities
<i>Intermediate Processing Facility</i>	-	-	-	-	-	-	-	
Warehousing, Storage, and Distribution								
<i>Chemical, Mineral, and Explosives Storage</i>	-	-	-	-	-	-	-	
<i>Freight/Truck Terminals and Warehouses</i>	-	-	-	-	-	-	-	
<i>Indoor Warehousing and Storage</i>	-	-	-	-	-	-	-	
<i>Outdoor Storage</i>	-	-	-	-	-	-	-	See Chapter 20.350, Outdoor Storage
<i>Outdoor Storage - Arts</i>	C	-	C	-	-	-	-	See Chapter 20.350, Outdoor Storage
<i>Personal Storage</i>	-	-	-	-	-	-	-	See Chapter 20.350, Personal Storage

Transportation, Communication and Utilities								
Communication Facilities								
<i>Antenna and Transmission Towers</i>	See Chapter 20.370, Antennas and Wireless Communications Facilities and Chapter 20.375, Small Cell Wireless Communications Facilities							
<i>Facilities Within Buildings</i>	M	M	—	M	P	P	P	
Fleet-Based Services	—	—	—	—	—	—	—	
Transportation Passenger Terminals	—	—	—	—	C	C	C	
Utilities, Major	—	—	—	—	C	C	C	In T6UC, see Chapter 20.300, Airport Land Use Consistency
Utilities, Minor	C	C	—	P	P	P	P	
Accessory Uses (See Section 20.350.004 for Additional Regulations)								
Accessory Dwelling Unit	P	P	P	P	P	P	P	See Chapter 20.350, Accessory Dwelling Units
Family Day Care								
<i>Small</i>	P	P	—	P	P	P	P	See Chapter 20.350, Family Day Care Homes
<i>Large</i>	P	P	—	P	P	P	P	See Chapter 20.350, Family Day Care Homes
Home Occupations	P	P	—	P	P	P	P	
Mobile Vendor Services	—	P	—	P	P	P	P	
Temporary Uses								
Temporary Use	See Chapter 20.340, Temporary Uses							

Notes:

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

F. Revise Chapter 20.320 Nonconforming Uses, Structures, and Lots as follows.

1. **Revise Section 20.320.005 Changes and Substitutions of Nonconforming Uses as indicated below to streamline the process to allow substitutions of nonconforming uses.**

20.320.005 Changes and Substitutions of Nonconforming Uses

No lawful nonconforming use shall be changed to a different use type or subclassification without the approval of a Use Permit unless the new use is permitted by right. This requirement shall not apply to a change of ownership, tenancy, or management where the new use is of the same use type and use classification, if applicable, as the previous use, as defined in Chapter 20.620 (“Use Classifications”), and the use is not expanded or intensified. For the purposes of this section, intensification includes an increase in the number of vehicle trips generated by a use, parking demand, number of employees on a site, hours of operation, and other similar characteristics as determined by the Chief Planner.

- A. **Change from Nonconforming to Permitted Use.** Any nonconforming use may be changed to a use that is allowed by right in the district in which it is located and complies with all applicable standards for such use.
- B. **Absence of Permit.** Any use that is nonconforming solely by reason of the absence of a Use Permit may be changed to a conforming use by obtaining a Minor Use Permit pursuant to the requirements in Chapter 20.490 (“Use Permits”).
- C. **Substitutions.** The Chief Planner may allow substitution of a nonconforming use with another nonconforming use, subject to approval of a Substitution of Nonconforming Use in accordance with the provisions of this section.
 1. **Application.** An application requesting a substitution of a nonconforming use shall be filed with the Planning Division and will be referred to the Chief Planner for review and consideration.

2. **Required Findings.** In addition to any other findings required by this Ordinance, a decision to grant a substitution of nonconforming use shall be based on the following findings:
- a. The existing nonconforming use was legally established;
 - b. The proposed new use would not be detrimental to public health, safety, or welfare;
 - c. The proposed new use would not preclude or interfere with implementation of the General Plan or any applicable adopted specific, area, or community plan;
 - d. The proposed new use will not depress the value of nearby properties or create conditions that would impede their redevelopment or use in compliance with the General Plan;
 - e. The proposed new use will be no less compatible with the purposes of the district and surrounding uses that comply with the requirements of this Ordinance than the nonconforming use it replaces;
 - f. The proposed new use will not result in an average daily trip increase based on a Parking Management and Monitoring Study and the unique operational characteristics;
 - g. The proposed new use will not be detrimental to the health, safety, peace, comfort, or general welfare of persons residing or working in the surrounding area or be detrimental or injurious to property and improvements of adjacent properties, the surrounding area, or the neighborhood because of noise, odors, dust, glare, vibrations, or other effects; and
 - h. The proposed new use will comply with all applicable standards of the district and Citywide standards, there are special circumstances peculiar to the property and its relation to surrounding uses or to the district itself that would justify modification to applicable standards, or the impacts of the new use will be mitigated.
- D. Plan Consistency.** The Planning Commission or the Chief Planner may find that the continuation, expansion, or substitution of a nonconforming employment use is consistent with the General Plan if the Use Permit or Substitution of Nonconforming Use is subject to a condition that limits the term of such use or any other restriction deemed necessary to ensure that approval of the Use Permit or Substitution of Nonconforming Use would not interfere with, impede, or preclude eventual implementation of the Plan. This determination shall be based on information in the record including, but not limited to, financial analysis and market studies.
- E. Conditions of Approval.** In approving a Substitution of Nonconforming Use, the decision-maker may impose any conditions deemed necessary to:
1. Ensure that the proposal conforms in all significant respects with the General Plan and with any other applicable plans or policies adopted by the City Council;
 2. Achieve the general purposes of this Ordinance or the specific purposes of the zoning district in which the project is located;

3. Achieve the findings for a substitution of nonconforming use granted; or
4. Mitigate any potentially significant impacts identified as a result of review conducted in compliance with the California Environmental Quality Act.

F. Revise Chapter 20.350 Standards and Requirements for Specific Uses and Activities as follows.

1. **Revise Table 20.350.032: Outdoor Storage Regulations by District and Location as indicated below to reflect the allowance of outdoor storage for Arts uses within the Lindenville Specific Plan Area.**

Base Districts	Permissibility of Open Storage
Residential Districts	Not permitted. (All storage must be within an enclosed building.)
Non-residential Districts	Outdoor Storage permitted as an accessory use outside of required yards, parking and circulation areas, and required landscaped areas subject to the standards of this section.
Downtown Residential Districts and Downtown / Caltrain Station Area Districts	Outdoor Storage permitted as an accessory use outside of required yards, parking and circulation areas, and required landscaped areas with Minor Use Permit approval and subject to the standards of this section.
Lindenville Specific Plan Districts	Permitted in T3ML district as an accessory use outside of required yards, parking and circulation areas, and required landscaped areas subject to the standards of this section.

G. Revise Chapter 20.395 Community Benefits Program as follows.

1. **Revise Section 20.395.004 Community Benefits Priorities as indicated below to reflect the community benefits priorities within the Lindenville Specific Plan Area.**

This section establishes the City’s community benefit priorities. Community benefit fees collected in accordance with Section 20.395.003 (“Review and Approval”) may fund one or more of the benefits described below. Should an applicant provide a community benefit proposed as a part of a Development Agreement, the benefit must be consistent with the City’s priorities as established in this section.

A. Community Benefit Priorities - General

1. **Public Spaces.** Public spaces beyond the requirements of the base zoning district and applicable design standards as identified in Chapter 20.310 (“Site and Building Design Standards”) may qualify as a community benefit.
 - a. Qualifying spaces may include active or passive parks, plazas, community gardens, rooftop gardens, or other publicly accessible open spaces.

- b. Spaces should include amenities that support its intended use. Such amenities may include landscaping beyond the requirements of Chapter 20.300 (“Lot and Development Standards”), furniture, special paving, special lighting, public restrooms, water fountains, public art beyond the requirements of Chapter 8.76 (“Public Art Requirement”), or other public amenities that enhance the comfort and usability of the space.
 - c. Spaces should be accessible and open during business hours. Where spaces are not visible from the public right-of-way, signage should be provided to clearly indicate that the space is available for public use.
2. **Enhanced Connectivity.** Provision of enhanced connectivity beyond the requirements of the base zoning district standards and applicable design standards as identified in Chapter 20.310 (“Site and Building Design Standards”) may qualify as a community benefit.
- a. Enhancements include new through streets, bicycle/pedestrian paths, or other connections to existing trails. Priorities for new connectivity are identified in the General Plan’s Mobility Element or applicable Specific Plan and shall be completed to the specifications of the General Plan and Engineering/Public Works.
 - b. Signage and appropriate public access to all new connections shall be provided to clearly indicate that the roadway or path is available for public use.
 - c. Connectivity improvements required as part of a CEQA mitigation shall not be considered a community benefit.
 - d. A public access easement shall be recorded against the property that ensures public access to the portion of the project which qualifies it for the FAR Bonus.
 - e. A property owner or applicant who completes and develops an existing rail spur that is or will be abandoned as a publicly accessible open space connection consistent with the General Plan’s Mobility Element or applicable Specific Plan qualifies for the FAR Bonus. The open space connection shall be completed to the specifications of the General Plan and Engineering/Public Works and shall either be dedicated to the City or a public access easement shall be recorded against the owner of the rail spur.
3. **Public and Social Services.** On-site provision of non-profit social services and/or public facilities may qualify as a community benefit.
- a. Qualifying uses include senior center, childcare facility, public safety facilities, community meeting rooms, after-school center, or other non-profit organization.
 - b. Qualifying spaces should be a minimum of 1,400 square feet in area including any outdoor space required of the use.

