



City of South San Francisco

City Council

Zoning Ordinance: ORD 1656-2024

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

File Number: 24-342

Enactment Number: ORD 1656-2024

ORDINANCE AMENDING TITLE 20 OF THE SOUTH SAN FRANCISCO MUNICIPAL CODE TO MAKE MINOR REVISIONS, CORRECTIONS, AND CLARIFICATIONS; MODIFY AND ADD DEVELOPMENT STANDARDS TO IMPLEMENT HOUSING ELEMENT PROGRAMS AND POLICIES; AND UPDATE REGULATIONS PERTAINING TO ACCESSORY DWELLING UNITS.

WHEREAS, in October of 2022, the City Council for the City of South San Francisco (“City”) adopted a comprehensive update to the City’s Zoning Ordinance, which update included (i) an entirely new Title 20 replacing the existing Zoning Ordinance; and (ii) an entirely new Zoning Map replacing the City’s existing Zoning Map (collectively, “Zoning Ordinance Update” or “ZOU”), and such Zoning Ordinance Update was prepared to ensure consistency with the 2040 General Plan Update and the Climate Action Plan Update; and

WHEREAS, since adoption of the Zoning Ordinance in October 2022, with continued use and implementation of the Ordinance, the City has identified areas of the Zoning Ordinance that require minor refinement, clarification, and/or correction; and

WHEREAS, the City staff has drafted proposed revisions to the City’s Zoning Ordinance to address the identified areas that require correction (“Zoning Amendments” or “Amendments” attached hereto as Exhibit A); and

WHEREAS, the Zoning Ordinance was adopted after preparation, circulation, consideration, and adoption of an Environmental Impact Report (“2040 General Plan EIR”) for the 2040 General Plan Update, Climate Action Plan Update, and Zoning Ordinance Update in accordance with the California Environmental Quality Act, Public Resources Code Sections 21000, et seq. (“CEQA”), which analyzed the environmental impacts of adopting the 2040 General Plan Update, Climate Action Plan Update, and Zoning Ordinance Update and concluded that adoption of the 2040 General Plan Update, Climate Action Plan Update, and Zoning Ordinance Update could not have a significant effect on the environment because none of the impacts required to be analyzed under CEQA would exceed established thresholds of significance; and

WHEREAS, the minor refinements, clarifications, and/or corrections set forth in this Zoning Amendment are minor in nature, the adoption of which would not result in any new significant environmental effects or a substantial increase in the severity of any previously identified effects beyond those disclosed and analyzed in the 2040 General Plan EIR prepared and circulated for the 2040 General Plan Update,

Climate Action Plan Update, and Zoning Ordinance Update nor do the refinements, clarifications, and/or corrections constitute a change in the project or change in circumstances that would require additional environmental review; and

WHEREAS, the modifications to regulations pertaining to ADUs are also statutorily exempt from CEQA pursuant to Section 21080.17 of the Public Resources Code because they are implementing the provisions of Government Code Section 66314 *et seq.*; and

WHEREAS, it is also staff's evaluation that the proposed changes and clarifications are not subject to the requirements of CEQA pursuant to CEQA Guidelines Section 15601(b)(3) because it can be seen with certainty that there is no possibility that the proposed changes and clarifications may have a significant effect on the environment; and

WHEREAS, on April 18, 2024, the Planning Commission for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the proposed Zoning Amendments and associated CEQA determination, take public testimony; following the public hearing, the Planning Commission adopted Resolution No. 2942-2024 making findings and a determination under CEQA and recommending the City Council adopt an ordinance implementing the Zoning Amendments; and

WHEREAS, on May 22, 2024, the City Council for the City of South San Francisco held a lawfully noticed public hearing to solicit public comment and consider the CEQA finding and the proposed Zoning Amendments, take public testimony, and consider the recommendation of the Planning Commission on the proposed revisions to the City's Zoning Ordinance.

NOW, THEREFORE, BE IT 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 Zoning Amendments; and all reports, minutes, and public testimony submitted as part of the City Council's duly noticed May 22, 2024 meeting; 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 does hereby ORDAIN as follows:

SECTION I. FINDINGS

A. General Findings

1. The foregoing recitals are true and correct and made a part of this Ordinance.
2. The Zoning Amendments, attached to this Ordinance as Exhibit A, are incorporated by reference and made a part of this Ordinance, as if set forth fully herein.
3. The minor refinements, clarifications, and/or corrections set forth in the Zoning Amendments, attached to this Ordinance as Exhibit A, are minor in nature, the adoption of which would not result in any new significant environmental effects or a substantial increase in the severity of any previously identified effects beyond those disclosed and analyzed in the 2040 General Plan EIR prepared for the 2040 General Plan Update, Climate Action Plan Update and Zoning Ordinance Update, nor do the refinements, clarifications, and/or corrections constitute a change in the project or change in circumstances that would require additional environmental review. Additionally, the modifications to regulations pertaining to ADUs are statutorily exempt from CEQA pursuant to Section 21080.17 of the Public Resources Code because they are implementing the provisions of Government Code Section 66314 *et seq.* Furthermore, the proposed changes and clarifications are also not subject to the requirements of CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility that the proposed changes and clarifications may have a significant effect on the environment.
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 Chief Planner.

B. Zoning Amendment Findings

1. The proposed Zoning Amendments are consistent with the 2040 General Plan because the Ordinance Amendments will continue to reinforce many of the 2040 General Plan policies maintaining a balanced land use program and is consistent with the City's overall vision for the proper location of uses. None of the new or revised definitions, tables, figures, policies, standards, and land uses will conflict with or impede achievement of any of the goals, policies, or land use designations established in the 2040 General Plan. The proposed amendments including revisions to the ADU regulations are also consistent with state law requirements.
2. The areas of the City impacted by the proposed Zoning Amendments are suitable for the proposed uses in terms of access, size of parcel, relationship to similar or related uses, and other considerations because the minor revisions, corrections, and clarifications will not alter the existing uses permitted in the Zoning Ordinance and will further ensure orderly development.
3. The proposed Zoning Amendments are not detrimental to the use of land in any adjacent zone because the minor revisions, corrections, and clarifications will ensure that the Zoning

Ordinance is consistent and accurate and none of the Amendments will change any of the existing zoning districts.

SECTION II. AMENDMENTS.

The City Council hereby amends the following sections, included as Exhibit A, of the South San Francisco Municipal Code to read as set forth in Exhibit A. Sections, subsections, subdivisions, tables, paragraphs, and texts that are not amended by this Ordinance are not included in Exhibit A, and shall remain in full force and effect.

SECTION III. 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 IV. PUBLICATION AND EFFECTIVE DATE.

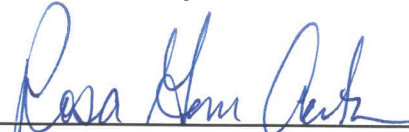
Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in the City 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 22nd day of May, 2024.

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At a meeting of the City Council on 6/12/2024, a motion was made by Councilmember Nagales, seconded by Vice Mayor Flores, that this Zoning Ordinance be adopted. The motion passed.

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

Attest by 
Rosa Govea Acosta, City Clerk

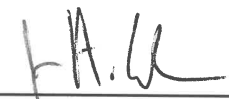

James Coleman, Mayor

Exhibit A to City Council Ordinance

Amendments to Title 20 of the South San Francisco Municipal Code

The following chapters of the South San Francisco Municipal Code are amended as shown here. Sections, subsections, subdivisions, tables, paragraphs and texts that are not amended by this Ordinance and Exhibit A are not included and shall remain in full force and effect.

1. Revisions to Chapter 20.010 “Title, Components, and Purposes” under Title 20

Chapter 20.010 (Title, Components, and Purposes)

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Section 20.010.003 (Structure of Zoning Regulations)

A. **Organization of Regulations.** This Ordinance consists of seven divisions:

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5. Division V: Citywide Standards
6. Division VI: Administration and Procedures
7. Division VII: Uses and Definitions

B. **Types of Regulations.** Four types of zoning regulations control the use and development of property:

1. **Land Use Regulations.** These regulations specify land uses permitted, conditionally permitted or specifically prohibited in each zoning district, and include special requirements, if any, applicable to specific uses. Land use regulations for conventional base zoning districts are located in Division II (“Conventional Base Zoning Districts”) and land use regulations for form-based zoning districts are located in Division III (“Form-Based Zoning Districts”). Land use regulations for overlay districts and specific plan districts are in Division IV (“Overlay and Specific Plan Districts”). Certain regulations, applicable in some or all of the districts, and performance standards which govern special uses, are in Division V (“Citywide Standards”).
2. **Development Regulations.** These regulations control the height, bulk, location and appearance of structures on development sites. Development regulations for conventional base zoning districts are located in Division II (“Conventional Base Zoning Districts”) and development regulations for form-based zoning districts are located in Division III (“Form-Based Zoning Districts”). Development regulations for overlay districts and specific plan districts are located in Division IV (“Overlay and Specific Plan Districts”). Certain development regulations, applicable to some or all districts are in Division V (“Citywide Standards”). These include regulations for specific uses, development and site regulations, performance standards, parking, sign, antennas and wireless communications and nonconforming uses.

3. **Administrative Regulations.** These regulations contain detailed procedures for the administration of this Ordinance, and include common procedures, processes and standards for discretionary entitlement applications and other permits. Administrative regulations are in Division VI (“Administration and Procedures”).
4. **General Uses and Terms.** Division VII (“Uses and Definitions”) provides a list of use classifications and a list of terms and definitions used in the Ordinance.

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Section 20.010.007 (Effect on Previously Approved Projects and Projects in Progress)

Any building or structure for which a Building Permit has been issued, may be completed and used in accordance with the plans, specifications and permits on which said Building Permit was granted, provided at least one Building inspection has been requested and posted for the primary structure on the site where the permit is issued and provided construction is diligently pursued and completed within six months of permit issuance. Any building or structure for which a Planning Permit has been issued may be completed and used in accordance with the plans, specifications and permits on which said Planning Permit was granted, provided that Planning Permits shall expire if no Building Permit is granted within two years, with an option to request a time extension not exceeding one year beyond the initial two-year period unless otherwise governed by an adopted Development Agreement by the City Council. As used in this Section, “Planning Permit” shall include any Precise Plan, Use Permit, Variance, Design Review, Site Clearance, or other approval or entitlement for development and/or use of property as required by the City. No extensions of time except as provided for in the California Building Code shall be granted for commencement of construction, unless the applicant has secured an allowed permit extension from the Planning Division.

2. **Revisions to Chapter 20.020 “Zoning Districts, Zoning Map, and Boundaries” under Title 20**

Chapter 20.020 (Zoning Districts, Zoning Map, and Boundaries)

Section 20.020.001 (Districts Established)

The City shall be classified into districts or zones, the designation and regulation of which are set forth in this Ordinance and as follows.

- A. **Base Zoning Districts.** Base zoning districts into which the City is divided are established as follows:

Table 20.020.001(A): Base Zoning Districts		
Base Zoning District Group	Base Zoning District – Abbreviation	Base Zoning District – Full Name
Residential Zoning Districts	RL*	Low Density Residential
	RM	Medium Density Residential
	RH*	High Density Residential
Downtown Residential Zoning Districts	DRL	Downtown Residential – Low

Table 20.020.001(A): Base Zoning Districts

Base Zoning District Group	Base Zoning District – Abbreviation	Base Zoning District – Full Name
	DRM	Downtown Residential – Medium
	DRH	Downtown Residential – High
Downtown/Caltrain Station Area Zoning Districts	DRC	Downtown Residential Core
	LNC	Linden Neighborhood Center
	GAC	Grand Avenue Core
	DTC	Downtown Transit Core
	ETC	East of 101 Transit Core
Non-Residential Zoning Districts	CC	Community Commercial
	BPO	Business and Professional Office
	BTP-M	Business Technology Park – Medium
	BTP-H	Business Technology Park – High
	MIM	Mixed Industrial Medium
	MIH	Mixed Industrial High
Civic Zoning Districts	PQP	Public/Quasi-Public
	S	School
	PR	Parks and Recreation
	OS	Open Space
Other Base Zoning Districts	PD	Planned Development
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

*Numerical designators denote the maximum density allowed in each sub-district (RL-2.2, RL-8, etc.)

B. **Specific Plans and Master Plans.** Specific Plan and Master Plan Areas are established as follows:

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

- C. **Overlay Zoning Districts.** Overlay zoning districts, one or more of which may be combined with a base district, are established as follows:

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	Floodplain/ Sea Level Rise Overlay

Section 20.020.002 (Official Maps and District Boundaries)

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- D. **Uncertainty of Boundaries.** If an uncertainty exists as to the boundaries of any district shown on the Official Zoning Map, the following rules shall apply:

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- 6. Where any private right-of-way or easement of any railroad, railway, transportation or public utility company is vacated or abandoned and said property is unclassified, said property shall be automatically classified as being in the Public /Quasi-Public (PQP) district.

3. Revisions to Chapter 20.040 “Rules of Measurement” under Title 20

Chapter 20.040 (Rules of Measurement)

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Section 20.040.003 (Fractions)

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- B. **Exception for State Affordable Housing Density Bonus.** For projects eligible for bonus density pursuant to Government Ordinance Section 65915 or any successor statute, and Chapter 20.390 (“Bonus Residential Density”), any fractional number of permitted bonus density units shall be rounded up to the next whole number.

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Section 20.040.009 (Determining Floor Area Ratio)

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- A. **Excluded from Floor Area in Calculating FAR.**

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- 3. ***Parking for Non-residential.*** Building area devoted to structured or covered parking for non-residential projects.
- 4. ***Ground Floor Non-residential Uses in Select Areas.*** Active ground floor uses in a new mixed-use or non-residential development east of 101 and in the T3ML, T4L, T5L, and T5C zoning districts. Non-residential 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.

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Section 20.040.010 (Determining Lot Coverage)

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- A. Unenclosed and unroofed decks, uncovered patio slabs, porches, landings, balconies and stairways less than 30 inches in height;

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Section 20.040.012 (Determining Setbacks (Yards))

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- A. **Yards on Lanes.**

- 1. A through lot that abuts a street and a parallel alley is considered to have two front yards.

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- B. **Yards Abutting Planned Street Expansions.** If a property abuts an existing or proposed street for which the existing right-of-way is narrower than the right-of-way ultimately required for the street, the required setback shall be measured from the edge of the future right-of-way.

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Section 20.040.013 (Measuring Signs)

The calculations of measurements related to signs are described in Section 20.360.004(E) (“Rules of Measurement”).