Where approval is conditioned upon the provision of a specific use, the permit shall include a covenant that the use may not be terminated or otherwise altered without the approval of the Chief Planner.

4. **Support for Local Businesses.** Support for local businesses may qualify as a community benefit. This may include:
 - a. Tenant space for local small businesses in need of relocation.
 - b. Building frontage devoted to active walk-in uses such as retail, restaurant, or café.
 - c. Participation in a local hire program.
 - d. Façade improvements or enhancement.

Where approval is conditioned upon the provision of a specific use, the permit shall include a covenant that the use may not be terminated or otherwise altered without the approval of the Chief Planner.

5. **On-Site or Off-Site Affordable Housing.** Development of on-site or off-site affordable housing (very low, low, and moderate-income units) that is consistent with the standards set forth in Section 20.380.006 (“Affordable Housing Standards”) may qualify as a community benefit. The applicant may develop the units or otherwise cause them to be constructed, such as through a partnership with a reputable affordable housing developer or non-profit organization.
6. **District Transportation Demand Management (TDM) Measures.** TDM measures beyond those required in accordance with Chapter 20.400 (“Transportation Demand Management”) and beyond applicable requirements of a Transportation Management Association (TMA) may qualify as a community benefit.
7. **District Sea Level Rise Mitigation Measures.** Contributions to or construction of district-wide sea level rise mitigation measures may qualify as a community benefit. Measures may include construction of levees or sea walls; creek restoration and improvements; construction of detention basins; landscaping efforts aimed at supporting creating biodiversity and improving resilience in impacted areas.

B. Community Benefit Priorities – Lindenville Specific Plan District

1. **Open Space.** New dedicated or publicly-accessible open space beyond standards in the Specific Plan and City parkland dedication requirements. Where open space types are identified in the Lindenville Specific Plan Parks and Open Space Framework, the development project shall contribute the open space onsite and in designated locations as part of its community benefits contribution.
2. **Affordable Housing.** Development of affordable housing units on- or off-site within Lindenville, in excess of the amount required under existing City and Specific Plan regulations.
3. **Transportation, Infrastructure, and Utility Improvements.** Off-site transportation, infrastructure, and utility improvements in excess of required contributions that address the fair share of impacts needed to serve the development. This includes blue-green infrastructure and sea level rise improvements.

- 4. **Small Business Retention.** Supporting or subsidizing small, local businesses in excess of the amount required under existing City and Specific Plan regulations.
- 5. **Other.** Other benefits proposed by applicants that further the vision for Lindenville.

H. Revise Chapter 20.440 Planning Agency as follows.

1. Revise Section 20.440.005 Chief Planner as indicated below to reflect the revised Substitution of Nonconforming Use process created in Section 20.320.005.

The powers and duties of the Chief Planner under this Ordinance include the following. In the absence of the Chief Planner, the Director of Economic and Community Development may assume the Chief Planner’s responsibilities and authority and/or delegate the same to a City Planner.

- N. Appoint a member of the Planning Division staff to serve as Zoning Administrator with responsibilities detailed in Section 20.440.006 (“Zoning Administrator”).
- O. Approve, conditionally approve, modify or deny Substitution of Nonconforming Uses pursuant to the provisions of Chapter 20.350 (“Nonconforming Uses, Structures, and Lots”).
- P. Other duties and powers as may be assigned by the City Council or established by legislation.

2. Revise Table 20.440.009: Review Authority as indicated below to reflect the Substitution of Nonconforming Use process created in Section 20.320.005 as being considered a Type Two: Discretionary Quasi-Judicial Action subject to Chief Planner approval.

Table 20.440.009 Review Authority				
Application or Action Type	Found in Chapter	Advisory Body	Decision Maker	Appeal Body
Type Two: Discretionary Quasi-Judicial Actions				
Substitution of Nonconforming Use	20.320	N/A	Chief Planner	Planning Commission
Waiver from Dimensional Standards	20.510	N/A	Chief Planner	Planning Commission
Permit Modifications	20.440	Chief Planner	Chief Planner or Planning Commission	Planning Commission or City Council
Parking District Parking Exceptions	20.330	N/A	Planning Commission	City Council

I. Revise Chapter 20.450 Common Procedures as follows.

1. **Revise Table 20.450.005: Hearing Scheduling Responsibility and Notice Requirements as indicated below to reflect the Substitution of Nonconforming Use process created in Section 20.320.005.**

Table 20.450.005 Hearing Scheduling Responsibilities and Notice Requirements		
Application or Action Type	Scheduling Responsibility	Required Notice
Type Two: Discretionary Quasi-Judicial Actions		
Substitution of Nonconforming Use	N/A	N/A
Waiver from Dimensional Standards	N/A	N/A
Parking District Parking Exceptions	Chief Planner	A, B, and C

- J. **Revise Chapter 20.620 Use Classifications as follows.**

- a. **Revise Section 20.620.004 Commercial Use Classifications as indicated below to reflect a new use classification related to the arts.**

Arts and Makers Uses. Uses intended for the creation, manufacturing, performance, exhibition, sale, or assemblage of art and goods by artists and makers. This classification may include the following uses; live-work residential, studios (arts, dance, music, etc.); arts exhibition space; maker’s space; breweries or distilleries; artisan shops; media production; clean technology; food preparation; handicraft/custom manufacturing; manufacturing finished parts or products primarily from previously prepared materials; printing; engraving and publishing; furniture and related product manufacturing; college and trade school, public or private; cultural assembly; community garden; cultural institution; or similar uses.

Artist’s Studio. Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft, with incidental retail sales of items produced on-site. Artist’s studios do not produce significant odors, fumes, noise, particulate matter emissions, or other disturbances (see Maker’s Space).

- b. **Revise Section 20.620.005 Industrial/R&D Use Classifications as indicated below to create a new sub-classification under “Warehousing, Storage, and Distribution” that is related to outdoor storage for arts-related uses.**

Warehousing, Storage, and Distribution. Storage and distribution facilities without sales to the public on site or direct public access except for public storage in small individual space exclusively and directly accessible to a specific tenant. This classification includes mini-warehouses.

Outdoor Storage. The keeping, in an unroofed area, of any goods, junk, material, merchandise, or vehicles in the same place for more than 72 hours, except for the keeping of building materials required for construction work on the premises pursuant to a valid and current building permit issued by the City.

K. Adopt the South San Francisco Zoning Map Update (RZ23-0002), as contained in Exhibit B, attached hereto.

SECTION 3. SEVERABILITY

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances, shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council of the City of South San Francisco hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

SECTION 4. PUBLICATION AND EFFECTIVE DATE

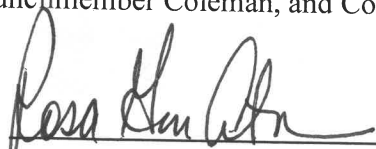
Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This Ordinance shall become effective thirty (30) days from and after its adoption.

Introduced at a regular meeting of the City Council of the City of South San Francisco held the 27th day of September 2023.

* * * * *

At a meeting of the City Council on 10/11/2023, a motion was made by Councilmember Addiego, seconded by Vice Mayor Nagales, that this Ordinance be adopted. The motion passed.

Yes: 5 Mayor Nicolas, Vice Mayor Nagales, Councilmember Addiego, Councilmember Coleman, and Councilmember Flores

Attest by 
Rosa Govea Acosta, City Clerk



Buenafior Nicolas, Mayor

Exhibit A: Zoning Ordinance Amendment

Part 1 – New Zoning Chapters

DIVISION IV: OVERLAYS AND PLAN DISTRICTS

20.150 LINDENVILLE SPECIFIC PLAN DISTRICT

Sections:

20.150.001: Purpose

20.150.002: Applicability

20.150.003: Zoning Districts and Overlay Zones

20.150.004: Land Uses

20.150.005: Density and Intensity

20.150.006: Transfer of Development Rights

20.150.007: Development Standards

20.150.008: Design Standards for Form-Based Zoning Districts in Lindenville Specific Plan

20.150.009: Circulation and Parking

20.150.010: Infrastructure and Utilities

20.150.001 Purpose. This chapter establishes the Lindenville Specific Plan district (and associated zoning districts) and provides for coordinated planning and design principles within this district.

A. The Lindenville Specific Plan districts are established to implement the Lindenville Specific Plan, which is incorporated herein by reference. The Lindenville Specific Plan is a comprehensive, long-term planning document for the Lindenville Specific Plan area. It includes land use districts and programs; design and development standards; open space standards, and guidelines; complete street standards; and infrastructure and utility enhancement; among other components.

B. Consistent with the vision established in the General Plan, the Lindenville Specific Plan implements the goals and policies through the following cross-cutting strategies:

1. Establish areas to create character, distinction, and visual interest within Lindenville.
2. Create a vibrant and inclusive mixed use neighborhood where people can easily reach destinations within a short walk or bike ride.
3. Promote a variety of housing types with distinct height and density standards to support a diverse range of families and households.
4. Maintain and strengthen Lindenville as a diverse economic engine that supports economic prosperity for all.
5. Design a multimodal, safe, and connected transportation network that advances sustainability and livability goals.
6. Promote arts and cultural uses.