3. Revisions to Chapter 20.060 “Establishment of Conventional Zoning Districts” under Title 20

Chapter 20.060 (Establishment of Conventional Zoning Districts)

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Section 20.060.002 (Establishment of Zoning Districts)

The City shall be classified into zoning districts or zones, the designation and regulation of which are set forth in this Title as follows:

Table 20.060.002: Conventional Zoning Districts			
Chapter	Abbrev.	Zoning District Name	Zoning District Description
Chapter 20.070, Residential Zoning Districts	RL2.2, RL-8	Low Density Residential	The two RL districts provide for detached and attached single-family residential development. They also support residential care facilities, park and recreation facilities, civic and institutional uses. The RL districts implement the General Plan’s San Mateo County Low Density Residential and Low Density Residential land use designations.
	RM-22	Medium Density Residential	The RM-22 district provides for attached or detached single-family housing, duplexes, triplexes, fourplexes, and townhouses. It also supports residential care facilities, service-enriched housing, park and recreation facilities, and civic and institutional uses. The RM-22 district implements the General Plan’s Medium Density Residential land use designation.
	RH-37.5, RH-50, RH-180	High Density Residential	The three RH districts provide areas for a mix of residential development with a variety of multifamily housing choices, including townhouses and apartment buildings. They also support residential care facilities, group residential homes, service-enriched housing, parks and recreation facilities, and civic and institutional uses. The RH district implements the General Plan’s Medium High Density Residential and High Density Residential land use designations.
Chapter 20.080, Downtown Residential Zoning Districts	DRL	Downtown Residential – Low	The DRL district provides for attached or detached single-family housing, duplexes, triplexes, fourplexes, townhouses, care facilities, family day care, park and recreation facilities, and civic and institutional uses in the Downtown. The DRL district implements the General Plan’s Medium Density Residential land use designation.
	DRM	Downtown Residential – Medium	The DRM district provides for attached or detached single-family housing, duplexes, triplexes, fourplexes, townhouses, care facilities, family day care, park and recreation facilities, and civic and institutional uses in the Downtown. The DRM district implements the General Plan’s Medium High Density Residential land use designation.
	DRH	Downtown Residential – High	The DRH district provides for a mix of residential development with a variety of multifamily housing choices, including townhouses and apartment buildings, care facilities, family day care, park and recreation facilities, and civic and institutional uses in the Downtown. The DRH district implements the General Plan’s High Density Residential land use designation.
Chapter 20.090, Downtown / Caltrain	DRC	Downtown Residential Core	The DRC district provides for a higher density mix of residential housing types, compatible in scale with adjacent Downtown residential districts. The DRC district implements the General Plan’s Downtown Residential Core land use designation.

Table 20.060.002: Conventional Zoning Districts

Chapter	Abbrev.	Zoning District Name	Zoning District Description
Station Area Zoning Districts	LNC	Linden Neighborhood Center	The LNC district provides for mixed-use and live-work development, with retail, commercial, and service uses at the ground floor and residential uses above. The LNC district implements the General Plan’s Linden Neighborhood Center land use designation.
	GAC	Grand Avenue Core	The GAC district builds on the historic layout of the old Downtown while providing additional capacity for residential and commercial uses and a nearly continuous retail frontage with high density residential above. The GAC district implements the General Plan’s Grand Avenue Core land use designation.
	DTC	Downtown Transit Core	The DTC district provides sites for mixed-use development and the highest residential densities in the Downtown. It supports active ground floor uses and high intensity development that generates pedestrian traffic and increased transit ridership. The DTC district implements the General Plan’s Downtown Transit Core land use designation.
	ETC	East of 101 Transit Core	The ETC is located just east of the Caltrain tracks and is intended to provide a location for the highest intensity office, R&D or residential uses. The ETC district implements the General Plan’s East of 101 Transit Core land use designation.
Chapter 20.100, Non-Residential Zoning Districts	CC	Community Commercial	The CC district provides areas for locally oriented retail and service uses, shopping centers, hotels, community-serving offices, restaurants, retail, public, and similar and compatible uses. The CC district implements the General Plan’s Community Commercial designation.
	BPO	Business and Professional Office	The BPO district provides areas for development of administrative, financial, business, professional, medical and public offices, and research and development at locations close to transit stations, as well as limited retail development. The BPO district implements the General Plan’s Business and Professional Office designation.
	BTP-M	Business Technology Park – Medium	The BTP-M district provides area for campus-like environments for corporate headquarters, research and development facilities, and offices. Typical uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, publishing and printing, as well as offices and research and development facilities. Limited warehousing, distribution, manufacturing, retail and service uses are allowed. The BTP-M district implements the General Plan’s Business Technology Park land use designation.
	BTP-H	Business Technology Park-High	The BTP-H district provides area for campus-like environments for corporate headquarters, research and development facilities, and offices. Typical uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, publishing and printing, as well as offices and research and development facilities. Warehousing, distribution, manufacturing, retail, personal services, grocery and hotel uses are also allowed. The BTP-H district implements the General Plan’s Business Technology Park High land use designation.
	MIM	Mixed Industrial Medium	The MIM district supports a wide range of manufacturing, processing, general service, warehousing, storage and distribution, and service commercial uses. The MIM district implements the General Plan’s Mixed Industrial land use designation.
	MIH	Mixed Industrial High	The MIH district supports a wide range of manufacturing, processing, general service, warehousing, storage and distribution, and service commercial uses. The MIH district implements the General Plan’s Mixed Industrial High land use designation.
Chapter 20.110, Civic Zoning Districts	PQP	Public	The PQP district is reserved for government-owned facilities, civic uses, and public utilities. It includes government offices, the library, and the sewer treatment plant. The PQP district implements the General Plan’s Public land use designation.
	S	School	The S district is reserved for school sites and facilities. It implements the General Plan’s School land use designation.

Table 20.060.002: Conventional Zoning Districts			
Chapter	Abbrev.	Zoning District Name	Zoning District Description
	PR	Parks and Recreation	The PR district is reserved for parks and recreation facilities, including parks, public golf courses, and greenways. It implements the General Plan's Parks and Recreation land use designation.
	OS	Open Space	The OS district is reserved for the protection of environmentally sensitive areas, including site slopes greater than 30 percent, sensitive habitats, wetlands, creeks, areas subject to flooding, and power transmission line corridors. It implements the General Plan's Open Space land use designation.

4. Revisions to Chapter 20.070 “Residential Zoning Districts” under Title 20

Chapter 20.070 (Residential Zoning Districts)

Section 20.070.001 (Purpose and Applicability)

The purpose of the residential zoning districts is to:

- A. Accommodate a range of housing types consistent with the City's General Plan;
- B. Preserve, protect, and enhance the character of the City's different residential neighborhoods and enhance the quality of life for the City's residents;
- C. Ensure adequate light, air, privacy, and open space for each dwelling;
- D. Ensure that all future development and alterations to existing structures are compatible with surrounding homes and appropriate to the physical characteristics of the site and the area where the project is proposed; and
- E. Provide sites for public and semi-public land uses such as parks, libraries, and religious assembly uses to serve residents and complement surrounding residential development.

Section 20.070.002 (Use Regulations)

Table 20.070.002: Use Regulations – Residential Zoning Districts, lists the uses permitted in the residential zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.070.002: Use Regulations – Residential Zoning Districts						
Use Classification	RL-2.2	RL-8	RM-22	RH-37.5 and RH-50	RH-180	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
Residential Uses						
Dwelling, Single-Unit						
<i>Detached</i>	P	P	P	P	P	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
<i>Semi-Attached</i>	P	P	P	P	P	
<i>Attached</i>	P	P	P	P	P	
<i>SB 9 Unit</i>	P	P	—	—	—	

Table 20.070.002: Use Regulations – Residential Zoning Districts						
Use Classification	RL-2.2	RL-8	RM-22	RH-37.5 and RH-50	RH-180	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
Dwelling, Multiple-Unit						
<i>Duplex</i>	—	—	P	—	—	See Chapter 20.300, Airport Land Use Plan Compatibility Consistency
<i>Multifamily</i>	—	—	P	P	P	
<i>Senior Citizen Residential</i>	C	C	C	P	P	
Group Residential	—	—	P	P	P	See Chapter 20.350, Group Residential
Live-Work	—	—	—	—	P	See Chapter 20.350, Live-Work Units
Mobile Home Park	—	—	C	C	—	See Chapter 20.350, Mobile Home Parks
Residential Care Facility						
<i>General</i>	—	—	C	C	C	Subject to State licensing requirements
<i>Limited</i>	P	P	P	P	P	Subject to State licensing requirements
<i>Senior</i>	—	—	C	M	M	Subject to State licensing requirements
Supportive Housing						
<i>Domestic Violence Shelter</i>	—	—	P ¹	P ¹	P ¹	See Chapter 20.350, Domestic Violence Shelter
<i>Low Barrier Navigation Center</i>	—	—	P	P	P	Subject to CA Government Code Section 65660 – 65668 Standards
<i>Permanent Supportive Housing</i>	—	—	P	P	P	Subject to CA Government Code Section 65650 – 65656 Standards
Public and Semi-Public Uses						
College and Trade School, Public or Private	—	—	C ²	C ²	C ²	
Community Assembly						
<i>Small</i>	—	M	M	M	P	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Community Assembly, Small and Large
<i>Large</i>	—	C	C	C	C	
Community Garden	P	P	P	P	P	
Cultural Institution	—	C	C	C	C	
Day Care Center	—	P	P	P	P	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Day Care Centers
Elderly and Long-Term Care	—	C	C	C	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Government Offices	—	—	—	C	C	
Park and Recreation Facilities, Public	P	P	P	P	P	
Public Safety Facilities	C	C	C	C	C	
Schools, Public or Private	—	C	C	C	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Social Service Facilities	—	—	—	M	M	See Chapter 20.350, Social Service Facilities
Commercial Uses						

Table 20.070.002: Use Regulations – Residential Zoning Districts						
Use Classification	RL-2.2	RL-8	RM-22	RH-37.5 and RH-50	RH-180	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
Crop Production, Limited	M	M	M	M	M	
Lodging						
<i>Bed and Breakfast</i>	M	M	M	M	M	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Bed and Breakfast Lodging
<i>Short-Term Vacation Rental</i>	P	P	P	P	P	See Chapter 20.350, Short-Term Vacation Rentals
Offices						
<i>Business and Professional</i>	—	—	—	C ³	C ³	
<i>Medical and Dental</i>	—	—	—	C ³	C ³	
<i>Walk-In Clientele</i>	—	—	—	C ³	C ³	
Personal Services						
<i>General Personal Services</i>	—	—	—	C ³	C ³	See Chapter 20.350, Personal Services
<i>Instructional Services</i>	—	—	—	C ³	C ³	
Transportation, Communication, and Utilities Uses						
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					
Utilities, Major	C	C	C	C	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Utilities, Minor	P	P	P	P	P	
Accessory Uses - See Chapter 20.350, Accessory Uses, for Additional Regulations						
Accessory Dwelling Unit	See Chapter 20.350, Accessory Dwelling Units					
Family Day Care Home						
<i>Small</i>	P	P	P	P	P	See Chapter 20.350, Family Day Care Homes
<i>Large</i>	P	P	P	P	P	
Home Occupations	P	P	P	P	P	See Chapter 20.350, Home Occupations
Temporary Uses						
Temporary Use	See Chapter 20.340, Temporary Uses					

Notes:

1. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.
2. Only on parcels with access from boulevard or connector streets.
3. Limited to sites with a maximum gross site area of 6,500 square feet and located on a boulevard or connector street.

Section 20.070.003 (Development Standards)

Table 20.070.003, Development Standards – Residential Zoning Districts establishes the development standards for the residential zoning districts. The numbers in the figure below are keyed to corresponding regulations in the table. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

...

Table 20.070.003: Development Standards – Residential Zoning Districts							
Standard	RL-2.2	RL-8	RM-22	RH-37.5	RH-50	RH-180	Key
Minimum Density ¹	—	—	15 du/ac or existing density,	25 du/ac or existing density,	40 du/ac or existing density,	80 du/ac or existing density,	

Table 20.070.003: Development Standards – Residential Zoning Districts

Standard	RL-2.2	RL-8	RM-22	RH-37.5	RH-50	RH-180	Key
			whichever is greater	whichever is greater	whichever is greater	whichever is greater	
Maximum Density	2.2 du/ac (A)	8 du/ac (A)	22 du/ac (A)	37.5 du/ac (A)	50 (A)	180 du/ac (A)	
Lot Size							
<i>Min. Lot Area</i>	32,600 sf (B)	5,000 sf (B)	5,000 sf (B)	5,000 sf (B)	5,000 sf (B)	20,000 sf (B)	
<i>Min. Lot Area, Corner</i>	32,600 sf (B)	6,000 sf (B)	6,000 sf (B)	6,000 sf (B)	6,000 sf (B)	No min (B)	
<i>Min. Lot Width</i>	120 ft	50 ft	50 ft	50 ft	50 ft	50 ft	1
<i>Min. Lot Width, Corner</i>	120 ft	60 ft	60 ft	60 ft	60 ft	—	2
<i>Min. Lot Depth</i>	—	80 ft	80 ft	80 ft	80 ft	—	3
<i>Floor Area Ratio (FAR)</i>	0.5 or 2,000 sf, whichever is greater	0.5 or 2,000 sf, whichever is greater	1.0 or 2,000 sf, whichever is greater	—	—	—	
Max. Lot Coverage	40%	50%	50%	65%	65%	85%	4
Building Height							
<i>Max. Primary Building (ft/stories)</i>	30 ft/2 stories	28 ft/2 stories (D)	35 ft/3 stories (F)	50 ft/4 stories (D)	50 ft/4 stories (D)	85 ft (D)	
<i>Max. Accessory Building</i>	12 ft if a floor slab is used; 15 ft if floor joist construction is used						
Setbacks (B)							
<i>Min. Front Setback</i>	20 ft (B) (C)	15 ft (B) (C)	15 ft (B)	15 ft (B)	15 ft (B)	10 ft (B)	5
<i>Min. Interior Side Setback</i>	10 ft; 4 ft for SB9 units	5 ft (H); 4 ft for SB9 units	5 ft (F) (H)	5 ft for the first two stories; 10 ft thereafter (E) (G) (H)	5 ft for the first two stories; 10 ft thereafter (E) (G) (H)	10 ft (E) (G) (H)	6
<i>Min. Street Side Setback</i>	10 ft; 4 ft for SB9 units (C)	10 ft; 4 ft for SB9 units (C)	10 ft	10 ft	10 ft	10 ft	7
<i>Min. Rear Setback</i>	20 ft (I)	20 ft (I)	20 ft (F) (I)	10 ft for the first 2 stories; 15 ft thereafter (E) (I)	10 ft for the first 2 stories; 15 ft thereafter (E) (I)	0 ft (B) (E) (I)	8
Landscaping and Open Space							
<i>Min. Private Open Space</i>	—	150 sf/unit	80 sf/unit	80 sf/unit	80 sf/unit	—	
<i>Min. Private Open Space Dimension</i>	8 ft when located on the ground level; 6 ft when located above the ground level						
<i>Min. Common Open Space</i>	—	—	100 sf/unit	100 sf/unit	100 sf/unit	150 sf/unit	
<i>Min. Common Open Space Dimension</i>	20 ft	20 ft	20 ft	20 ft	20 ft	20 ft	9
<i>Min. Landscaping</i>	—	—	10%	10%	10%	10%	

Notes:

1. No net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

...

B. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310.002 (“General Site and Building Design”).

...

D. **Height.**

...

2. **Maximum Height.** See Section 20.300.003 (“Airport Land Use Compatibility Plan Consistency”) for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

E. **Transitional Standards.**

1. Where a development abuts a district with a lower maximum height, transitional height standards apply. See Section 20.310.004(B)(5) (“Transitional Standards”).

...

3. A landscaped planting area, a minimum of five feet in width, shall be provided in the RH district wherever the RH district abuts a district with a lower maximum height. Trees shall be planted in this area at a minimum interval of 15 feet.

...

H. **Reduced Side Setbacks.**

1. When the existing side yard setback is less than five feet, setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, side yard setbacks shall be no closer than three feet to the side property line.
2. **Side Yard Setback for Substandard Lots.** The side yard on any lot with an average width of 50 feet or less shall be a minimum of 10 percent of the lot width, but in no case less than three feet.

I. **Reduced Rear Setbacks.** When the existing rear yard setback is less than 20 feet, setbacks may be extended on the ground level only and by no more than 50 percent of the existing wall length. In all instances, rear yard setbacks shall be no closer than 16 feet to the rear property line.

Section 20.070.004 (Supplemental Standards)

A. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310 (“Site and Building Design Standards”) as appropriate.

...

5. **Revisions to Chapter 20.080 “Downtown Residential Districts” under Title 20**

Chapter 20.080 (Downtown Residential Districts)

...

Section 20.080.002 (Use Regulations)

Table 20.080.002: Use Regulations – Downtown Residential Zoning Districts, lists the uses permitted in the Downtown residential zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.080.002: Use Regulations – Downtown Residential Zoning Districts				
Use Classification	DRL	DRM	DRH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>				
Residential Uses				
Dwelling, Single-Unit				
<i>Detached</i>	P	— ¹	— ¹	
<i>Semi-Attached</i>	P	— ¹	— ¹	
<i>Attached</i>	P	— ¹	— ¹	
Dwelling, Multiple-Unit				
<i>Duplex</i>	P	—	—	
<i>Multifamily</i>	P	P	P	
<i>Senior Citizen Residential</i>	P	P	P	
Group Residential	—	M	M	See Chapter 20.350, Group Residential
Live-Work	M	M	M	See Chapter 20.350, Live-Work Units
Residential Care Facility				
<i>General</i>	C	C	C	Subject to State licensing requirements
<i>Limited</i>	P	P	P	Subject to State licensing requirements
<i>Senior</i>	C	C	M	Subject to State licensing requirements
Supportive Housing				
<i>Domestic Violence Shelter</i>	P ²	P ²	P ²	See Chapter 20.350, Domestic Violence Shelter.
<i>Low Barrier Navigation Center</i>	P	P	P	Subject to CA Government Code Section 65660 - 65668 Standards
<i>Permanent Supportive Housing</i>	P	P	P	Subject to CA Government Code Section 65651 - 65656 Standards
Public and Semi-Public Uses				
College and Trade School, Public or Private	—	—	M	
Community Assembly				
<i>Small</i>	M	M	P	See Chapter 20.350, Community Assembly, Small and Large
<i>Large</i>	C	C	C	
Community Garden	P	P	P	
Cultural Institution	C	C	C	
Day Care Center	P	P	P	See Chapter 20.350, Day Care Centers
Elderly and Long-Term Care	C	C	C	
Government Offices	—	—	C	
Park and Recreation Facilities, Public	P	P	P	
Public Safety Facilities	C	C	C	
Schools, Public or Private	C	C	C	
Social Service Facilities	—	—	M	See Chapter 20.350, Social Service Facilities
Commercial Uses				

Table 20.080.002: Use Regulations – Downtown Residential Zoning Districts				
Use Classification	DRL	DRM	DRH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>				
Commercial Entertainment and Recreation				
<i>Indoor Sports and Recreation</i>	—	—	C	
Lodging				
<i>Bed and Breakfast</i>	M	M	M	See Chapter 20.350, Bed and Breakfast Lodging
<i>Short-Term Vacation Rental</i>	P	P	P	See Chapter 20.350, Short-Term Vacation Rentals
Offices				
<i>Business and Professional</i>	—	—	C	
<i>Medical and Dental</i>	—	—	C	
<i>Walk-In Clientele</i>	—	—	C	
Personal Services				
<i>General Personal Services</i>	—	—	C	See Chapter 20.350, Personal Services
<i>Instructional Services</i>	—	—	C	
<i>Tattoo or Body Modification Parlor</i>	—	—	C	See Chapter 20.350, Tattoo or Body Modification Parlor
Transportation, Communication, and Utilities Uses				
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			
Utilities, Major	C	C	C	
Utilities, Minor	P	P	P	
Accessory Uses - See Chapter 20.350, Accessory Uses, for Additional Regulations				
Accessory Dwelling Unit	See Chapter 20.350, Accessory Dwelling Units			
Family Day Care Home				
<i>Small</i>	P	P	P	See Chapter 20.350, Family Day Care Homes
<i>Large</i>	P	P	P	
Home Occupations	P	P	P	See Chapter 20.350, Home Occupations
Temporary Uses				
Temporary Use	See Chapter 20.340, Temporary Uses			
Notes:				
1. Permitted if existing. New units are not permitted.				
2. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.				

Section 20.080.003 (Development Standards)

Table 20.080.003: Development Standards – Downtown Residential Zoning Districts, establishes the development standards for the Downtown residential zoning districts. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

...

Table 20.080.003: Development Standards – Downtown Residential Zoning Districts				
Standard	DRL	DRM	DRH	Key
Minimum Density ¹	15 du/ac or existing density, whichever is greater	25 du/ac or existing density, whichever is greater	40 du/ac or existing density, whichever is greater	
Maximum Density	22 du/ac (A)	37.5 du/ac (A)	50 du/ac (A)	
Lot Size				
<i>Min. Lot Area</i>	2,750 sf (B)	2,500 sf (B)	2,250 sf (B)	
<i>Min. Lot Area, Corner</i>	3,250 sf (B)	3,000 sf (B)	2,750 sf (B)	
<i>Min. Lot Width</i>	40 ft	36 ft	36 ft	①
<i>Min. Lot Width, Corner</i>	50 ft	50 ft	50 ft	②

Table 20.080.003: Development Standards – Downtown Residential Zoning Districts				
Standard	DRL	DRM	DRH	Key
<i>Min. Lot Depth</i>	60 ft	60 ft	60 ft	③
Max. Floor Area Ratio (FAR)	0.70 or 2,000 sf, whichever is greater (B)	1.25	—	
Max. Lot Coverage	80%	90%	90%	④
Building Height				
<i>Max. Main Building (ft/stories)</i>	28 ft/2 stories (C)	35 ft/3 stories (C)(D)	50 ft/4 stories (C) (D)	
<i>Max. Accessory Building</i>	12 ft if a floor slab is used; 15 ft if floor joist construction is used			
Setbacks				
<i>Front Setback, Street-Facing</i>	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	Min. 15 ft; Min. 40 ft for above-ground parking (B) (F)	⑥
<i>Front Setback, Lane-Facing</i>	Min. 5 ft; Max. 20 ft	Min. 5 ft; Max. 20 ft	Min. 5 ft; Max. 20 ft	⑦
<i>Min. Interior Side Setback</i>	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (G)	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (G)	5 ft; 10 ft for a minimum 50% of side façade for all upper stories (E) (G)	⑧
<i>Min. Street Side Setback</i>	10 ft	10 ft	10 ft	⑨
<i>Min. Rear Setback</i>	20 ft (B) (H)	20 ft (B) (E) (H)	10 ft for the first two stories; 15 ft thereafter (B) (E) (H)	⑩
<i>Accessory Structures</i>	See Section 20.300.002 ("Accessory Buildings and Structures")			
Landscaping and Open Space				
<i>Min. Usable Open Space (may be private, common, or both)</i>	100 sf/unit	100 sf/unit	100 sf/unit	
<i>Min. Dimension for Common Open Space</i>	20 ft	20 ft	20 ft	⑪
<i>Min. Dimension for Private Open Space</i>	8 ft when located on the ground level; 6 ft when located above the ground level			
<i>Min. Landscaping</i>	20%	10%	10%	

Notes:

1. No net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

...

B. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310.002 ("General Site and Building Design").

C. **Heights.**

...

1. **Maximum Height.** See Section 20.300.003 ("Airport Land Use Compatibility Plan Consistency") for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

...

E. **Transitional Standards.**

1. Where a development abuts a district with a lower maximum height, transitional height standards apply. See Subsection 20.310.004(B)(5) ("Transitional Standards").

...

Figure 20.080.003.E-2: Building Setback When Abutting a District with a Lower Maximum Height

3. A landscaped planting area, a minimum of five feet in width, shall be provided in the DRH district along the abutting district boundaries. Trees shall be planted in this area at a minimum interval of 15 feet.

...

- F. **Exceptions for Parking Setback.** Exceptions to the front setback for above-ground parking may be granted with the approval of a Conditional Use Permit when the following findings can be made:

1. The design incorporates habitable space built close to the public sidewalk to the maximum extent feasible; and any parking within 40 feet of the street facing property line is well screened with a wall, hedge, trellis and landscaping.
2. The site is small and constrained such that underground parking or surface parking located more than 40 feet from the street frontage is not feasible.

- G. **Reduced Side Setbacks.**

...

Figure 20.080.003.G-1: Reduced Side Setbacks

- H. **Reduced Rear Setbacks.**

...

Figure 20.080.003.H-1: Reduced Rear Setbacks

1. On a through lot where the rear yard abuts a lane, the required rear yard setback may be reduced to 15 feet for a residential structure oriented toward the lane.

...

Figure 20.080.003.H-2: Reduced Rear Setback from a New Property Line After Lot Subdivision

Section 20.080.004 (Supplemental Standards)

- A. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310 ("Site and Building Design Standards") as appropriate.

B. **Maximum Paving in Street-Facing Yards.** No more than 50 percent of the entire front yard or the required street side yard may be covered with a paved impervious or pervious surface.

C. **Building Security.** In addition to the requirements of Chapter 15.48 (“Minimum Security Standards”) of the South San Francisco Municipal Code, the following security requirements apply:

...

2. Security grilles are subject to Design Review and shall not diminish from the overall building aesthetic. Grilles shall be painted to match the trim colors of the building. Heavy steel and accordion fold grilles are prohibited.

...

D. **Building Transparency and Openings.**

...

Figure 20.080.003.D: Building Transparency and Openings

...

E. **Parking Lot Access.** Parking lot access shall be provided from a side street or alley wherever possible.

F. **Landscaped Setback of Parking.** 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.

G. **Public Open Space.** New buildings on lots greater than 15,000 square feet shall include a plaza, widened sidewalk, or outdoor dining area which provides public seating, and is accessible from the public sidewalk.

...

3. *Parking Lot Buffering.* The required public area shall be separated from any parking area with a landscaped buffer a minimum 10 feet in width and screened with a decorative wall or berm 2.5 to 3.5 feet high.

H. **Truck Docks, Loading, and Service Areas.** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets.

6. **Revisions to Chapter 20.090 “Downtown / Caltrain Station Area Zoning Districts” under Title 20**

Chapter 20.090 (Downtown / Caltrain Station Area Zoning Districts)

Section 20.090.001 (Purpose and Applicability)

The purpose of the Downtown / Caltrain Station Area Districts is to:

- A. Support the revitalization of Downtown South San Francisco and the area around the South San Francisco Caltrain Station to a vibrant and successful community resource and a source of local pride;
- B. Promote new residential, mixed-use and employment uses so as to add a “critical mass” of business patrons and residents in close proximity to the Downtown, while maintaining a consistent scale and character;
- C. Offer the opportunity for locating high intensity residential and employment uses in immediate proximity to the Caltrain Station;
- D. Focus new improvements on Grand Avenue to return this historic corridor to once again being the focus of the community;
- E. Encourage retention of existing and local businesses to the Downtown and protect existing historic building fabric;
- F. Support pedestrian and bicycle throughout the Downtown, to transit, and to nearby employment and mixed-use areas; and
- G. Provide a framework for community benefits that address the needs of existing and future Downtown residents.

Section 20.090.002 (Use Regulations)

Table 20.090.002: Use Regulations – Downtown / Caltrain Station Area Zoning Districts, lists the uses permitted in the Downtown / Caltrain Station Area zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.090.002: Use Regulations – Downtown / Caltrain Station Area Zoning Districts						
Use Classification	DRC	LNC	GAC	DTC	ETC	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
Residential Uses						
Dwelling, Multiple-Unit						
<i>Multifamily</i>	P ¹	P ¹	P ¹	P	P	
<i>Senior Citizen Residential</i>	P	P ¹	—	P	P	
<i>AB 2011 Development</i>	P ²	P ²	P ²	P ²	P ²	Subject to CA Government Code Section 65912.100 et seq. Standards
<i>SB 6 Development</i>	P ³	P ³	P ³	P ³	P ³	Subject to CA Government Code Section 65852.24 Standards
Group Residential	M	—	—	—	—	See Chapter 20.350, Group Residential
Live-Work	M	C	C	C	C	See Chapter 20.350, Live-Work Units
Residential Care Facility						
<i>General</i>	C	—	—	C	C	Subject to State licensing requirements
<i>Limited</i>	C	—	—	C	C	Subject to State licensing requirements

Table 20.090.002: Use Regulations – Downtown / Caltrain Station Area Zoning Districts						
Use Classification	DRC	LNC	GAC	DTC	ETC	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
<i>Senior</i>	M	C ¹	—	M	M	Subject to State licensing requirements
Supportive Housing						
<i>Domestic Violence Shelter</i>	P ⁴	P	—	—	—	Subject to Chapter 20.350, Domestic Violence Shelter
<i>Low Barrier Navigation Center</i>	—	—	P	P	P	Subject to CA Government Code Section 65660 - 65668 Standards
<i>Permanent Supportive Housing</i>	P	P	P	P	P	Subject to CA Government Code Section 65651 – 65656 Standards
Public and Semi-Public Uses						
College and Trade School, Public or Private	M	M ¹	C	C	P	
Community Assembly						
<i>Small</i>	P	P ¹	—	—	C	See Chapter 20.350, Community Assembly, Small and Large
<i>Large</i>	—	C ¹	—	—	C	
Community Garden	P	M	M	M	—	
Cultural Institution	C	C	C	C	P	
Day Care Center	P	—	—	P	P	See Chapter 20.350, Day Care Centers
Government Offices	P	P	P	P	P	
Hospitals and Clinics						
<i>Clinic</i>	—	M	C ⁵	M	M	
Park and Recreation Facilities, Public	P	P	P	P	P	
Public Safety Facilities	P	P	P	P	P	
Schools, Public or Private	C	C	—	M	M	
Social Service Facilities	—	P ⁶	—	P ⁶	M	See Chapter 20.350, Social Service Facilities
Commercial Uses						
Animal Care, Sales, and Services						
<i>Pet Store</i>	P	P	P	P	M	See Chapter 20.350, Animal Care, Sales, and Services
<i>Veterinary Services</i>	C	C	C	C	M	See Chapter 20.350, Animal Care, Sales, and Services
Artist’s Studio	M	P	P	P	M	
Banks and Financial Institutions						
<i>Banks and Credit Unions</i>	—	P	P	P	P	
<i>Pawnbrokers</i>	—	—	—	C	—	See Chapter 20.350, Other Financial Services
Business Services	—	P	P ¹	P	P	
Commercial Entertainment and Recreation						
<i>Indoor Entertainment</i>	—	C	C	C	C	
<i>Indoor Sports and Recreation</i>	C	C	C	C	C	
Eating and Drinking Establishments						
<i>Bar/Night Club/Lounge</i>	—	C	C	C	—	
<i>Coffee Shop/Cafe</i>	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Full Service</i>	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Limited Service</i>	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Food and Beverage Sales						
<i>Convenience Market</i>	P	P	P	P	P	See Chapter 20.350, Convenience Markets
<i>Grocery Store</i>	C	P	P	P	C	