7. Adapt to a changing climate by requiring resilient design and upgrades in areas impacted by storms and sea level rise.
8. Create new publicly accessible open spaces that encourage active and passive recreation to accommodate the physical and social needs of all users.
9. Protect residents and employees from air pollution, noise, and industrial pollutants present in the soil.

20.150.002 Applicability

- A. The regulations contained in this chapter shall apply in the Lindenville Specific Plan district, in conjunction with the standards, guidelines, and plans contained in the Lindenville Specific Plan document.
- B. The standards, guidelines, and plans contained in this chapter and in the Lindenville Specific Plan document do not apply to areas within the Southline Campus Specific Plan District, see Chapter 20.290 (“Southline Campus Specific Plan District”).
- C. Whenever this chapter or the Lindenville Specific Plan document does not provide specific standards and/or procedures for the review, approval, and/or administration of development projects within the Lindenville Specific Plan district or for appeals concerning approvals or administration of development projects, the provisions of the South San Francisco Municipal Code shall apply.
- D. In the event of inconsistencies or conflict between the Lindenville Specific Plan and this chapter or any other provision of the South San Francisco Municipal Code, the provisions of the Lindenville Specific Plan take precedence, control and govern in the Lindenville Specific Plan Area.
- E. The owner or occupant of land or buildings used for any purpose in the Lindenville Specific Plan district shall provide the facilities as required by and which conform with the regulations set forth in this chapter; provided however, that buildings, structures, or uses lawfully constructed or established prior to the effective date of this chapter that do not comply with the provisions hereof shall be deemed legally nonconforming in accordance with the provisions of Chapter 20.320.

20.150.003 Zoning Districts and Overlay Zones

- A. **Zoning Districts.** The Lindenville Specific Plan establishes the following zoning districts. See Chapter 20.135.020 (“Transect Zones”) for standards for zones.
 1. **T3 Makers Lindenville (T3ML).** The T3ML form-based zoning district is a low- and medium-intensity mixed-use district that supports arts and makers, residential, and industrial uses along the South Linden Avenue corridor.
 2. **T4 Lindenville (T4L).** The T4L form-based zoning district establishes a mixed-use urban area. The district supports medium- to high-intensity mixed-use development.
 3. **T5 Lindenville (T5L).** The T5L form-based zoning district supports a comfortable and walkable high-intensity urban core.
- B. **Overlay Zones.** The Lindenville Specific Plan establishes the following overlay zones. See Chapter 20, Division IV (“Overlays and Plan Districts”) for standards for zones.

1. **Height Incentive Overlay (HI).** The Height Incentive Overlay District is intended to incentivize higher levels of green building performance, affordable housing, and the provision of additional open space in excess of the amount required under existing City and Specific Plan regulations and fees in exchange for increased building heights.
2. **Colma Creek Greenbelt Overlay (CCG).** The Colma Creek Greenbelt Overlay District is intended to encourage transfer of development away from parcels fronting Colma Creek to implement the vision of the Colma Creek Greenbelt.
3. **Arts and Makers Overlay (A&M).** The Arts and Makers Overlay District is intended to promote arts and cultural uses along South Linden Avenue through development incentives.
4. **Active Ground Floor Use Overlay (AGFU).** The Active Ground Floor Use Overlay District requires active ground floor uses along portions of South Spruce Avenue.

20.150.004 Land Uses

A. Conventional Zoning Districts. For conventional zoning districts in the Lindenville Specific Plan District, uses are regulated by Table 20.100.002: Use Regulations – Nonresidential Zoning Districts.

B. Form-Based Zoning Districts. For Form-Based Zoning Districts in the Lindenville Specific Plan, uses are regulated by Table 20.135.006: Uses.

C. Arts and Makers Uses. For parcels within the A&M Overlay in the Lindenville Specific Plan, uses are regulated by Table 20.200.003.

D. Active Ground Floor Uses. For parcels within the AGFU Overlay in the Lindenville Specific Plan, uses are regulated by Table 20.210.003.

E. Airport Land Use Compatibility Plan Consistency. All development shall adhere to land use compatibility requirements established in Zoning Code Chapter 20.300.03 (“Airport Land Use Compatibility Plan Consistency”), related to consistency with the Comprehensive Airport Land Use Compatibility Plan for the Environs of San Francisco International Airport (ALUCP).

1. **ALUCP Safety Zone Compatibility.** Development projects in Safety Zones 2, 3, and 4 shall adhere to the land use restrictions as defined by the ALUCP.

2. **ALUCP Noise Interior Compatibility.** Future developments exposed to conditionally acceptable and generally unacceptable aircraft noise levels, as defined by the ALUCP or the South San Francisco General Plan, whichever is more restrictive, shall complete a detailed noise analysis that includes the required noise reduction measures and noise insulation features included in the design to ensure compatibility with appropriate noise standards.

3. **ALUCP Noise Exterior Compatibility.** Exterior noise requirements shall adhere to Zoning Code Chapter 20.300.03 (“Airport Land Use Compatibility Plan Consistency”) and Noise Performance Standards in the City’s General Plan, with the following exceptions:

- a. For new multi-family residential projects and for the residential component of mixed-use development, use a standard of 60 dB CNEL in usable outdoor activity areas. Use noise attenuation techniques such as shielding by buildings and structures for common outdoor use areas. Outdoor uses shall be designed for passive recreational use.

b. For new parks and open spaces, use a standard of 60 dB CNEL. Parks and open spaces shall be designed for passive recreational use.

20.150.005 Density and Intensity

A. Density and Floor Area Ratio. Residential Density and Nonresidential Floor Area Ratio (FAR) is regulated by Table 20.150.005: Density and Intensity.

Table 20.150.005: Density and Intensity					
District	Minimum Residential Density (DU/AC)	Maximum Residential Density (DU/AC)¹	Base Nonresidential Floor Area Ratio	Maximum Nonresidential Floor Area Ratio with Community Benefits²	Total Floor Area Ratio (Residential and Nonresidential)³
RM-22	15 or existing density, whichever is greater	22	NA	NA	NA
RH-180	80 or existing density, whichever is greater	180	NA	NA	NA
T3ML	20	60	0.5 minimum for non-residential; 1.0 maximum	NA	1.0 min; 2.5 max
T4L	80	120	0.5 maximum for non-residential uses	NA	1.25 min; 3.5 max
T5L	80	140	0.5 maximum for non-residential uses	NA	1.5 min; 3.75 max
BPO	NA	NA	1	2.5	2.5
BTP-H	NA	NA	0.5	2.0 for Clean Technology, Office, and R&D	2.0
MIM	NA	NA	0.4	1.0 for all permitted uses except Office and R&D	1.0
MIH	NA	NA	0.4	2.0 for all permitted uses	2.0

				except Office and R&D	
PQP	NA	NA	NA	NA	NA

¹ See Chapter 20.390 (“Bonus Residential Density”) for additional density based on the California State Density Bonus program.

² See Chapter 20.395 (“Community Benefits Program”) for additional FAR based on the Community Benefits Program.

³ Ground floor nonresidential uses may be exempt from the maximum FAR, see Chapter 20.040.009 (“Determining Floor Area Ratio”). Ground floor nonresidential uses would count towards the minimum FAR.

B. Nonresidential Development. Floor area ratio (FAR) is used to regulate nonresidential developments and/or the non-residential component of a mixed-use development.

1. In Zoning Districts that allow residential uses, minimum residential density must be achieved before nonresidential uses are permitted.
2. The Base Nonresidential FAR is used as the base FAR for office, R&D, and industrial development.
3. Additional FAR may be awarded, up to the Maximum Floor Area Ratio with Community Benefits, for developments that meet the following requirements:
 - a. Provide community benefits as established in Zoning Code Chapter 20.395 (“Community Benefits Program”).
 - b. Contribute the open space onsite and in designated locations in the Parks and Open Space Framework Plan in the LSP as part of its community benefits contribution.

C. Residential Development. Residential and mixed-use residential development is allowed in the RM-22, RH-180, T3ML, T4L, and T5L zoning districts.