Table 20.090.002: Use Regulations – Downtown / Caltrain Station Area Zoning Districts						
Use Classification	DRC	LNC	GAC	DTC	ETC	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
<i>Supermarket</i>	—	C	—	P	C	
Funeral Parlor and Mortuary	C	C	C	C	—	
Lodging						
<i>Bed and Breakfast</i>	M	M	M	M	—	See Chapter 20.350, Bed and Breakfast Lodging
<i>Hotel and Motel</i>	—	—	C	C	P	See Chapter 20.350, Hotels and Motels
<i>Short-Term Vacation Rental</i>	P	P	P	P	—	See Chapter 20.350, Short-Term Vacation Rentals
Maintenance and Repair Services	—	M	M	M	P	
Maker’s Space	—	M	M	M	M	
Offices						
<i>Business and Professional</i>	M	P ¹	P ¹	P	P	
<i>Medical and Dental</i>	M	P ¹	P ¹	P	P	
<i>Walk-In Clientele</i>	M	P	P ¹	P	P	
Parking Services						
<i>Public Parking</i>	P	P	—	P	—	
Personal Services						
<i>General Personal Services</i>	P	P	P	P	P	See Chapter 20.350, Personal Services
<i>Instructional Services</i>	P	P	P	P	P	
<i>Massage Business</i>	—	M	M	M	M	See Chapter 20.350, Massage Businesses
<i>Tattoo or Body Modification Parlor</i>	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	
<i>Outdoor Market</i>	—	C	C	C	C	See Chapter 20.350, Outdoor Market
<i>Second Hand Store</i>	P	P	C	C	—	
Industrial/R&D Uses						
Clean Technology	—	M	M	M	P	
Handicraft/Custom Manufacturing	—	M	M	M	P	
Research and Development	—	—	—	—	P	
Transportation, Communication, and Utilities Uses						
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					
Utilities, Major	—	—	—	—	—	
Utilities, Minor	P	P	P	P	P	
Accessory Uses –See Chapter 20.350, Accessory Uses for Additional Regulations						
Accessory Dwelling Unit	See Chapter 20.350, Accessory Dwelling Units					
Family Day Care Home						
<i>Small</i>	P	P	P	P	—	See Chapter 20.350, Family Day Care Homes
<i>Large</i>	P	C	C	C	—	
Home Occupations	P	P	P	P	—	See Chapter 20.350, Home Occupations
Mobile Vendor Services	P	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses						
Temporary Use	See Chapter 20.340, Temporary Uses					

Notes:

1. Ground floor residential uses are limited to spaces that support on-site residential units such as lobbies, gymnasiums, community meeting space, and other on-site residential amenities.
2. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in AB2011.
3. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in SB6.

Table 20.090.002: Use Regulations – Downtown / Caltrain Station Area Zoning Districts

Use Classification	DRC	LNC	GAC	DTC	ETC	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>						
4. Limited to facilities serving a maximum of 10 clients and may not be located within 300 feet of any other domestic violence shelter.						
5. Clinic uses may not occupy the ground floor along Grand Avenue, except on properties located west of Maple Avenue, which are subject to the approval of a Conditional Use Permit.						
6. Must be located at least 1,000 feet from any other social service facility.						

Section 20.090.003 (Development Standards)

Table 20.090.003, Development Standards–Downtown / Caltrain Station Area Zoning Districts, establishes the development standards for the Downtown / Caltrain Station Area zoning districts. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the table refer to lettered provisions following the table.

Table 20.090.003: Development Standards – Downtown / Caltrain Station Area Zoning Districts

Standard	DRC	LNC	GAC	DTC	ETC	Key
Minimum Density ¹	80 du/ac or existing density, whichever is greater	40 du/ac or existing density, whichever is greater	60 du/ac or existing density, whichever is greater	100 du/ac or existing density, whichever is greater	120 du/ac or existing density, whichever is greater (A)	
Maximum Density	125 du/ac (B)	80 du/ac (B)	100 du/ac (B)	180 du/ac (B)	200 du/ac (B)	
Lot Size						
<i>Min. Lot Area</i>	5,000 sf	5,000 sf	5,000 sf	5,000 sf	10,000 sf	
<i>Min. Lot Width</i>	50 ft	50 ft	50 ft	50 ft	50 ft	①
<i>Min. Lot Depth</i>	80 ft	—	—	—	—	②
Max. Floor Area Ratio (FAR)	0.5 (A)	3.0 (A)	4.0 (A)	8.0 (A)	1.0; 8.0 with community benefits (C)	
Max. Lot Coverage	90%	90%	100%	100%	85%	③
Building Height						
<i>Max. Main Building (ft)</i>	65 ft (D)	50 ft (D)	65 ft (D)	85 ft (D)	N/A (D)	④
<i>Min. Ground Floor Height for Nonresidential Uses</i>	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	15 ft; 12 ft min. clearance (D)	⑤
<i>Max. Finished Floor Height (Residential)</i>	5 ft (D)	5 ft (D)	—	5 ft (D)	5 ft (D)	⑥
Setbacks						
<i>Street Frontages</i>	At the property line or 10 ft from curb, whichever is greater (E) (G)	At property line or 10 ft from curb, whichever is greater; within the Pedestrian Priority Zone, at property line or 15 ft from curb, whichever is greater (E) (F) (G)	No setbacks allowed (E) (G)	At property line or 10 ft from curb (whichever is greater) (D) (E) (G)	At property line or 10 ft from curb (whichever is greater) (D) (E) (G)	⑦
<i>Min. Interior Side Setback</i>	0 ft; 10 ft when abutting a	0 ft (E)	0 ft (E)	0 ft; 10 ft when abutting a	0 ft (E)	⑧

Table 20.090.003: Development Standards – Downtown / Caltrain Station Area Zoning Districts

Standard	DRC	LNC	GAC	DTC	ETC	Key
	residential district (E)			residential district (E)		
<i>Min. Rear Setback</i>	20 ft (E)	0 ft; 10 ft when abutting residential district (E) ^a	0 ft (E)	0 ft; 10 ft when abutting residential district (E) ^a	0 ft (E)	9
Landscaping and Open Space						
<i>Min. Usable Open Space (may be private, common, or both)</i>	100 sf/unit	100 sf/unit	100 sf/unit	100 sf/unit	100 sf/unit	
<i>Min. Dimension for Common Open Space</i>	20 ft	20 ft	20 ft	20 ft	20 ft	10
<i>Min. Dimension for Private Open Space</i>	10 ft	10 ft	10 ft	10 ft	10 ft	
<i>Min. Landscaping</i>	—	10%	—	—	—	

Notes:

1. No net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

...

D. Heights.

...

- Airspace Protection Evaluation.** See Section 20.300.003 (“Airport Land Use Compatibility Plan Consistency”) for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.
- Maximum Height in ETC District.** See Section 20.300.003 (“Airport Land Use Compatibility Plan Consistency”) for airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

E. Setbacks.

- Transitional Standards.** Where a development district abuts a district with a lower maximum height, transitional height standards apply. See Subsection 20.310.004(B)(5) (“Transitional Standards”).

...

F. Pedestrian Priority Zone. The Pedestrian Priority Zone is established in Figure 20.090.003.F: Pedestrian Priority Zone.

...

Section 20.090.004 (Supplemental Standards)

...

E. **Building Security.** In addition to the requirements of Chapter 15.48 (“Minimum Security Standards”) of the South San Francisco Municipal Code, the following security requirements apply:

...

- 3. Security grilles are subject to Design Review and shall not diminish from the overall building aesthetic. Grilles shall be painted to match the trim colors of the building. Heavy steel and accordion fold grilles are prohibited.

...

7. **Revisions to Chapter 20.100 “Non-Residential Districts” under Title 20**

Chapter 20.100 (Non-Residential Districts)

...

Section 20.100.002 (Use Regulations)

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts, lists the uses permitted in the non-residential zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MI M	MIH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
Residential Uses							
Dwelling, Multiple-Unit							
<i>AB 2011 Development</i>	P ¹	P ¹	P ¹	P ¹	P ¹	P ¹	Subject to CA Government Code Section 65912.100 et seq. Standards
<i>SB 6 Development</i>	P ²	P ²	P ²	P ²	P ²	P ²	Subject to CA Government Code Section 65852.24 Standards
Caretaker Unit	—	—	—	—	C	C	
Public and Semi-Public Uses							
College and Trade School, Public or Private	M	P	P	P	M	M	
Community Assembly							
<i>Small</i>	P	P	C	C	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Community Assembly, Small and Large
<i>Large</i>	C	—	C	C	—	—	

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts

Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MI M	MIH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
Community Garden	P	P	—	—	—	—	
Cultural Institution	C	P	P	P	C	C	
Day Care Center	P	—	P	P	M	M	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Day Care Centers
Emergency Shelter	—	—	P	P	P	P	
Government Offices	M	P	P	P	P	P	
Hospitals and Clinics							
<i>Hospitals</i>	C		M ³	M ³	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
<i>Clinics</i>	C		M	M	—	—	
Park and Recreation Facilities, Public	P	P	P	P	M	M	
Public Safety Facilities	P	P	P	P	P	P	
Schools, Public or Private	C		M	M	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Social Service Facilities	P		—	—	P	P	See Chapter 20.350, Social Service Facilities
Commercial Uses							
Adult-Oriented Business	—	—	—	—	C ⁴	C ⁴	See Chapter 20.350, Adult-Oriented Businesses
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
Artist’s Studios	P	—	P	P	P	P	
Arts and Makers Uses	P	P	P	P	P	P	
Automobile/Vehicle Sales and Services							
<i>Automobile/Vehicle Rentals</i>	C	—	C	C	M	M	See Chapter 20.350, Hotels and Motels (Automobile Rental Facilities)
<i>Automobile/Vehicle Sales and Leasing</i>	M	—	C	C	C	C	See Chapter 20.350, Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Service and Repair, Major</i>	C	—	—	—	p ⁵	p ⁵	See Chapter 20.350, Automobile/Vehicle Service and Repair, Major and Minor
<i>Automobile/ Vehicle Service and Repair, Minor</i>	M	—	—	—	p ⁵	p ⁵	
<i>Automobile/ Vehicle Washing</i>	M	—	—	—	p ⁵	p ⁵	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
<i>Rental Car Storage</i>	—	—	—	—	C ⁴	C ⁴	

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts

Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MI M	MIH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
<i>Service Station</i>	C	—	C	C	C	C	See Chapter 20.350, Automobile/Vehicle Washing and Service Stations
<i>Towing and Impound</i>	—	—	—	—	C	C	
Banks and Financial Institutions							
<i>Banks and Credit Unions</i>	P	—	P	P	P	P	
<i>Alternative Loan Businesses</i>	C	—	—	—	—	—	See Chapter 20.350, Other Financial Services
<i>Pawnbroker</i>	C	—	—	—	C	C	See Chapter 20.350, Other Financial Services
Building Materials Sales and Services	C	—	—	—	P	P	
Business Services	P	P	P	P	P	P	
Commercial Cannabis Uses							
<i>Cannabis Delivery-Only Operations</i>	—	—	C	—	C	C	See Chapter 20.410, Regulation on Cannabis Activities
<i>Cannabis Distribution</i>	—	—	—	—	C	C	See Chapter 20.410, Regulation on Cannabis Activities
<i>Cannabis Indoor Cultivation</i>	—	—	C	C	C	C	See Chapter 20.410, Regulation on Cannabis Activities
<i>Cannabis Manufacturing</i>	—	—	—	—	C	C	See Chapter 20.410, Regulation on Cannabis Activities
<i>Cannabis Testing</i>	—	—	C	C	C	C	See Chapter 20.410, Regulation on Cannabis Activities
Commercial Entertainment and Recreation							
<i>Indoor Entertainment</i>	C	C	C	C	C	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
<i>Indoor Sports and Recreation</i>	C	C	C	C	C	C	
<i>Outdoor Entertainment</i>	C	C	C	C	C	C	
<i>Outdoor Sports and Recreation</i>	C	C	P	C	C	C	
Crop Production, Limited	—	—	—	—	C	C	
Eating and Drinking Establishments							
<i>Bar/Night Club/ Lounge</i>	C	—	—	—	—	—	
<i>Coffee Shop/Cafe</i>	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Hookah Bar/Smoking Lounge</i>	—	—	—	—	C	C	
<i>Restaurant, Full Service</i>	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
<i>Restaurant, Limited Service</i>	P	P	P	P	P	P	See Chapter 20.350, Outdoor Seating
Food and Beverage Sales							
<i>Convenience Market</i>	P		P	P	P	P	See Chapter 20.350, Convenience Markets
<i>Grocery Store</i>	P		—	C ⁶	C ⁶	C ⁶	
<i>Supermarket</i>	P		—	—	—	—	
Funeral Parlor and Mortuary	C	—	—	—	—	—	
Lodging							
<i>Bed and Breakfast</i>	M	—	—	—	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Bed and Breakfast Lodging