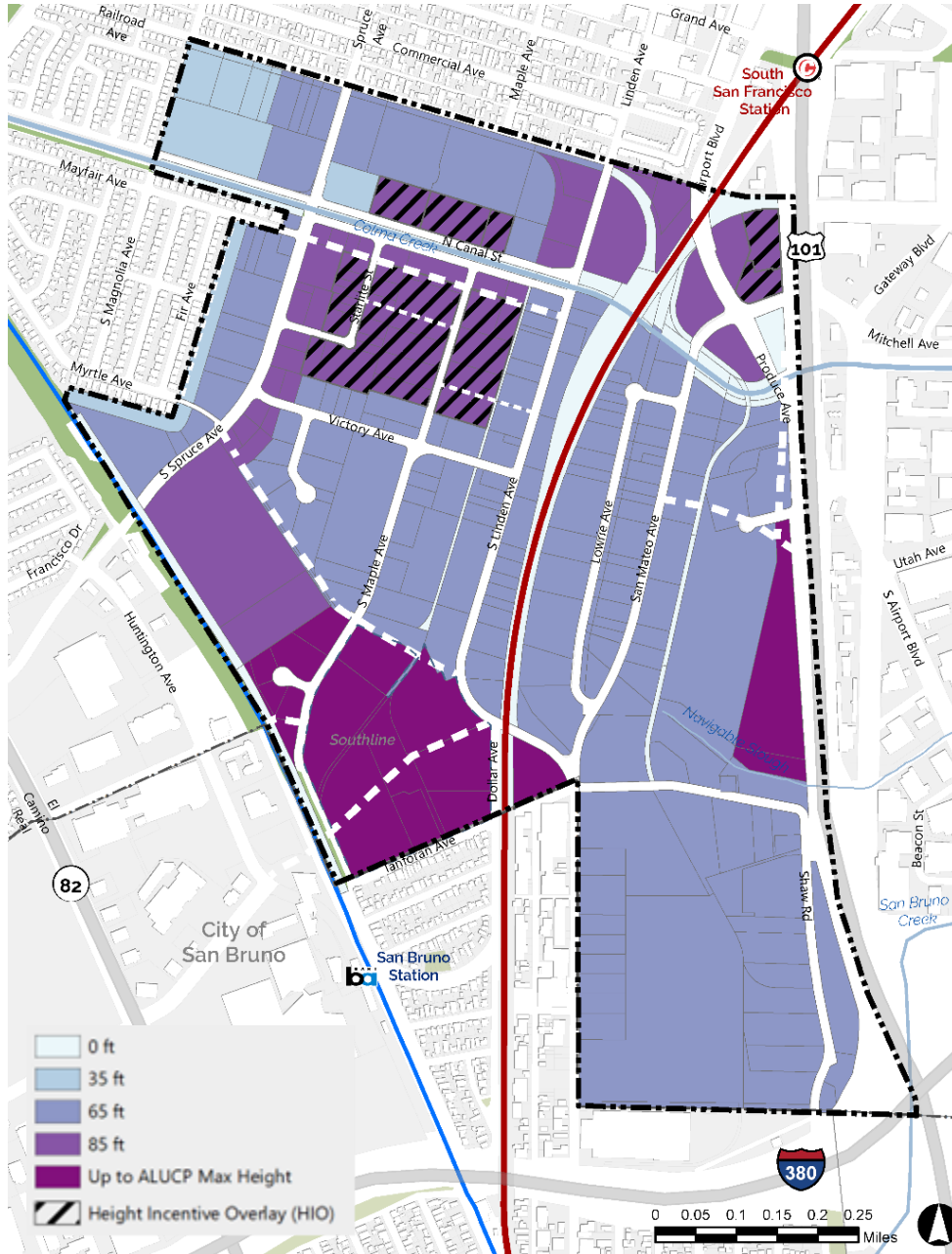
1. All new residential development in the RM-22, RH-180, T3ML, T4L, and T5L zoning districts shall build to at least the minimum density or existing density, whichever is greater.
2. See Chapter 20.380 (“Inclusionary Housing Requirements”) and Chapter 20.390 (“Bonus Residential Density”) for inclusionary housing requirements and density bonus allowed.

D. Height. Allowed maximum height is regulated by Figure 20.150.005 or the maximum height limits permissible under Federal Aviation Administration (FAA) regulations and the ALUCP Critical Aeronautical Surfaces requirements. For avoidance of doubt, the lower of the two heights identified by the ALUCP and the FAA shall be the controlling maximum height.

1. **Height Incentive Overlay.** The Lindenville Specific Plan establishes a Height Incentive Overlay. See Chapter 20.160 (“Height Incentive Overlay”) for more details.
2. **Height Measurement.** Building height measurement procedures are defined in Chapter 20.040.005 (“Measuring Height”).

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

Figure 20.150.005 Maximum Building Height



E. Additional Standards and Requirements. Additional standards, requirements, and details for all development, Base and Bonus FAR for non-residential development, and residential development are set forth in the Lindenville Specific Plan Sections 3.3, 3.4, and 3.5.

20.150.006 Transfer of Development Rights

A. Transfer of Development Rights (TDR). The Lindenville Specific Plan allows transfer of development rights to incentivize the Specific Plan priorities related to open space, blue-green infrastructure, Colma Creek naturalization, affordable housing, and public facilities. Maximum Floor Area Ratio with Community Benefits may not be exceeded through the transfer of development rights from one parcel to another parcel within Lindenville. The details, requirements, and process for obtaining additional TDR square footage are set forth in the Lindenville Specific Plan Section 3.4.

1. The Lindenville Specific Plan establishes four TDR programs.
 - a. Colma Creek Greenbelt
 - b. Parks and open spaces
 - c. Affordable housing
 - d. Public facilities
2. All the nonresidential floor area or residential units on a sending parcel may be transferred in its entirety, to a single receiving parcel, or in separate increments to several receiving parcels. Receiving parcels may receive floor area or units from multiple sending parcels. Individual receiving parcels may not exceed the Maximum Floor Area Ratio with Community Benefits as set forth in Table 20.150.005: Density and Intensity.

20.150.007 Development Standards

A. Conventional Residential Districts. For conventional residential zoning districts, see Chapter 20.070 (“Residential Zoning Districts”) for development standards.

B. Conventional Nonresidential Districts. For conventional nonresidential zoning districts, see Chapter 20.100 (“Nonresidential Districts”) for development standards.

C. Form-Based Zones. For form-based zoning districts, see Chapter 20.135 (“Form-Based Zoning Districts”) for standards for zones.

20.150.008 Design Standards for Form-Based Zoning Districts in Lindenville Specific Plan

A. Design Standards for Form-Based Zones. The Lindenville Specific Plan established design standards which regulate various aspects of building design for the T3ML, T4L, and T5L zones. The following details and requirements for the building design are set forth in the Lindenville Specific Plan:

1. Building Massing and Façade Composition
2. Unique Building Entry
3. Ground Floor Residential Units
4. Transition to RL Zoning District
5. Transitions to MIM and MIH-Zoned Properties
6. Parking
7. Architectural Details

8. Residential Unit Design
9. General Development Standards

B. Exemptions. Development projects in the T3ML, T4L, and T5L zones are exempt from 20.310.004 Multi-Family Residential and Mixed Use Design standards.

C. Conflicts. If a general development standard conflicts with the Lindenville Specific Plan district design and development standards, the standards in Lindenville Specific Plan prevail.

20.150.09 Circulation and Parking

A. Street Location. The street system within Lindenville Specific Plan shall be located, generally, as shown in Lindenville Specific Plan Chapter 6: Mobility. Precise alignments shall be established during the process for review and filing of maps in conformance with the standards established in this Chapter, and otherwise as established in the Subdivision Ordinance (Title 19 of the South San Francisco Municipal Code)

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

C. Utilities. All new streets shall be designed and constructed per City standards to include storm, sewer, water, and dry utilities.

20.150.010 Infrastructure and Utilities

A. Infrastructure and Utilities Location. The location and extent of proposed infrastructure and utility improvements in the Lindenville Specific Plan will be as generally described and depicted in the Specific Plan, Chapter 7: Infrastructure.

20.160 HEIGHT INCENTIVE (HI) OVERLAY DISTRICT

Sections:

20.160.001: Purpose

20.160.002: Applicability

20.160.003: Requirements for Height Incentive Overlay District

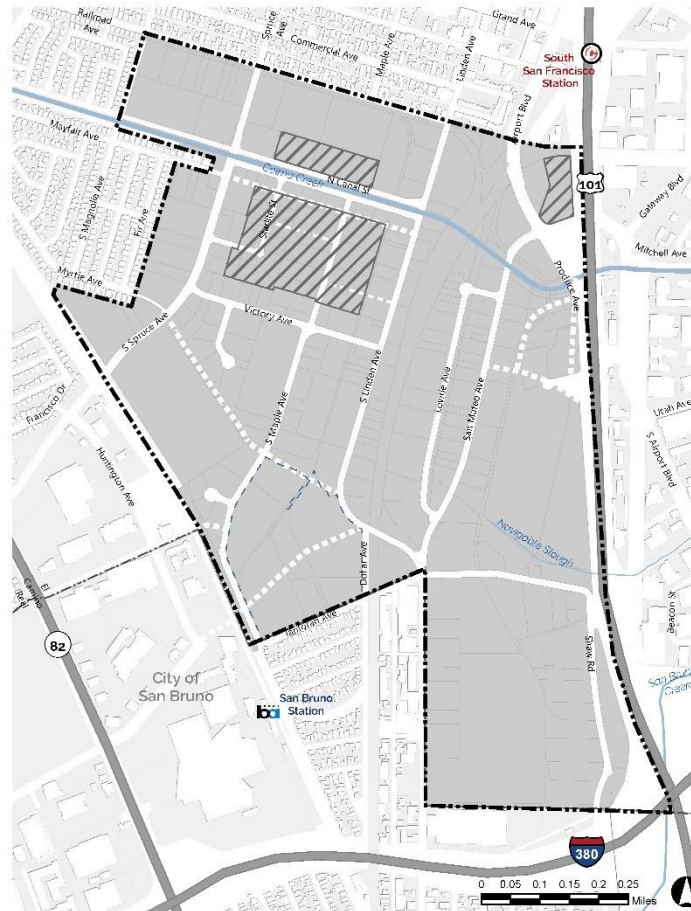
20.160.004: Development Incentives

20.160.005: Additional Development Standards

20.160.001 Purpose. The Height Incentive Overlay District is intended to incentivize higher levels of green building performance, affordable housing, and the provision of additional open space in excess of the amount required under existing City and Specific Plan regulations and fees in exchange for increased building heights.