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts

Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MI M	MIH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
<i>Hotel and Motel</i>	M	C	P	P	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Hotels and Motels
Maintenance and Repair Services	P	—	P	P	P	P	
Maker’s Space	P ⁷	P ⁷	—	—	P	P	
Nurseries and Garden Centers	M	—	C	C	P	P	
Offices							
<i>Business and Professional</i>	P	P	P	P	P	P	
<i>Medical and Dental</i>	P	P	P	P	P	P	
<i>Walk-In Clientele</i>	P	P	P	P	—	—	
Parking Services							
<i>Commercial Parking</i>	—	—	—	—	C	C	
<i>Public Parking</i>	P	P	P	P	P	P	
Personal Services							
<i>General Personal Services</i>	P	P	P	P	P	P	See Chapter 20.350, Personal Services
<i>Instructional Services</i>	P	P	P	P	P	P	
<i>Massage Business</i>	M	—	—	—	M	M	See Chapter 20.350, Massage Businesses
<i>Tattoo or Body Modification Parlor</i>	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	
<i>Large Format Retail</i>	C	—	—	—	C	C	See Chapter 20.350, Large Format Retail
<i>Off-Price Merchandise</i>	C	—	—	—	—	—	
<i>Outdoor Market</i>	C	—	—	—	C	C	See Chapter 20.350, Outdoor Market
<i>Second Hand Store</i>	C	—	—	—	—	—	
Shopping Center							
<i>Community Shopping Center</i>	M	—	—	—	—	—	
<i>Neighborhood Shopping Center</i>	P	—	—	—	—	—	
<i>Regional Shopping Center</i>	M	—	—	—	—	—	
Industrial/R&D Uses							
Clean Technology	—	P	P	P	P	P	
Construction and Material Yard	—	—	—	—	P	P	
Contractor Shop	M	—	—	—	P	P	
Food Preparation	—	—	P ⁸	P ⁸	P ⁸	P ⁸	
Handicraft/Custom Manufacturing	—	P	P	P	P	P	
Industry							
<i>General</i>	—	—	—	—	P	P	
<i>Heavy / High Impact</i>	—	—	—	—	C	C	
<i>Limited</i>	—	—	P ⁹	P ⁹	P	P	
Recycling Facilities							
<i>Collection Facility</i>	M	—	M	M	M	M	See Chapter 20.350, Recycling Facilities
<i>Intermediate Processing Facility</i>	—	—	—	—	M	M	See Chapter 20.350, Recycling Facilities
Research and Development	—	P	P	P	C ¹⁰	C ¹⁰	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts

Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MI M	MIH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							
Used Farm and Construction Equipment Sales	—	—	—	—	P	P	
Warehousing, Storage, and Distribution							
<i>Chemical, Mineral, and Explosives Storage</i>	—	—	—	—	C	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
<i>Freight/Truck Terminal and Warehouse</i>	—	—	—	—	C	C	See Chapter 20.350, Freight/Truck Terminals, 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 Parcel Hub</i>	—	—	—	—	P	P	
<i>Personal Storage</i>	—	—	—	—	C	C	See Chapter 20.350, Freight/Truck Terminals, Warehouses and Parcel Hubs
<i>Wholesaling, Distribution and Logistics</i>	—	—	—	—	C	C	See Chapter 20.350, Personal Storage
<i>Wholesaling, Distribution and Logistics</i>	—	—	—	—	P	P	
Transportation, Communication and Utilities Uses							
Airports and Heliports	—	—	—	—	C	C	
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>	—	—	—	—	—	—	
Fleet-Based Services	—	—	C	C	C	C	See Chapter 20.350, Fleet-Based Services
Transportation Passenger Terminals	—	—	C	C	C	C	
Utilities, Major	C	C	C	C	C	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Utilities, Minor	P	P	P	P	P	P	
Waste Transfer Facility	—	—	—	—	C	C	
Accessory Uses - See Chapter 20.350, Accessory Uses, for Additional Regulations							
Accessory Dwelling Unit	P ¹¹	—	—	—	—	—	See Chapter 20.350, Accessory Dwelling Units
Family Day Care Home							
<i>Small</i>	P ¹¹	P	—	—	—	—	See Chapter 20.350, Family Day Care Homes
<i>Large</i>	P ¹¹	—	—	—	—	—	
Home Occupations	P ¹¹	P ¹¹	—	—	—	—	See Chapter 20.350, Home Occupations
Mobile Vendor Services	P	P	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses							
Temporary Use	See Chapter 20.340, Temporary Uses						

Notes:

1. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in AB 2011.
2. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in SB 6.
3. Only in conjunction with research facility.

Table 20.100.002: Use Regulations – Non-Residential Zoning Districts							
Use Classification	CC	BPO	BTP-M & GMP	BTP-H & OPSP	MI M	MIH	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>							

4. Limited to locations east of South Airport Boulevard and the Bayshore Freeway.
5. Must be located a minimum of 500 feet from any residential district.
6. Prohibited east of Highway 101.
7. Must be located a minimum of 100 feet from any residential district.
8. MUP required for on-site seating or tasting.
9. Maximum 0.5 FAR unless ancillary to an Office or Research and Development use.
10. Maximum 0.5 FAR.
11. Allowed as an accessory use to an existing non-conforming residential use.

Section 20.100.003 (Development Standards)

Table 20.100.003, Development Standards – Non-Residential Zoning Districts establishes the development standards for all non-residential zoning districts except the GMP zoning district. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table. All development standards for the GMP zoning district are found in the Genentech Master Plan.

...

Table 20.100.003: Development Standards – Non-Residential Zoning Districts							
Standards	CC	BPO	BTP-M	BTP-H & OPSP	MIM	MIH	Key
Lot Size							
<i>Min. Lot Area</i>	5,000 sf (A)	15,000 sf (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	10,000 sf; 1 ac. East of Hwy. 101 (A)	
<i>Min. Lot Width</i>	50 ft	50 ft	50 ft	50 ft	50 ft	50 ft	①
Max. Floor Area Ratio (FAR)	0.5	1.0; 2.5 w/ community benefits (B)	0.5; 1.0 for Clean Technology, Office & Research & Development w/ community benefits (B)	0.5; 2.0 for Clean Technology, Office & Research & Development w/ community benefits (B)	0.4; 1.0 for all permitted uses except Office & Research & Development w/ community benefits (B)	0.4; 2.0 for all permitted uses except Office & Research & Development w/ community benefits (B)	
Max. Lot Coverage	50%	70%	60%	60%	—	—	②
Building Height							
<i>Max. Main Building (ft/stories)</i>	50 ft (C)	N/A (C)	N/A (C)	N/A (C)	65 ft (C)	65 ft (C)	
<i>Max. Accessory Building</i>	20 ft	—	20 ft	20 ft	20 ft	20 ft	
Setbacks							
<i>Min. Front Setback</i>	10 ft (D)	10 ft (D)	20 ft (D)	20 ft (D)	20 ft (D)	20 ft (D)	③
<i>Min. Interior Side Setback</i>	0 ft, 10 ft when abutting residential district (D)	10 ft	0 ft; 10 ft abutting residential district (D)	0 ft; 10 ft abutting residential district (D)	0 ft; 10 ft when abutting non-industrial	0 ft; 10 ft when abutting non-industrial	④

Table 20.100.003: Development Standards – Non-Residential Zoning Districts							
Standards	CC	BPO	BTP-M	BTP-H & OPSP	MIM	MIH	Key
					district boundary (D)	district boundary (D)	
<i>Min. Street Side Setback</i>	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	5
<i>Min. Rear Setback</i>	0 ft, 10 ft when abutting a residential district (D)	10 ft	0 ft; 10 ft when abutting a residential district (D)	0 ft; 10 ft when abutting a residential district (D)	0 ft; 10 ft when abutting a non-industrial district boundary (D)	0 ft; 10 ft when abutting a non-industrial district boundary (D)	6
<i>Min. from Shoreline</i>	40 ft from high water mark (E)		40 ft from high water mark (E)	40 ft from high water mark (E)	40 ft from high water mark (E)	40 ft from high water mark (E)	
Landscaping and Open Space							
<i>Min. Landscaping</i>	10%	15%	15%	15%; 25% within BWCSP area	—	—	

A. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310.002 (“General Site and Building Design”).

...

C. **Heights.**

...

2. **Maximum Height.** Building heights east of Highway 101, and buildings within the Business and Professional Office (BPO) and Business Technology Park-High (BTP-H) zoning districts are allowed the maximum height limits permissible under FAA regulations and the San Francisco International Airport Land Use Compatibility Plan (SFO ALUCP) Critical Aeronautical Surfaces requirements (see Section 20.300.003 (“Airport Land Use Compatibility Plan Consistency”).

...

Section 20.100.004 (Supplemental Standards)

...

B. **Site and Building Design Standards.** All development is subject to the standards of Chapter 20.310 (“Site and Building Design Standards”) as appropriate.

...

G. **Employee Eating Areas.** Development greater than 10,000 square feet in size and additions that expand existing floor area by 25 percent or more and result in more than 10,000 square feet of floor area requires a minimum of 150 square feet of outdoor eating facilities for the use by employees. Outdoor eating areas shall include seating and covering to provide protection from

sun and weather conditions. Employee eating areas may be contiguous with required on-site public open space or provided in a separate area.

- H. **Landscaped Setback of Parking Areas.** Interior property lines abutting a Residential district, Downtown Residential district, or existing residential use must be landscaped in accordance with Section 20.300.008(E) (“Areas to Be Landscaped”).

...

- K. **Business, Technology and Office Park Design.** Business, technology, and office development with 80,000 square feet or more of floor area shall provide the following:

...

- 2. Open space areas equal to 10 percent of the site area that provide gathering space or opportunities for active or passive recreation. Open space areas shall include benches or other seating. Amenities shall be included that enhance the comfort, aesthetics, or usability of the space, including, but not limited to, trees and other landscaping, shade structures, drinking fountains, water features, or public art.

...

- L. **Commercial Center Design.** Commercial centers containing 80,000 square feet or more of floor area or four or more establishments with a total floor area exceeding 50,000 square feet in the Retail Sales, Food and Beverage Sales, and/or Building Materials Sales and Service use classifications are subject to the following standards and criteria for approval.

- 1. **Entry Plazas/Passenger Loading Areas.** A plaza shall be provided at the entry to each anchor tenant that provides for pedestrian circulation and loading and unloading. Entry plazas and passenger loading areas shall include unique, decorative paving materials, adequate seating areas, provision of adequate shade from the summer sun, and attractive landscaping, including trees or raised planters. Entry plazas which include features described under paragraph 3 below may also be counted toward the public plaza requirements.

...

- 4. **Design Criteria.** In order to receive permit approval for a commercial center, the review authority shall find that all of the following criteria have been met:

...

- M. **Truck Docks, Loading, and Service Areas.**

- 1. **In the CC and BPO Districts.** Truck docks, loading areas, and service areas must be located at the rear or interior side of buildings and be screened so as not to be visible from public streets. The outermost point of the truck docks, loading, and service areas are not permitted within 50 feet of the boundary of a residential district. The location requirements may be modified or waived through a Conditional Use Permit if the Planning Commission makes the following findings:

- ...
- c. The operation of the truck dock, loading area, or service area is compatible with the surrounding development.
- ...

8. Revisions to Chapter 20.110 “Civic Districts” under Title 20

Chapter 20.110 (Civic Districts)

...

Section 20.110.002 (Use Regulations)

Table 20.110.002: Use Regulations – Civic Districts, lists the uses permitted in the civic zoning districts and the level of review required. In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications that are not included in this table or not found to be substantially similar to the uses below are otherwise prohibited. The table also notes all regulations that apply to various uses.

Table 20.110.002: Use Regulations – Civic Districts					
Use Classification	PQP	S	PR	OS	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>					
Residential Uses					
Dwelling, Multiple-Unit					
<i>AB 2011 Development</i>	P ¹	—	—	—	Subject to CA Government Code Section 65912.100 et seq. Standards
<i>SB 6 Development</i>	P ²	—	—	—	Subject to CA Government Code Section 65852.24 Standards
Residential Care Facility					
<i>General</i>	C	—	—	—	Subject to State licensing requirements
<i>Limited</i>	C	—	—	—	Subject to State licensing requirements
<i>Senior</i>	C	—	—	—	Subject to State licensing requirements
Public and Semi-Public Uses					
College and Trade School, Public or Private	C	C	—	—	
Community Assembly					
<i>Small</i>	M	M	M	C	See Chapter 20.350, Community Assembly, Small and Large
<i>Large</i>	C	C	M	—	
Community Garden	P	P	P	P	
Cultural Institution	C	M	P	C	
Day Care Center	P	M	P	M	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency and Chapter 20.350, Day Care Centers
Emergency Shelter	P	—	—	—	
Government Offices	P	M	—	—	
Hospitals and Clinics					
<i>Hospitals</i>	C	—	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Park and Recreation Facilities, Public	P	C	P	C	
Public Safety Facilities	P	C	P	—	
Schools, Public or Private	C	C	—	—	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Social Service Facilities	M	C	—	—	See Chapter 20.350, Social Service Facilities
Commercial Uses					

Table 20.110.002: Use Regulations – Civic Districts					
Use Classification	PQP	S	PR	OS	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>					
Commercial Entertainment and Recreation					
<i>Indoor Entertainment</i>	—	—	P	—	
<i>Indoor Sports and Recreation</i>	—	—	P	—	
<i>Outdoor Entertainment</i>	C	—	P	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
<i>Outdoor Sports and Recreation</i>	C	—	P	C	
Crop Production, Limited	—	—	M	C	
Parking Services					
<i>Public Parking</i>	P	—	—	—	
Transportation, Communication, and Utilities Uses					
Fleet-Based Services	C	—	—	—	See Chapter 20.350, Fleet-Based Services
Transportation Passenger Terminals	C	—	C	—	
Utilities, Major	C	C	P	C	See Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Utilities, Minor	M	M	P	M	
Accessory Uses - See Chapter 20.350, Accessory Uses, for Additional Regulations					
Mobile Vendor Services	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Temporary Uses					
Temporary Use	See Chapter 20.340, Temporary Uses				

Notes:

1. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in AB2011.
2. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in SB6.

Section 20.110.003 (Development Standards)

Table 20.110.003, Development Standards – Civic Districts establishes the development standards for the civic districts. The numbers in the figure below are keyed to corresponding regulations in the table that follows. Letters in parentheses after the standards in the table refer to lettered provisions following the table.

...

Table 20.110.003: Development Standards– Civic Districts					
Standard	PQP	S	PR	OS	Key
Lot Size					
<i>Min. Lot Area</i>	None (A)	None (A)	43,560 sf	43,560 sf	
Max. Lot Coverage	—	—	25%	25%	1
Building Height					
<i>Max. Main Building (ft/stories)</i>	30 ft; 80 ft between El Camino Real and Mission	30 ft	30 ft	30 ft	
Setbacks					
<i>Min. Front</i>	10 ft (A)	10 ft (A)	20 ft (A)	20 ft (A)	2
<i>Min. Interior Side</i>	5 ft; 10 ft when abutting a residential district	5 ft; 10 ft when abutting a residential district	10 ft	10 ft	3
<i>Min. Street Side</i>	10 ft	10 ft	10 ft	10 ft	4
<i>Min. Rear</i>	5 ft; 10 ft when abutting a residential district (A)	5 ft; 10 ft when abutting a residential district (A)	0 ft; 10 ft when abutting a residential district (A)	0 ft; 10 ft when abutting a residential district (A)	5
<i>Min. from Shoreline</i>	40 ft from high water mark (B)	—	—	—	

Table 20.110.003: Development Standards– Civic Districts					
Standard	PQP	S	PR	OS	Key
Landscaping and Open Space					
<i>Min. Landscaping</i>	10%	10%	—	—	6

- A. **Hillside Lots.** On lots with an average slope of 15 percent or greater, the minimum lot size and front and rear setbacks may be modified by the standards of Section 20.310.002 (“General Site and Building Design”).