20.160.002 Applicability. The Height Incentive Overlay District can be combined with the zoning districts illustrated in Figure 20.160.002. In the event of a conflict between any of the regulations specified in the Height Incentive Overlay District and any underlying base district, the provisions of the Height Incentive Overlay District shall prevail.

Figure 20.160.002 Height Incentive Overlay District



20.160.003 Requirements for Height Incentive Overlay District. The following standards must be implemented to receive the height incentive.

- A. GreenPoint Checklist.** Achieve a minimum of 120 points on the GreenPoint Rated checklist or equivalent;
- B. Submetering.** Submeter or use other appropriate technology that can track individual energy use, for each residential unit;
- C. Whole Building Life Cycle Assessment.** Conduct a whole-building life-cycle assessment per the Leadership in Energy and Environmental Design (LEED) Building Life-Cycle Impact Reduction Credit;
- D. Affordable housing.** Provide an additional 5% affordable housing beyond requirements in Chapter 20.380 (“Inclusionary Housing Requirements”).
- E. Open Space.** Provide at least 20% of the project site as publicly assessable open space.
- F. Additional Standards and Requirements.** Additional details on the requirements for the HI Overlay are set forth in the LSP Section 3.5.

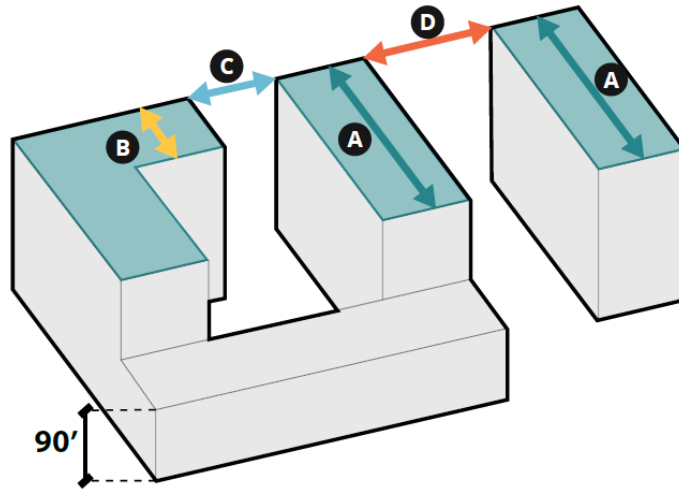
20.160.004 Development Incentives. If the requirements of Chapter 20.160.003 are met, development projects may receive the following incentives.

- A. Building Height.** Within the overlay, the maximum primary building height is allowed up to the maximum height allowances based on the San Francisco International Airport Land Use Compatibility Plan and FAA regulations. Height limits shall not exceed FAA regulations and the ALUCP Critical Aeronautical Surfaces requirements. See Chapter 20.300.002 ("Airport Land Use Compatibility Plan Consistency") for height allowances and airspace protection evaluation requirements based on the ALUCP.
- B. Density Bonus.** Within the overlay, the development project maximum density allowed is 180 du/ac.
- C. Flex High-Rise.** Within the overlay, the Flex High-Rise building type is allowed, see Chapter 20.135.030 (“Building Types”).

20.160.005 Additional Development Standards. Additional development standards apply to all portions of a building greater than 90 feet in height as illustrated in Figure 20.160.004.

- A. Building Spacing.** The portion of a building greater than 90 feet in height shall be located a minimum of 60 feet from all other buildings greater than 90 feet in height regardless of whether the adjacent building is on the same parcel or different parcel. Where two adjacent parcels are under different ownership, portions of a building greater than 90 feet in height shall be located a minimum 30 feet from adjoining property line. Residential building facades greater than 100 feet in length shall be located a minimum of 120 feet from all other buildings facades greater than 100 feet in length and greater than 90 feet in height.
- B. Building Dimensions.** For residential buildings the portion of the building above 90 feet in height shall not have a continuous façade building dimension that exceeds 160 feet in length.
- C. Reduction in Mass.** Building floor plates greater than 90 feet in height shall not exceed 16,000 square feet.

Figure 20.160.005 High-Rise Building Spacing and Massing Reduction



High Rise Buildings

- Maximum residential floorplate above 90' in height: 16,000 sf
- A** | Buildings Facade $\geq 100'$ Length
- B** | Buildings Facade $\leq 90'$ Length
- C** | 60' min. distance between buildings $\geq 90'$
- D** | 120' min. distance between building facades $\geq 100'$ in length

20.190 COLMA CREEK GREENBELT (CCG) OVERLAY DISTRICT

Sections:

20.190.001: Purpose

20.190.002: Applicability

20.190.003: Development Standards

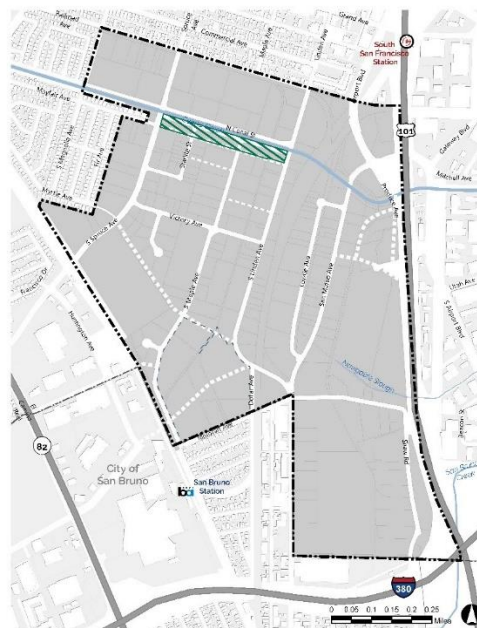
20.190.004: Transfer of Development Rights

20.190.001 Purpose. The Colma Creek Greenbelt Overlay District is intended to encourage transfer of development away from parcels fronting Colma Creek to implement the vision of the Colma Creek Greenbelt in the Lindenville Specific Plan. The specific purposes of the Colma Creek Greenbelt are to:

- A. Limit the potential impact of flooding on Lindenville development so as to minimize damage to and destruction of life and property.
- B. Adapt to a changing climate by requiring resilient design and upgrades in areas impacted by storms and sea level rise.
- C. Create new publicly accessible open spaces that encourage active and passive recreation.
- D. Create a new active mobility corridor to support improved connectivity.
- E. Enhance South San Francisco waterways as ecological corridors, restoring creek ecologies and creating transitional habitat zones to build resilience and ecosystem services.

20.190.002 Applicability. The Colma Creek Greenbelt Overlay District can be combined with the zoning districts illustrated in Figure 20.190.002. In the event of a conflict between the regulations specified in the Colma Creek Greenbelt Overlay District and any underlying base district, the provisions of the Colma Creek Greenbelt Overlay District shall prevail.

Figure 20.190.002 Colma Creek Greenbelt Overlay District



20.190.003 Development Standards. The development standards within the Colma Creek Greenbelt shall conform to open space setbacks from the existing Colma Creek right-of-way to allow for future implementation of combined flood management and ecological enhancement.

A. Southern Creek Edge: West of South Spruce Avenue. Measured from the existing Colma Creek right-of-way, the southern edge of the Colma Creek Greenbelt shall setback a minimum of 50 feet.

B. Southern Creek Edge: Between South Spruce Avenue and South Linden Avenue. Measured from the existing Colma Creek right-of-way, the southern edge of the Colma Creek Greenbelt shall setback a minimum of 140 feet. The setback width of this segment of the Colma Creek Greenbelt includes an approximate 56 foot Creek enhancement (blue-green infrastructure) and an 84 foot active mobility linear Greenway. This segment of the Colma Creek Greenbelt must be coordinated with the relocation of South Canal Street.

C. Southern Creek Edge: East of South Linden Avenue. Measured from the existing Colma Creek right-of-way, the southern edge of the Colma Creek Greenbelt shall setback at least 140 feet. The setback width of this segment of the Colma Creek Greenbelt includes an approximate 56 foot Creek enhancement (blue-green infrastructure) and an 84 foot active mobility linear Greenway.

D. Northern Creek Edge: East of South Linden Avenue. Measured from the existing Colma Creek right-of-way, the northern edge of the Colma Creek Greenbelt shall setback a minimum of 94 feet. The total setback is a 94 foot expanded Creek (blue-green infrastructure) and should be coordinated with any larger projects in the Colma Creek Watershed.

E. Additional Standards and Requirements. Additional standards, requirements, and details for all development and open space are set forth in the Lindenville Specific Plan.

20.190.04 Transfer of Development Rights. The Lindenville Specific Plan allows transfer of development rights to incentivize the Specific Plan priorities related to the Colma Creek Greenbelt. See Chapter 20.150.006 (“Transfer of Development Rights”) for incentives and requirements.

20.200 ARTS AND MAKERS (A&M) OVERLAY DISTRICT

Sections:

20.200.001: Purpose

20.200.002: Applicability

20.200.003: Uses

20.200.004: Development Incentives

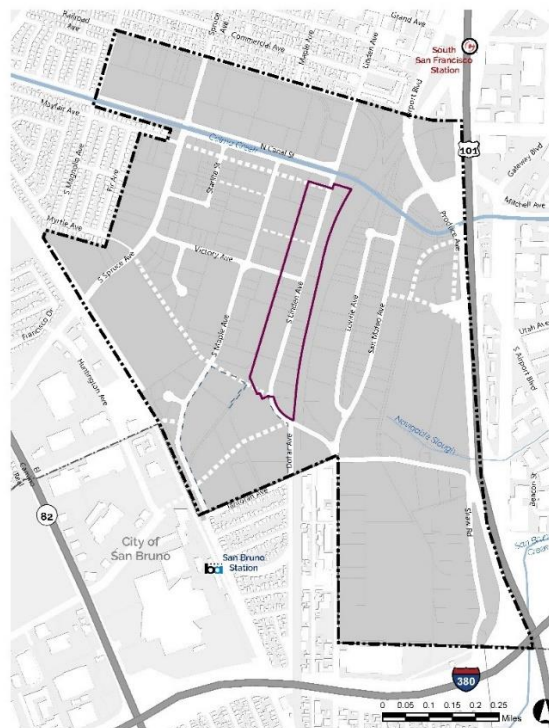
20.200.005: Performance Standards

20.200.001 Purpose. The Arts and Makers Overlay District is intended to promote arts and cultural uses along South Linden Avenue in the Lindenville Specific Plan through development incentives. The specific purposes of the Arts and Makers Overlay District are to:

- A. Facilitate the retention and creation of new creative uses in the South Linden Avenue Corridor.
- B. Mix of land uses to promote pedestrian activity, thriving businesses, and creativity.
- C. Serve as a transitional area between the existing, traditional industrial spaces in Lindenville and the new, mixed use residential uses.

20.200.002 Applicability. The Arts and Makers Overlay District can be combined with the zoning districts illustrated in Figure 20.200.002. In the event of a conflict between the regulations specified in the Arts and Makers Overlay District and any underlying base district, the provisions of the Arts and Makers Overlay District shall prevail. In addition, the City Engineer or Chief Planner may apply the incentives to properties outside the Arts and Makers Overlay District, which meet the intended purpose as stated in 20.200.001 (“Purpose”).

Figure 20.200.002 Arts & Makers Overlay District



20.200.003 Uses. Arts and Makers ground floor uses are required in the Arts and Makers Overlay District.

A. Ground Floor Area. At least 50 percent of ground floor building area of parcels in the Arts and Makers Overlay District must be devoted to arts and makers uses listed in Table 20.200.003.

B. Arts and Makers Uses. For parcels within the Arts and Makers Overlay District in the Lindenville Specific Plan, uses in Table 20.200.003 may fulfill the Arts and Makers ground floor use requirement. These uses are permitted in addition to uses allowed in underlying MIH and T3ML zones.

Table 20.200.003: Arts and Makers Overlay Zone Uses	
Use Category	Permitted Uses
Residential	Live-work
Commercial	Studios (arts, dance, music etc.); arts exhibition space; maker’s space; breweries and distilleries; artisan shops; media production; or similar use.
Industrial	Clean technology; food preparation; handicraft/custom manufacturing; manufacturing finished parts or products primarily from previously prepared materials; printing, engraving and publishing; furniture and related product manufacturing; or similar use.

20.200.004 Development Incentives. Projects that comply with the standards for arts and makers uses are eligible for the following project incentives.

A. Converted Buildings

1. New parking spaces shall not be required for any converted use within the building.
2. A loading zone shall not be required if the existing building does not have an existing loading zone.
3. Additional landscape or outdoor open space standard shall not be required for any converted use in the building.

B. New Buildings. There are no minimum parking requirements for development projects in the Arts and Makers Overlay District.

C. Adaptive Use Changes. If the use of the existing building is considered nonconforming in the Arts and Makers Overlay District as established prior to adoption of the Specific Plan, the use may be changed ministerially if it complies with Table 20.200.003. Those buildings may be eligible for development incentives for arts and makers uses.

D. On-Site Sales of Goods. Showrooms and ancillary sales of arts and makers goods produced on-site are permitted.

20.200.005 Performance Standards. Commercial and industrial uses in the Arts and Makers Overlay District should not produce excessive odor, fumes, dust, light, glare, noise, or other similar impacts extending beyond the property line where the impacts are produced. Refer to Zoning Code Chapter 20.300.010 (“Performance Standards”) for more information.

20.210 ACTIVE GROUND FLOOR USE (AGFU) OVERLAY DISTRICT

Sections:

20.210.001: Purpose

20.210.002: Applicability

20.210.003: Uses

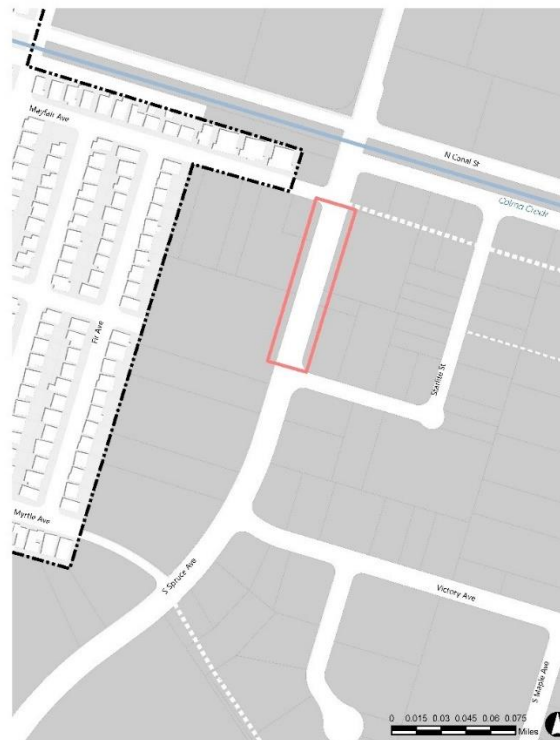
20.210.004: Development Standards

20.210.001 Purpose. The Active Ground Floor Use (AGFU) Overlay District requires active ground floor uses along portions of South Spruce Avenue in the Lindenville Specific Plan. The specific purposes of the Active Ground Floor Use Overlay District are to:

- A. Create a place that represents a unique, attractive destination for residents and visitors.
- B. Enable residents and employees to meet their daily needs within a short walk or bike ride.
- C. Maintain a diverse mix of uses in Lindenville to support the local economy.
- D. Enhance the Lindenvilles's character through the promotion of high-quality design.

20.210.002 Applicability. The Active Ground Floor Use Overlay District can be combined with the zoning districts illustrated in Figure 20.210.002. In the event of a conflict between the regulations specified in the Active Ground Floor Use Overlay District and any underlying base district, the provisions of the Active Ground Floor Use Overlay District shall prevail.

Figure 20.210.002 Active Ground Floor Use Overlay District



20.210.003 Uses. Active ground floor uses are required in the Active Ground Floor Use Overlay District and provided in Table 20.200.003. Only uses allowed or conditionally allowed in underlying zoning districts are allowed in areas requiring active ground floor uses.

Table 20.210.003: Arts and Makers Overlay Zone Uses	
Use Category	Permitted Uses
Public and Semi-Public	Cultural institution; day care center; clinics; social service facilities
Commercial	Animal care, sales, and services; artist’s studios; arts exhibition space; banks and financial institutions; eating and drinking establishments; food and beverage sales; nursery and garden centers; personal services; retail sales

20.210.004 Development Standards. The development standards for the underlying base zoning district shall apply, in addition to the following standards.

A. Ground Floor Building Area. At least 50 percent of ground floor building frontage along South Spruce Avenue shown in Figure 20.210.002 must be devoted to active ground floor uses allowed in Table 20.210.003.

B. Ground Floor Depth. Retail and commercial shopfronts shall have a minimum depth of 25 feet.

C. Floor-to-Floor Height. Active ground floor uses shall have a minimum floor-to-floor height of 15 feet and minimum 12 feet clear floor-to-ceiling dimension.

D. Building Frontage Types. The following frontage types are required on the ground floor facing South Spruce Avenue for buildings: arcades, forecourts; shopfronts; and terraces, or similar. See Chapter 20.135.040 (“Frontage Types”) for standards for all building frontages types allowable within the form-based, or transect, zoning districts.

Part 2 – New Form-Based Districts

DIVISION III: FORM-BASED DISTRICT REGULATIONS

20.135 FORM-BASED ZONING DISTRICTS

New Transect Zoning Districts

20.135.020.F: T3 Makers Lindenville (T3ML)

20.135.020.G: T4 Lindenville (T4L)

20.135.020.H: T5 Lindenville (T5L)

20.135.020.F: T3 Makers Lindenville (T3ML)

1. Description

The T3ML zoning district is a low- and medium-intensity mixed use district that supports arts and makers, residential, and industrial uses along the South Linden Avenue corridor. This district supports flex low-rise buildings with diverse frontages that engage private development with the public realm and require ground floor arts and makers uses.

2. Density and Floor Area Ratio

Residential Density (du/ac) ¹	20 min, 60 max.
FAR ²	Total: 1.0 min.; 2.5 max. Nonresidential: 0.5 min., 1.0 max.

3. Building Placement

Build-to Area

Front as measured from back-of-sidewalk	0 ft min. along Linden Avenue, 10 ft min. along all other frontages; 15 ft max.	A
Publicly Accessible Open Space (Parks, Linear Open Space, etc.)	0 ft min.; 20 ft max. Ground floor residential units: 5 ft min.	
Greenways, Pathways and Trails	0 ft with no habitable encroachments	
Building Placement in Front or Open Space Build-to Area	Primary building must extend across a min. 30% of the width of the build-to area.	B
Street side	10 ft min.; 15 ft max.	
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 40% of the width of the build-to area.	C

Primary Building Setbacks

Interior side	0 ft min. Residential: 15 ft min.	E
Rear	0 ft min. Residential: 15 ft min.	F
Lot Coverage	80% max. as measured as the building area above any parking podium	

4. Building Height

Residential Mixed Use: 65 ft max.
Other: 40 ft max.