...

Section 20.110.004 (Supplemental Standards)

- A. **Open Space Areas Abutting the San Bruno Mountain State and County Park.**

1. **Terrabay Buffer Zone.** Allowed uses in the 2.69 acre parcel located adjacent to and south of the preservation parcel are limited to the following:

...

- c. Surface parking, roads, emergency access roads, turn arounds and maintenance.

...

9. Revisions to Chapter 20.135 “Form-Based Zoning Districts” under Title 20

Chapter 20.135 (Form-Based Zoning Districts)

Section 20.135.010 (Introduction to the Form-Based Code)

...

20.135.010.B: Organization of the South San Francisco Form-Based Code

...

Chapter 20.135 (“Form-Based Zoning Districts”) starts by establishing seven transect zones, and follows with related regulations for buildings, frontages, public open spaces, and uses.

...

Section 20.135.020 (Transect Zoning Districts)

...

20.135.020.C: General Standards

...

2. Residential density (du/ac) shall in no case be less than the existing residential density on a development site.
3. **Non-residential FAR.** Minimum residential density must be achieved before non-residential uses are permitted.
4. Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types".)
5. The standards of Division V ("Citywide Standards") apply to all development within the transect zoning districts.

20.135.020.D: T3 Neighborhood Zoning District (T3N)

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

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").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

...

20.135.020.E: T3 Corridor Zoning District (T3C)

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

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

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

...

20.135.020.F: T3 Makers Lindenville Zoning District (T3ML)

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

Any new commercial or multifamily buildings or structural alterations or additions to commercial or multifamily 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.

...

20.135.020.G: T4 Lindenville Zoning District (T4L)

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

Any new commercial or multifamily buildings or structural alterations or additions to commercial or multifamily 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.

...

20.135.020.H: T5 Lindenville Zoning District (T5L)

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

Any new commercial or multifamily buildings or structural alterations or additions to commercial or multifamily 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.

...

20.135.020.I: T5 Corridor Zoning District (T5C)

...

2. Density and Floor Area Ratio

Residential (du/ac.)	Density	80 min., 140 max.
FAR		0.5 min.; 5.0 max. Non-residential: 2.0 max. if residential on-site, 0.5 if no residential on-site

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

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

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multifamily buildings or structural alterations or additions to commercial or multifamily 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.

...

20.135.020.J: T6 Urban Core Zoning District (T6UC)

...

2. Density and Floor Area Ratio

Residential (du/ac.)	Density	120 min., 200 max.
FAR		2.0 min.; 8.0 max.

...

4. Building Height

See Section 20.300.002 ("Airport Land Use Compatibility Plan Consistency") for height allowances and airspace protection evaluation requirements based on the San Francisco International Airport Land Use Compatibility Plan, unless otherwise limited by Building Type; see Section 20.135.030 ("Building Types").

...

7. Additional Standards

For residential density, no net loss in the number of residential units during reconstruction or renovation is allowed. Replacement provisions have the same requirements as set forth in Government Code Section 65915, Subdivision (c)(3).

Publicly-accessible civic spaces may be required based on development size. For requirements, see Section 20.135.050 ("Public Open Space Types").

For general site development standards including fences and walls, landscaping, and building projections, see Chapter 20.300 ("Lot and Development Standards").

For general site and building design standards, see Chapter 20.310 ("Site and Building Design Standards").

For general parking and loading requirements, see Chapter 20.330 ("On-Site Parking and Loading").

Any new commercial or multifamily buildings or structural alterations or additions to commercial or multifamily 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.

...

Section 20.135.030 (Building Types)

...

20.135.030.B: Applicability

...

2. The development of civic, public (including public education), transportation, communications, and/or infrastructure facilities is exempt from this chapter.

...

20.135.030.H: Multiplex

...

8. Parking Configuration and Access

Required parking spaces shall be provided in attached individually secured garages or in a shared garage that is either underground or in a podium structure. Parking shall be accessed from a rear lane or alley where possible.

...

Section 20.135.040 (Frontage Types)

...

20.135.040.A: Purpose and Intent

The purpose of this section is to establish standards for all building frontage types allowable within the form-based, or transect, zoning districts. Frontages are the components of the building that provide the transition and interface between the public realm (i.e., street and sidewalk) and the private realm (i.e., yard or building). Frontages are to be located within the build-to areas indicated in Section 20.135.020 ("Transect Zoning Districts"). The standards set forth in this section supplement the standards for each zoning district in which the frontage types are allowed.

...

20.135.040.C: General Standards

...

3. Architectural projections are permitted in accordance with Section 20.300.011 ("Projections into Required Yards") except when in conflict with this section, in which case this section supersedes.

...

6. ADA-compliant ramps are allowed subject to approval by the Chief Planner.

...

Section 20.135.050 (Public Open Space Types)

...

20.135.050.B: Applicability

1. **Required Public Open Spaces.** This section applies to all new development projects as follows:

...

2. **Public Open Space Types.** All public open space located in a transect zone is subject to the requirements of this section. Public open space types not addressed in this section are not allowed. The standards for each public open space type are included in this section.

...

Table 20.135.060.B.1: Uses in the Transect Zoning Districts								
Use Classification	T3 N	T3 C	T3 M L	T4 L	T5 L	T5 C	T6U C	Additional Regulations
<i>"P" = Permitted; "M" = Minor Use Permit; "C" = Conditional Use Permit; "—" = Use Not Allowed</i>								
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 Sales								
<i>Convenience Market</i>	P	P	P	P	P	P	P	See Chapter 20.350, Convenience Markets
<i>Grocery Store</i>	P	P	P	P	P	P	P	
<i>Supermarket</i>	—	C	C	P	P	P	P	
<i>Funeral Parlor and Mortuary</i>	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 Compatibility Plan 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 Compatibility Plan 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	
Nurseries and Garden Centers	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>Massage Business</i>	M	M	M	M	M	M	M	See Chapter 20.350, Massage Businesses
<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>Off-Price Merchandise</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
<i>Second Hand Store</i>	C	C	C	C	C	C	C	
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								
<i>Clean Technology</i>	M	M	M	M	M	—	M	

Table 20.135.060.B.1: Uses in the Transect Zoning Districts

Use Classification	T3 N	T3 C	T3 M L	T4 L	T5 L	T5 C	T6U C	Additional Regulations
<i>“P” = Permitted; “M” = Minor Use Permit; “C” = Conditional Use Permit; “—” = Use Not Allowed</i>								
Construction and Material Yard	—	—	C	—	—	—	—	
Contractor Shop	—	—	P	M	M	—	—	
Food Preparation	—	—	P	M	M	—	—	
Handicraft/Custom Manufacturing Industry	M	M	P	M	M	M	P	
<i>Limited</i>	—	—	C	C	C	—	—	
Recycling Facilities								
<i>Collection Facility</i>	M	M	—	M	M	M	M	See Chapter 20.350, Recycling Facilities
Warehousing, Storage, and Distribution								
<i>Outdoor Storage - Arts</i>	C	—	C	—	—	—	—	See Chapter 20.350, Outdoor Storage
Transportation, Communication and Utilities Uses								
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	
Transportation Passenger Terminals	—	—	—	—	C	C	C	
Utilities, Major	—	—	—	—	C	C	C	In T6UC, see Chapter 20.300, Airport Land Use Compatibility Plan Consistency
Utilities, Minor	C	C	—	P	P	P	P	
Accessory Uses – See Chapter 20.350, Accessory Uses, for Additional Regulations								
Accessory Dwelling Unit	P	P	P	P	P	P	P	See Chapter 20.350, Accessory Dwelling Units
Family Day Care Home								
<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	See Chapter 20.350, Home Occupations
Mobile Vendor Services	—	P	—	P	P	P	P	See Chapter 20.350, Mobile Vendor Services
Transportation, Communication and Utilities								
Temporary Use	See Chapter 20.340, Temporary Uses							

Notes:

1. Permitted if existing. New units not allowed.
2. Limited to sites with a maximum gross site area of 4,000 square feet.
3. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in AB2011.
4. Eligibility can only be confirmed on a parcel-by-parcel basis based on further analysis of permitted and actual uses on the subject and adjacent parcels and a variety of other criteria and characteristics established in SB6.
5. 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.

...

10. Revisions to Chapter 20.180 “Flood Plain/Sea Level Rise (SLR) Overlay” under Title 20

Chapter 20.180 (Flood Plain/Sea Level Rise (SLR) Overlay)

Section 20.180.001 (Purpose)

...

- A. Limit the potential impact of coastal flooding and erosion patterns on coastal development so as to minimize damage to and destruction of life and property and to reduce the necessity of public expenditure to protect future development from such hazards;
- B. Adapt to a changing climate by requiring resilient design and upgrades in areas impacted by sea level rise;
- C. Require adaptation strategies and best practices for long-term resilience;
- D. Establish standards consistent with the objectives of the San Mateo County Flood and Sea Level Rise Resiliency District (Resiliency District), which include substantial sea level rise and flood protection, and environmental and recreational enhancements;
- E. Introduce flood-proof construction techniques and shoreline protection measures;
- F. Steward the San Francisco Bay, Colma Creek, San Bruno Creek, and the natural habitat they provide; and
- G. Enhance South San Francisco waterways as ecological corridors, restoring creek ecologies and creating transitional habitat zones to build resilience and ecosystem services.

...

Section 20.180.003 (Application Required)

...

- B. **Site Clearance Review Application Submittal.** Application for Site Clearance must be accompanied by the following for review by the Chief Planner:

...

- 2. For any addition, any conversion of any non-habitable space to habitable space, or the construction or installation of a new accessory structure that requires a building permit:
 - a. A current elevation prepared by a licensed design professional; and
 - b. A physical survey, performed after the effective date of the Flood Insurance Rate Map (FIRM) that:
 - i. Accurately depicts current improvements on the property; and
 - ii. Documents the type of flood (coastal, creek, and groundwater), and depth of flooding based on available resources (e.g., FEMA FIRM, Our Coast Our Future Hazard Map).

...

- C. **Determination of Compliance.** Prior to issuance of a Building Permit, a registered professional engineer retained by the applicant shall certify that the design, specifications, and plans for the construction of Shoreline Infrastructure are in accordance with the requirements of this chapter, FEMA guidance, and the Code of Federal Regulations (CFR) related to the mapping of areas protected by levee systems in place as of the application date. An applicant's proposal that meets the requirements of this chapter and the CFR, but is not consistent with the planned infrastructure project of the City and District, shall be permitted if the proposal is demonstrated to be a less or equally environmentally impactful practical alternative (including environmentally-beneficial features such as listed species habitat, marsh, open space, etc.).

...

Section 20.180.005 (Development Standards)

...

- C. **Building Height.** Building height within the Flood Plain/Sea Level Rise Overlay District will be measured from the Sea Level Rise Base Flood Elevation (SLR-BFE). The SLR-BFE is defined as three feet above the project site's Base Flood Elevation on the FEMA FIRM in place at the time the Project application is deemed complete, or 77 inches above sea level.

- D. **Bay Access Buffer.** A Bay Access Buffer extending 100 feet inland from the San Francisco Bay Shoreline is intended to provide an area to accommodate and maintain built and natural shoreline infrastructure for sea level rise protection, environmental enhancement, and public access trails. For the purposes of this chapter, the San Francisco Bay Shoreline is defined by California Code of Regulations Section 10121, which describes the jurisdiction of the Bay Conservation and Development Commission (BCDC) within a 100-foot "Shoreline Band."

...

- F. **Elevation of Lowest Floor.** For structures not wholly within a levee or seawall system, the lowest building finished floor elevation shall be the SLR-BFE (defined in Section 20.180.005(C) ("Building Height")). Spaces below the SLR-BFE are limited to access or vertical circulation structures; flood prevention measures; storage; and parking. Habitable spaces are prohibited below the SLR-BFE unless wholly protected by a levee or seawall system.

...

- I. **Levees and Floodwalls.**

...

- L. **Lighting.** All lighting within the Flood Plain/Sea Level Rise Overlay District must be low intensity to reduce the amount of light reaching sensitive habitat. Also see Section 20.300.009 ("Lighting and Illumination").

...

11. Revisions to Chapter 20.230 "Oyster Point Specific Plan District" under Title 20

Chapter 20.230 (Oyster Point Specific Plan District)

Section 20.230.001 (Purpose)

...

- A. Implement the policies of the General Plan, which designates the area of the Oyster Point Specific Plan District in the East of 101 Planning Sub-Area and Business Commercial, Coastal Commercial, and Park and Recreation land use designations. The Specific Plan District implements the goals and policies of the General Plan in the following ways:
1. Implementing a comprehensive use and development plan for the Oyster Point Marina area, and promoting compatibility among research and development, commercial, open space, and recreational land uses;
 2. In areas designated for Business Commercial use, promoting development of a state-of-the-art research and development life sciences campus with substantial open space and public amenities;
 3. In areas designated for Coastal Commercial use, promoting development of business/professional services, office, research and development, hotel, retail/restaurant uses, public recreational facilities, and marina-serving uses;
 4. In areas designated for Park and Recreation use, enhancing access to and public enjoyment of the San Francisco Bay, marinas, Bay Trail, and related uses; and
 5. Encouraging development to serve City residents, employees, and visitors in close proximity to the Oyster Point Ferry Terminal.

...

Section 20.230.004 (Development Standards)

- A. **Summary of Standards.** Table 20.230.004(1) prescribes the development standards for the Oyster Point Specific Plan District. Additional regulations are noted in the right hand column. Section numbers in this column refer to other sections of this Ordinance.

Table 20.230.004(1) Development Standards		
Standard	Requirement	Additional Regulations
Lot and Density Standards		
Minimum Lot Size (sq. ft.)	43,560 in Planning Area 1	(1)
	10,000 in Planning Area 2	
Maximum Floor Area Ratio (FAR) without Incentives Program	1.6 for hotel	See Chapter 20.040, Rules of Measurement
	1.0 for office	
	0.5 for all other uses	
Maximum FAR with Incentives Program	1.25 in Planning Area 1	See Chapter 20.040, Rules of Measurement and Section 20.230.004(B) below
	2.2 for hotel in Planning Area 2	
	1.6 for office in Planning Area 2	
	1.0 for all other uses in Planning Area 2	
Maximum Building Coverage (% of site)	60	See Chapter 20.040, Rules of Measurement and Section 20.230.004(B) below
Building Form and Location		

Maximum Height (ft)	Building heights allowed to maximum height limits permissible under Federal Aviation Regulations Part 77	See Section 20.300.007, Height and Height Exceptions and Section 20.300.003, Airport Land Use Compatibility Plan Consistency
<p>Notes:</p> <ol style="list-style-type: none"> 1. Notwithstanding Section 19.12.020 of the South San Francisco Municipal Code, lots that do not meet these minimum lot size requirements may be created pursuant to an approved lot line adjustment, parcel map, or subdivision map; however, in no case shall lots that do not meet the minimum lot size standards be developed, nor shall building permits be issued for any construction or improvement of such lots. Notwithstanding Section 20.300.004 or 20.320.002(C) of this Title, lots created after the effective date of the ordinance codified in this Section that do not meet minimum lot size standards shall not be considered legal nonconforming lots. 		