5. Parking Setback

Front	25 ft min.	G
Street Side	5 ft min.	H
Interior Side	0 ft min.	I
Rear	0 ft min.	J
Curb Cut Access	24 ft max. width; max. 2 per street frontage	K

Surface parking shall not be located between the primary building façade and the street. Surface parking area shall have a maximum width of 65 feet for parcels with parcel width greater than 120 feet, maximum width of 40 feet width for parcels with parcel width greater than 80 feet, for parcels with a parcel width less than 80 feet, all surface parking shall occur behind primary building.

6. Allowed Building Types

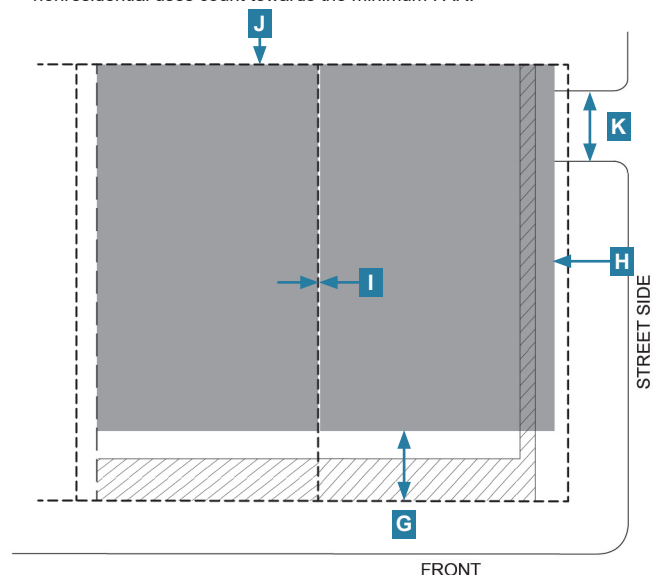
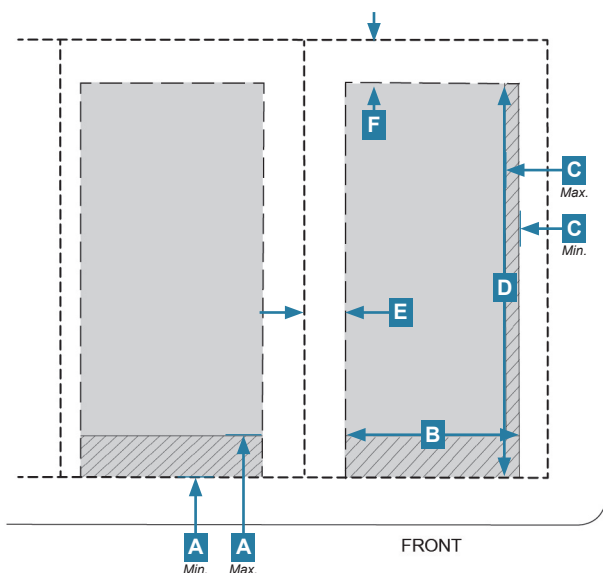
Live/work	See Sec. 20.135.030.G
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J

7. Additional Standards

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

8. Notes

¹See Chapter 20.390 ("Bonus Residential Density") for additional density based on the California State Density Bonus program.
²Ground floor nonresidential uses may be exempt from the maximum FAR, see Chapter 20.040.009 ("Determining Floor Area Ratio"). Ground floor nonresidential uses count towards the minimum FAR.



KEY

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

20.135.020.G: T4 Lindenville (T4L)

1. Intent

The T4L form-based zoning district establishes a mixed use urban area. The district supports medium- to high-intensity mixed use development, with buildings that transition in scale to surrounding residential neighborhoods. Diverse frontages provide a relationship between private development and the public realm and a consistent frontage along the key rights-of-way. Minimum residential densities apply.

2. Density and Floor Area Ratio

Residential Density (du/ac.)¹	80 min, 120 max.
FAR²	Total: 1.25 min.; 3.5 max. Nonresidential: 0.5 max.

3. Building Placement

Build-to Area

Front as measured from back-of-sidewalk	15 ft min. along Spruce Avenue and Railroad Avenue, 10 ft min. along all other frontages; 20 ft max.	A
Publicly Accessible Open Space (Parks, Linear Open Space, etc.)	0 ft min.; 20 ft max. Ground floor residential units: 5 ft min.	
Greenways, Pathways and Trails	5 ft with no habitable encroachments	
Building Placement in Front Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area	B
Street side	0 ft min., 10 ft max.	
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 30% of the width of the build-to area	D
Primary Building Setbacks³		
Interior side	0 ft min. Residential: 15 ft. min	E
Rear	0 ft min. Residential: 15 ft. min	F
Lot Coverage	70% max., as measured as the building area above any parking podium	

4. Building Height

65 ft max.

5. Parking Setback

Front	Shall be screened by habitable uses with a minimum depth of 20 feet	G
Street Side	8 ft min.	H
Interior Side	0 ft min.	I
Rear	5 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 per street frontage or 2 per frontage if curb-but width is less than 10 feet.	K

6. Allowed Building Types

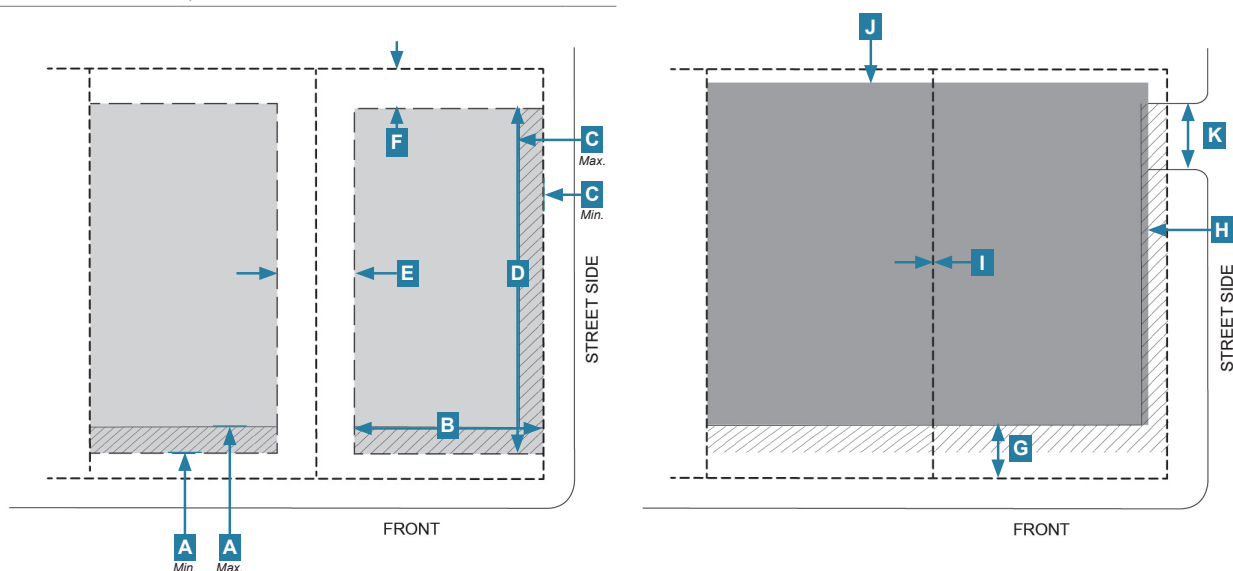
Live/Work	See Sec. 20.135.030.G
Rowhouse	See Sec. 20.135.030.F
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J

7. Additional Standards

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

8. Notes

- ¹See Chapter 20.390 ("Bonus Residential Density") for additional density based on the California State Density Bonus program.
- ²Ground floor nonresidential uses may be exempt from the maximum FAR, see Chapter 20.040.009 ("Determining Floor Area Ratio"). Ground floor nonresidential uses count towards the minimum FAR.
- ³For transition standards adjacent to RL Districts, see Chapter 20.220.010 ("Development Standards").



KEY

----- Lot Line/Development Site	- - - - Building Setback Line	▨ Build-to Area	▤ Buildable Area	■ Surface Parking Area
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20.135.020.H T5 Lindenville (T5L)

1. Intent

The T5L zoning district supports a comfortable and walkable high-intensity urban core. As large sites transition into walkable blocks, the district supports vertical mixed use development with buildings facing the city's corridors as well as internal street networks and publicly accessible open spaces. Diverse frontages provide space for active ground floor uses and shape the relationship between private development and the expanded public realm. Minimum residential densities apply.

2. Density and Floor Area Ratio

Residential Density (du/ac.)¹ 80 min., 140 max.³

FAR² Total: 1.5 min.; 3.75 max.³
Nonresidential: 0.5 max.