...

B. Floor Area Ratio and Coverage.

...

2. ***Incentive-Based FAR.*** FAR may be permitted in the Oyster Point Specific Plan District as follows:
 - a. In Planning Area 1, FAR may be permitted up to a maximum of 1.25, provided the following criteria are met:
 - i. A Transportation Demand Management Plan has been approved, in accordance with Chapter 20.400 (“Transportation Demand Management”);
 - ii. The development complies substantially with the architectural and urban design guidelines established in this chapter and in the Specific Plan; and
 - iii. The development complies substantially with the sustainable building strategies established in this chapter and in the Specific Plan.
 - b. In Planning Area 2, FAR for a hotel may be permitted up to a maximum of 2.2, office up to a maximum of 1.6, and FAR for all other uses may be permitted up to a maximum of 1.0, provided the following criteria are met:
 - i. A Transportation Demand Management Plan has been approved, in accordance with Chapter 20.400 (“Transportation Demand Management”); and
 - ii. The development is consistent with the design standards established in the General Plan, including the East of 101 Area Plan.

Section 20.230.005 (Circulation and Parking)

...

- E. Pedestrian Circulation.** Sidewalks and pedestrian promenade widths shall, at a minimum, comply with the standards in Chapter 19.20 (“Street Design”). Where appropriate to accommodate active uses, greater widths should be provided.

...

Section 20.230.010 (Implementation and Administration)

A. **Phasing.** The development of the Oyster Point Specific Plan District will occur in several phases, generally as set forth in the Specific Plan. Individual phases of development will be implemented through Precise Plans, as described in this chapter.

B. **Precise Plan Required.** The Oyster Point Specific Plan shall be implemented through the review and approval of Precise Plans by the Planning Commission, which shall be the review authority for the Oyster Point Specific Plan District.

1. No person shall commence any use or erect any structure or make exterior modifications to any existing use, parking area or structure, and no building permit, variance, or certificate of occupancy shall be issued for any new use or structure or modification thereof until a Precise Plan has been approved in accordance with the requirements hereinafter set forth. The following shall not require prior approval of a Precise Plan:

...

- e. Signage within the Oyster Point Specific Plan District, including any permitted change in sign copy, that is included as part of and consistent with an approved Sign Program, in accordance with Chapter 20.360 (“Signs”).

C. **Precise Plan Procedures.**

1. **Filing Fees.** A Precise Plan application fee shall be paid for all private development proposals pursuant to the Master Fee Schedule of the City; provided, however, that said application fees shall be waived for all Precise Plans which involve only public buildings and uses.

2. **Application.** When a Precise Plan is required by the Oyster Point Specific Plan, the Precise Plan shall be submitted to the Chief Planner. The Chief Planner shall check the application for completeness consistent with the Permit Streamlining Act.

3. **Contents.** The following information and drawings shall be required for Precise Plan consideration by the City, except except that the Chief Planner may require either less or additional information as necessary to meet the intent and purpose of this section:

- a. All applicable tentative, final, or parcel maps within the area covered by the Precise Plan;

...

4. **Guidelines for Review.** In reviewing Precise Plans, the City shall adhere to the standards set forth in this chapter and shall further attempt to foster and promote the general character and purposes of the Specific Plan.

5. **Review and Decision.**

- a. **Design Review.** Each Precise Plan application shall be referred to the Design Review Board, which shall forward the recommendation to the Planning Commission.

...

- 8. **Appeal Procedures.** Appeals shall be processed in accordance with Chapter 20.570 (“Appeals and Calls for Review”).

...

- D. **Variance Procedure.** Where practical difficulties, unnecessary hardships or results inconsistent with the general purpose of the Specific Plan many result from the strict application of certain provisions thereof, Variances may be granted pursuant to Chapter 20.500 (“Variances”).

...

12. Revisions to Chapter 20.260 “Genentech Master Plan District” under Title 20

Chapter 20.260 (Genentech Master Plan District)

...

Section 20.260.002 (District Designation)

The provisions of this chapter shall apply to all areas of the City within the Genentech Master Plan District as mapped on the Official Zoning Map. Additional reclassification to and/or removal of lots from the Genentech Master Plan District may be considered pursuant to the provisions of Division VI (“Administration and Procedures”).

Section 20.260.003 (Development Standards and Requirements)

...

I. Uses.

...

- 2. **Additional Restrictions.** Proposed land uses with characteristics that may cause visual, electronic, or wildlife hazards to aircraft taking off or landing at the SFO Airport or in flight shall not be permitted. Specific characteristics that may create hazards to aircraft in flight and which are incompatible include:
 - a. Sources of glare, such as highly reflective buildings or building features, or bright lights, including search lights or laser displays, which would interfere with the vision of pilots making approaches to the San Francisco International Airport (“Airport”).

...

- L. **Public Parking Spaces and Locations.** The required parking space ratios are as established in Amended Table 20.260.003(D). These parking requirements apply to the Campus as a whole, based on the aggregate mix of Campus land uses and are not required to be supplied specifically within or adjacent to an individual development project. The general locations of anticipated future parking facilities are conceptually illustrated in the Urban Design chapter of the Master Plan Update. However, these conceptual graphics are not intended as “standards”, but rather as guidelines of generally acceptable parking facility locations.

...

- O. **Signs.** Proposed signage shall comply with Chapter 20.360 (“Signs”). Displays, including light fixtures, banners and murals that are part of Genentech’s Patient Success Story program and that are intended for the direct benefit of Genentech employees may be allowed subject to Planning Commission approval of a Master Sign program pursuant to Section 20.360.003(B) (“Master Sign Program”). The Master Sign Program recognizes the unique nature and location of the Genentech campus facilities. Displays that do not meet the general sign standards set forth in Chapter 20.360 (“Signs”), but that are consistent with the Master Sign Program may nonetheless be approved or conditionally approved at the discretion of the Chief Planner, provided that:

...

- 5. Temporary banners consistent in style and size with the provisions of the Master Sign Program are permitted along public streets, if related to a Genentech campaign or event; and

...

Section 20.260.005 (Removal of Lots from the Genentech Master Plan District)

- A. If a lot no longer qualifies to be included in the Genentech Master Plan District under the requirements contained in this chapter, from and after the time that such lot no longer qualifies, any new use, construction, or demolition on that lot, shall conform with the provisions of the underlying zoning district-related provisions of the Code as they existed at the time of the initial reclassification of that lot to be included in the Genentech Master Plan District. However, any use, building, or structure that: (1) is existing or under construction at the time that a lot no longer qualifies to be included within the District; and (2) is not hazardous or dangerous to public health or safety, shall be considered a nonconforming use, building, or structure, such that the lawful existing uses of those buildings or structures at the time of removal may be continued, despite that such uses may not conform to the underlying regulations specified for the district in which such buildings or structures are located. In the event of damage or destruction, such uses, buildings, or structures may be reconstructed and restored to the same extent that they existed before the damage or destruction, provided that there may be no expansion of the nonconformity beyond that which existed prior to the damage or destruction.

...

- D. If any property removed from the Genentech Master Plan District has been developed after approval of the 2020 Genentech Campus Master Plan Update (“2020 Approval”), the net new square feet of development (by use category as set forth in Section 20.100.002 (“Use Regulations”)) developed on that site after the 2020 Approval shall be deducted from the total new development capacity that was approved as part of the 2020 Approval.

...

Section 20.260.006 (Administration)

...

A. **Administrative Review.** The following projects are not subject to discretionary review under this Ordinance, except those projects determined by the Chief Planner to have a potentially significant adverse environmental impact or which are not consistent with the purposes of the Genentech Master Plan District.

...

2. Accessory structures and above grade utility systems equal to or less than 1,000 square feet in area;

...

8. Corporate events (as defined in Section 6.48.010 (“Definitions”) in Title 6 of the South San Francisco Municipal Code), including those corporate events to be located in an area that includes Genentech’s private parking lots and circulation areas.

B. **Minor Use Permits.** The following projects are subject to the review and approval of a Minor Use Permit by the Chief Planner. The Chief Planner may approve, approve with conditions or deny approval of such projects.

1. ***Projects Subject to Minor Use Permits.***

...

b. Accessory structures and above grade utility systems of between 1,001 and 5,000 square feet; and

...

2. ***Required Findings.*** The Chief Planner’s decision to issue a Minor Use Permit shall be based on all of the following findings:

a. The proposed use will not be adverse to the public health, safety or general welfare of the community, nor be detrimental to surrounding properties or improvements;

b. The use is consistent with the City’s General Plan and any applicable area plan;

c. The proposed use complies with all applicable standards and requirements of this title; and

d. The use complies with the Genentech Master Plan District’s facility design guidelines.

...

D. **Design Review.** The following procedures shall apply to design review for projects not subject to subsections A and B above. Except where the Chief Planner finds that a proposed project does not involve significant design issues and therefore does not require design review, the procedures contained in Chapter 20.480 (“Design Review”) are not limited or changed by this chapter. The standards and guidelines to be used during the design review procedure for Genentech Master Plan District projects are:

1. Those contained in the General Plan and any applicable area plan;
2. Those contained in the Design Review Checklist of Implementation chapter of the Genentech Campus Master Plan Update; and
3. Those contained in any relevant Planning Commission resolution, except where superseding facility design guidelines have been adopted.

...

- F. **Fees.** Genentech shall continue to contribute its fair share towards the costs of capital improvement projects, public facilities and public services in accordance with all City development impact fees. Fees shall be paid at the time as indicated in each fee program’s Ordinance or Resolution. These requirements shall apply to all discretionary land use approvals, including Administrative Review, Minor Use Permits and Conditional Use Permits issued pursuant to this section.
1. **Childcare Fee.** Genentech’s contribution to childcare (in accordance with the fee contribution formula for childcare established by Chapter 8.77, “Childcare Fee”), may be in the form of childcare facility construction, fees, or a combination of both facility construction and fees, consistent with Section 8.77.020 (“Childcare fee established”).

13. Revisions to Chapter 20.300 “Lot and Development Standards” under Title 20

Chapter 20.300 (Lot and Development Standards)

Section 20.300.001 (Purpose and Applicability)

The purpose of this chapter is to prescribe development and site standards that apply, except where specifically stated, to development in all districts. These standards shall be used in conjunction with the standards for each zoning district located in Division II, Conventional District Regulations, Division III, Form-Based Zoning Districts or Division IV, Overlays and Plan Districts. In any case of conflict, the standards specific to the zoning district shall override these standards.

Section 20.300.002 (Accessory Buildings and Structures)

- A. **Applicability.** This section applies to “Accessory Structures” as defined in Chapter 20.621 (“Definition of Terms”). This section does not apply to “Accessory Dwelling Units,” as defined in Chapter 20.620 (“Use Classifications”). See Chapter 20.350 (“Standards and Requirements for Specific Uses and Activities”) for standards specific to Accessory Dwelling Units.

...

Section 20.300.003 (Airport Land Use Compatibility Plan Consistency)

...

- E. **Airspace Protection Evaluation.** All projects shall comply with Airspace Protection Policies of the ALUCP.

...

- 2. **Maximum Compatible Building Height.** Building heights east of Highway 101, and buildings within the Business and Professional Office (BPO), Business Technology Park – High (BTP-H), and Southline Campus zoning districts are allowed the maximum height limits permissible under FAA regulations and the SFO 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.
- 3. **Other Flight Hazards.** Within Airport Influence Area (AIA) B, certain land use characteristics are recognized as hazards to air navigation and, per ALUCP Policy AP-4, need to be evaluated to ensure compatibility with FAA rules and regulations. These characteristics include the following:
 - a. Sources of glare, such as highly reflective buildings, building features, or bright lights, including search lights or laser displays, which would interfere with the vision of pilots in command of an aircraft in flight.

...

- c. Sources of dust, smoke, water vapor, or steam that may impair the visibility of a pilot in command of an aircraft in flight.

...

Section 20.300.004 (Development on Lots Divided by District Boundaries)

...

- B. **Access.** All access to parking serving a use must be from a street abutting that portion of the lot where the use is allowed. Pedestrian or vehicular access from a street to a non-residential use shall not traverse a residential district in which the non-residential use is not permitted or conditionally permitted.

...

Section 20.300.006 (Fences, Walls, and Hedges)

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

- A. **Maximum Height.** The maximum allowed height of fences, walls, dense hedges, and related structures is established in Table 20.300.006.

Table 20.300.006: Fences, Wall, and Hedge Height	
Location on Lot	Maximum Height
Required front and street-facing side setback	Opaque: Max. height 4 ft Transparent: May exceed 4 ft in height with MUP
Required interior side setback and rear setbacks	Max. 6 ft; Max. 8 ft in BTP-M, BTP-H, MIM, and MIH districts. The Chief Planner may allow up to 8 ft in residential districts and 10 ft in non-residential districts when a fence is located on top of a retaining wall.
Outside of required setbacks	Max 6 ft.; Max. 8 ft in residential districts with MUP. ¹ The Chief Planner may allow up to 8 ft in residential districts and 10 ft in non-residential districts when a fence is located on top of a retaining wall.

Table 20.300.006: Fences, Wall, and Hedge Height

Location on Lot	Maximum Height
1. Where a fence or wall is installed to screen an outdoor storage area, additional height may be allowed per Section 20.350.033 (“Outdoor Storage”).	

...

Section 20.300.007 (Heights and Height Exceptions)

The structures listed in the following table may exceed the maximum allowed building height for the district in which they are located, subject to the limitations stated in Table 20.300.007 and further provided that no portion of a structure in excess of the building height limit may contain habitable areas or advertising. Additional height, above this limit, may be approved with a Conditional Use Permit. Under no circumstance shall a height exception exceed the maximum height limits of the SFO ALUCP Critical Aeronautical Surfaces, nor shall a height exception be allowed which is determined by the FAA to be a Hazard to Air Navigation. For avoidance of doubt, the lower of the two heights identified by the ALUCP and the FAA shall be the controlling maximum height.

Table 20.300.007: Allowed Projections Above Height Limits

Structures Allowed Above the Height Limit	Maximum Coverage, Locational Restrictions	Maximum Vertical Projection Above the Height Limit
Skylights	No limitations	1 ft
Chimneys	10% of roof area	10 ft
Rooftop open space features including sunshade and windscreen devices, open trellises, and landscaping (for multiple-unit residential and non-residential buildings only)		
Flagpoles	10% of roof area	16 ft
Elevator and stair towers (for multiple-unit residential and non-residential buildings only)		
Decorative features including spires, bell towers, domes, cupolas, obelisks, and monuments	10% of roof area	No restriction
Fire escapes, catwalks, and open railings required by law	No restriction	No restriction
Solar panels, and other energy production facilities located on a rooftop		
Distribution and transmission towers, lines, and poles	25% of the area of the lot, or 10% of the roof area of all on-site structures, whichever is less. Must be located at least 25 feet from any lot line.	No restriction
Water tanks		
Windmills		
Radio towers		
Industrial structures where the manufacturing process requires a greater height		
Building-mounted telecommunications facilities, antennas, and microwave equipment.	Subject to the provisions of Chapter 20.370, Antennas and Wireless Communications Facilities and Chapter 20.375, Small Cell Wireless Communications Facilities	

Section 20.300.008 (Landscaping)

...