3. Building Placement

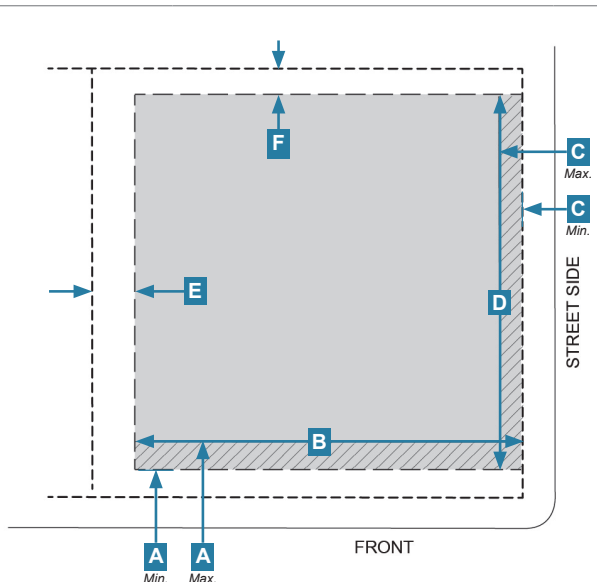
Build-to Area

Front as measured from back-of-sidewalk	15 ft min. along Spruce Avenue and Railroad Avenue, 10 ft min. along all other frontages; 20 ft max.	A
Publicly Accessible Open Space (Parks, Linear Open Space, etc.)	0 ft min.; 20 ft max. Ground floor residential units: 5 ft min.	
Greenways, Pathways and Trails	5 ft with no habitable encroachments	
Building Placement in Front Build-to Area	Primary building must extend across a min. 60% of the width of the build-to area	B
Street side	0 ft min.; 10 ft max.	C
Building Placement in Street Side Build-to Area	Primary building must extend across a min. 50% of the width of the build-to area.	D

Primary Building Setbacks

Interior side	0 ft min. Residential: 15 ft. min	E
Rear	0 ft min.; 10 ft min. adjacent to any non-transect zoning district Residential: 15 ft min.	F

Lot Coverage 70% max.



4. Building Height

85 ft max.²

5. Parking Setback

Front	Shall be screened by habitable uses with a minimum depth of 20 feet	G
Street Side	8 ft min.	H
Interior Side	0 ft min.	I
Rear	5 ft min.	J
Curb Cut Access	20 ft max. width; max. 1 street frontages up to 300 feet, max. 2 for street frontages exceeding 300 feet	K

6. Allowed Building Types

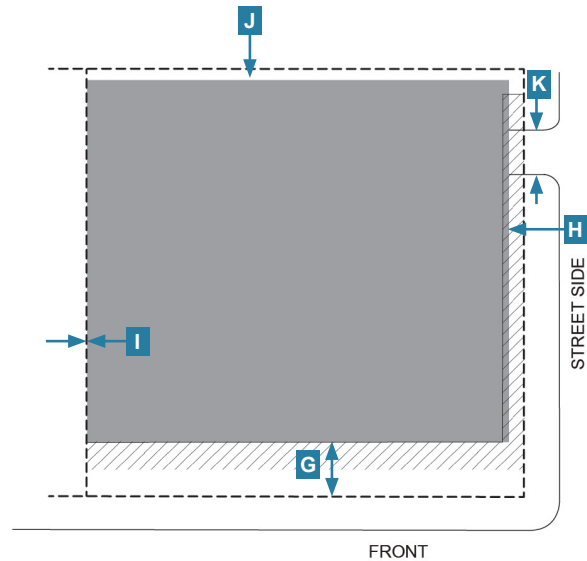
Live/work	See Sec. 20.135.030.G
Multiplex	See Sec. 20.135.030.H
Flex Low-Rise	See Sec. 20.135.030.I
Flex Mid-Rise	See Sec. 20.135.030.J
Flex High-Rise ⁴	See Sec. 20.135.030.K

7. Additional Standards

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

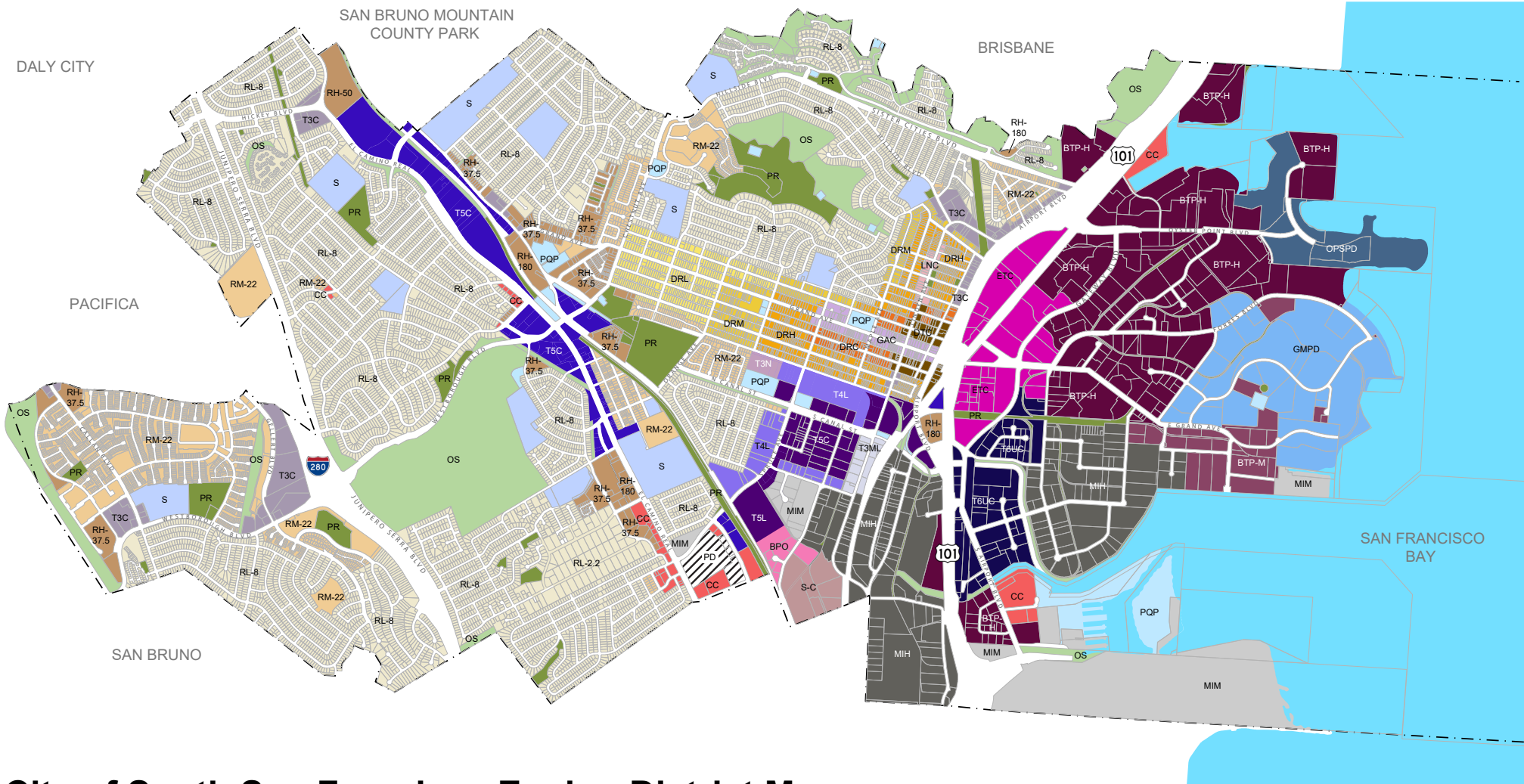
8. Notes

- See Chapter 20.390 ("Bonus Residential Density") for additional density based on the California State Density Bonus program.
- Ground floor nonresidential uses may be exempt from the maximum FAR, see Chapter 20.040.009 ("Determining Floor Area Ratio"). Ground floor nonresidential uses count towards the minimum FAR.
- For Height Incentive Overlay standards, see Chapter 20.160 ("Height Incentive (HI) Overlay").
- The Flex High-Rise type is only allowed for development projects that meet the requirements of the Height Incentive Overlay, see Chapter 20.160 ("Height Incentive (HI) Overlay")



KEY

----- Lot Line/Development Site - - - - Building Setback Line ▨ Build-to Area ▩ Buildable Area ■ Surface Parking Area



City of South San Francisco Zoning District Map

- | | | | |
|-----------------------------------|---|---|------------------------------|
| Low Density Residential (RL) | Linden Neighborhood Center (LNC) | Mixed Industrial Medium (MIM) | T3 Neighborhood (T3N) |
| Medium Density Residential (RM) | Grand Avenue Core (GAC) | Mixed Industrial High (MIH) | T3 Corridor (T3C) |
| High Density Residential (RH) | Downtown Transit Core (DTC) | Public/Quasi-Public (PQP) | T3 Makers Lindenville (T3ML) |
| Downtown Residential-Low (DRL) | Community Commercial (CC) | School (S) | T4 Lindenville (T4L) |
| Downtown Residential-Medium (DRM) | East Transit Core (ETC) | Parks and Recreation (PR) | T5 Corridor (T5C) |
| Downtown Residential-High (DRH) | Business and Professional Office (BPO) | Open Space (OS) | T5 Lindenville (T5L) |
| Downtown Residential Core (DRC) | Business Technology Park-Medium (BTP-M) | Oyster Point Specific Plan District (OPSPD) | T6 Urban Core (T6UC) |
| | Business Technology Park-High (BTP-H) | Genentech Master Plan District (GMPD) | Planned Development (PD) |
| | | Southline Campus Specific Plan District (S-C) | |



City of South San Francisco
 Planning Division
 Zoning Code Update