B. **Applicability.** The standards of this section apply to the following:

...

4. Existing landscapes limited to Sections 20.300.008(O) (“Provisions for Existing Landscapes”).

...

6. For projects using treated or untreated graywater or rainwater captured on site, any lot within the project that has less than 2,500 square feet of landscape and meets the lot’s landscape water requirement (Estimated Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5) of the State of California Model Water Efficient Landscape Ordinance.

...

C. **Landscape Design Principles.** The following design principles are general standards to be used by City staff in evaluating whether landscape plans conform to the requirements of this section:

...

4. ***Responsive to Local Context and Character.*** Landscape designs shall build on the site’s and area’s unique physical characteristics, conserving and complementing existing natural features. Naturalistic design elements, including irregular plant spacing, undulating berm contours, and mixed proportions of plant species, shall be used to ensure that new landscaping blends in and contributes to the quality of the surrounding area. Selection and spacing of plant material shall be reflective of the surrounding area’s character.

...

D. **Landscape Plans and Documentation.** All projects subject to this chapter may elect to submit either a Standard Landscape Plan or an Alternative Landscape Plan.

...

1. ***Standard Landscape Plan Requirements.***

...

c. *Elements of the Landscape Documentation Package.*

i. The Landscape Documentation Package shall include the following six elements:

(a) Project Information.

(1) Date,

(2) Project applicant,

- (3) Project address (if available, parcel and/or lot number(s)),
- (4) Total landscape area (square feet),
- (5) Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed),
- (6) Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well,
- (7) Checklist of all documents in the Landscape Documentation Package,
- (8) Project contacts to include contact information for the project applicant and property owner,
- (9) Applicant signature and date with statement, "I agree to comply with the requirements of the Water Efficient Landscape Ordinance and submit a complete Landscape Documentation Package".

...

d. *Water Efficient Landscape Worksheet.*

- i. A project applicant shall complete the Water Efficient Landscape Worksheet in Appendix B of the State of California Model Water Efficient Landscape Ordinance, which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for non-residential areas, exclusive of special landscape areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The maximum applied water allowance (MAWA) is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for non-residential areas) and expressed as annual gallons required. The estimated total water use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.

...

- ii. Water budget calculations shall adhere to the following requirements:
 - (a) The plant factor used shall be from the Water Use Classification of Landscape Species (WUCOLS) or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water use plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.
 - (b) All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.

- (c) All special landscape areas shall be identified and their water use calculated as shown in Appendix B of the State of Model Water Efficient Landscape Ordinance.

...

f. *Landscape Design Plan.*

- i. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

- (a) Plant material.

...

- (2) Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Section 20.300.008(D)(1)(g).

- (3) Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one or more of the following:

- Use the Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;

- Recognize the horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, power lines);

...

- ii. The landscape design plan, at a minimum, shall:

...

- (j) Identify location, installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the City or Regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and examples are provided in Section 20.300.008(G) (“Stormwater Management and Rainwater Retention”);

...

g. *Irrigation Design Plan.*

- i. This section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the Landscape Documentation Package.

(a) System.

- (1) Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all non-residential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:

...

- (7) Flow sensors that detect high flow conditions created by system damage or malfunction are required for all non-residential landscapes and residential landscapes of 5000 square feet or larger.

...

- (22) Slopes greater than 25% shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

...

- 2. ***Alternative Landscape Plan Requirements.*** An applicant may demonstrate that the intent of the landscape requirements of this section can be achieved through an Alternative Landscape Plan. The Alternative Landscape Plan shall be prepared in accordance with the principles and design criteria set forth in this section and shall clearly detail the modifications being requested from the provision of this section and how they reflect the evaluation criteria listed below.

...

- d. Integration of landscaping and pedestrian facilities in a manner that improves access or incorporates pedestrian-friendly design. This may include reduced ground-level planting along the front setback if canopy shade trees along sidewalks are provided.

...

E. **Areas to be Landscaped.** The following areas shall be landscaped and may count toward the total area of site landscaping required by the zoning district standards.

...

2. ***Interior Property Lines Abutting Residential Districts.*** Wherever a non-residential use is located adjacent to a residential district or use, a landscape buffer planted with a mix of trees and shrubs shall be provided along interior property lines. At least one tree of at least 15-gallon size shall be planted per 20 lineal feet or as appropriate to create a tree canopy over the buffer yard. In addition, at least three shrubs shall be planted per 20 lineal feet. At least 10 percent of the required trees shall be 24-inch box size.

a. Industrial / R&D Use. Ten foot wide landscaped buffer yard.

b. Other Non-residential Uses. Six foot wide landscaped buffer yard.

3. ***Building Perimeters.*** The portions of a building that front a public street shall have one or more landscape planters a minimum of three feet wide installed along:

a. A minimum 40 percent of street-facing facades for multi-family development of 40 units or more per acre.

b. A minimum 20 percent of street-facing facades for all other building types.

...

F. **General Landscaping Standards.**

1. ***Materials.***

...

d. ***Size and Spacing.*** Plant materials shall be grouped in hydrozones in accordance with their respective water, cultural (soil, climate, sun and light) and maintenance needs. Plants shall be of adequate size and spacing at the time of installation to provide ample vegetation coverage. Minimum requirements include:

i. **Ground Covers.** Ground cover plants other than grasses must be at least a four-inch pot size. Areas planted in ground cover plants other than grass seed or sod must be planted at a rate of one per 12 inches on center or less.

...

ii. **Trees.** At minimum, trees shall be provided in compliance with Chapter 13.30 (“Tree Preservation”) of the South San Francisco Municipal Code. Tree canopies shall cover a minimum of 50 percent of the total required landscape area. One tree species shall exceed 20 percent of total amount of trees provided.

(a) A minimum of 15 percent of the trees planted shall be 24 inch-box or greater in size. All other trees shall be a minimum of 15 gallons in size with a one-inch diameter at breast height (DBH).

...

H. **Irrigation Specifications.**

...

5. **Graywater Systems.** Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to the California Plumbing Code (Title 24, Part 5, Chapter 16) and any applicable local ordinance standards. Refer to Section 20.300.008(B)(6) for the applicability of this chapter to landscape areas less than 2,500 square feet with the estimated total water use met entirely by graywater.

...

I. **Installation and Completion.**

...

4. **Certificate of Completion.**

- a. The Certificate of Completion shall include the following six elements:

...

- iv. Landscape and irrigation maintenance schedule (see Section 20.300.008(J)(4));
- v. Irrigation audit report (see Section 20.300.008(H)(2)); and
- vi. Soil analysis report, if not submitted with the Landscape Documentation Package, and documentation verifying implementation of soil report recommendations (see Section 20.300.008(D)(1)(e)).

...

J. **Maintenance.**

1. **General.** All planting and other landscape elements shall be maintained in good growing condition. Such maintenance shall include, where appropriate, pruning, mowing, weeding, cleaning, fertilizing, and regular watering. Wherever necessary, plantings shall be replaced with other plant materials to ensure continued compliance with applicable landscaping requirements.

...

L. **Definitions.**

...

18. "Estimated total water use" (ETWU) means the total water used for the landscape as described in Section 20.300.008(D)(1)(d).

19. “ET adjustment factor” (ETAF) means a factor of 0.55 for residential areas and 0.45 for non-residential areas, that, when applied to reference evapotranspiration, adjusts for plant factors and irrigation efficiency, two major influences upon the amount of water that needs to be applied to the landscape. The ETAF for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0. The ETAF for existing non-rehabilitated landscapes is 0.8.

...

25. “Graywater” means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. “Graywater” includes, but is not limited to, wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, and laundry tubs, but does not include wastewater from kitchen sinks or dishwashers (Health and Safety Code Section 17922.12).

...

29. “Invasive plant species” means species of plants not historically found in California that spread outside cultivated areas and can damage environmental or economic resources. Invasive species may be regulated by county agricultural agencies as noxious species. Lists of invasive plants are maintained at the California Invasive Plant Inventory and United States Department of Agriculture (USDA) PLANTS Database.

30. “Irrigation audit” means an in-depth evaluation of the performance of an irrigation system conducted by a Certified Landscape Irrigation Auditor. An irrigation audit includes, but is not limited to, inspection, system tune-up, system test with distribution uniformity or emission uniformity, reporting overspray or runoff that causes overland flow, and preparation of an irrigation schedule. The audit must be conducted in a manner consistent with the Irrigation Association’s Landscape Irrigation Auditor Certification program or other U.S. Environmental Protection Agency’s “Watersense” irrigation auditing program.

...

37. “Landscape documentation package” means the documents required under Section 20.300.008(D)(1)(c).

...

46. “Maximum applied water allowance” (MAWA) means the upper limit of annual applied water for the established landscaped area as specified in Section 20.300.008(D)(1)(d). It is based upon the area’s reference evapotranspiration, the ET Adjustment Factor, and the size of the landscape area. The estimated total water use shall not exceed the maximum applied water allowance. Special landscape areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water are subject to the MAWA with an ETAF not to exceed 1.0. $MAWA = (ET_o) (0.62) [(ETAF \times LA) + ((1-ETAF) \times SLA)]$.

...

59. "Plant factor" or "plant water use factor" is a factor, when multiplied by ETo, used to estimate the amount of water needed by plants. For purposes of this section, the plant factor range for very low water use plants is 0 to 0.1, the plant factor range for low water use plants is 0.1 to 0.3, the plant factor range for moderate water use plants is 0.4 to 0.6, and the plant factor range for high water use plants is 0.7 to 1.0. Plant factors cited in this section are derived from the publication "Water Use Classification of Landscape Species (WUCOLS)." Plant factors may also be obtained from horticultural researchers from academic institutions or professional associations as approved by the California Department of Water Resources (DWR).

60. "Project applicant" means the individual or entity submitting a landscape documentation package required under Section 20.300.008(D)(1)(c), to request a permit, plan check, or design review from the City. A project applicant may be the property owner or his or her designee.

...

65. "Reference evapotranspiration" or "ETo" means a standard measurement of environmental parameters which affect the water use of plants. ETo is expressed in inches per day, month, or year as represented in Appendix A of the State of California Model Water Efficient Landscape Ordinance, and is an estimate of the evapotranspiration of a large field of four-to seven-inch tall, cool-season grass that is well watered. Reference evapotranspiration is used as the basis of determining the maximum applied water allowances so that regional differences in climate can be accommodated.

...

68. "Residential landscape" means landscapes surrounding single-unit or multiple-unit dwelling units.

...

M. **Public Education.**

1. **Publications.** Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.

a. City shall provide information to owners of permitted renovations and new, single-unit dwellings regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget.

...

P. **Effective Precipitation.** City may consider Effective Precipitation (25% of annual precipitation) in tracking water use and may use the following equation to calculate maximum applied water allowance:

...

- 2. $MAWA = (E_{To} - E_{ppt}) (0.62) [(0.45 \times LA) + (0.55 \times SLA)]$ for non-residential areas.

...

Section 20.300.009 (Lighting and Illumination)

...

C. General Standards.

...

- 3. **Non-residential Buildings.** All exterior doors, during the hours of darkness, shall be illuminated with a minimum of one foot-candle of light.
- 4. **Maximum Height.** Lighting fixtures shall not exceed the maximum heights specified in the following table.

Table 20.300.009 Maximum Height of Lighting Fixtures	
District	Maximum Height
Residential and Downtown Residential zoning districts	16 ft
Downtown/Caltrain Station Area and Form-Based zoning districts	16 ft within 100 ft of any street frontage; 20 ft in any other location.
CC and BPO zoning districts	20 ft within 100 ft of any street frontage; 25 ft in any other location.
All other zoning districts	25 ft

- 5. **Shielding.** All lighting fixtures shall be fully shielded, located, and aimed so that the direct illumination from the fixture shall be confined to the property boundaries of the source. Further, any light fixture located within 50 feet of a residential district or public right-of-way must utilize an internal or external shield, with the light fixture and shield oriented to minimize light trespass onto an adjacent property or right-of-way line. If an external shield is used, its surface must be painted black to minimize reflections.

...

Section 20.300.010 (Performance Standards)

...

- D. **Location of Measurement for Determining Compliance.** Measurements necessary for determining compliance with the standards of this chapter shall be taken at the lot line of the establishment or use that is the source of a potentially objectionable condition, hazard, or nuisance.
- E. **Hours of Operation.** Hours of operation are limited to between 6:00 a.m. and midnight seven days a week for all districts except within the BTP-M, BTP-H, GMPD, MIM, MIH and OPSPD

districts. See Chapter 20.490 (“Use Permits”) and Section 20.490.002 (“Applicability”) for additional restrictions.

F. **Noise.**

1. *Noise Limits.* No use or activity shall create ambient noise levels that exceed the standards established in Chapter 8.32 (“Noise Regulations”) of the South San Francisco Municipal Code.
2. *Noise Exposure—Land Use Requirements and Limitations.* Table 20.300.010 below describes the requirements and limitations of various land uses within the listed Community Noise Equivalent Level (CNEL) ranges as measured in decibels (dB).

...

3. *Noise Attenuation Measures.* Noise attenuation measures identified in an acoustic study shall be incorporated into the project to reduce noise impacts to satisfactory levels.
4. *Maximum Acceptable Interior Noise Levels.* New noise-sensitive uses (e.g., schools, hospitals, churches, and residences) shall incorporate noise attenuation measures to achieve and maintain an interior noise level of CNEL 45 dB.
5. *Residential Interior Noise Level Reduction.*

...

- a. All façades must be constructed with substantial weight and insulation;
 - b. Sound-rated windows providing noise reduction performance similar to that of the façade must be included for habitable rooms;
 - c. Sound-rated doors or storm doors providing noise reduction performance similar to that of the façade must be included for all exterior entries;
 - d. Acoustic baffling of vents is required for chimneys, fans, and gable ends;
 - e. Installation of a mechanical ventilation system affording comfort under closed-window conditions; and
 - f. Double-stud construction, double doors, and heavy roofs with ceilings of two layers of gypsum board on resilient channels.
6. *Airport Noise Evaluation.* See Section 20.300.003 (“Airport Land Use Compatibility Plan Consistency”) for airport noise evaluation and mitigation requirements based on the San Francisco International Airport Land Use Compatibility Plan.

G. **Vibration.** No vibration shall be produced that is transmitted through the ground and is discernible *without* the aid of instruments by a reasonable person at the lot lines of the site.

1. *Vibration Analysis Required.* A vibration analysis prepared by a qualified acoustical consultant is required for the following activities:

- a. All construction-related activities located within 100-feet of residential or other sensitive receptors that require the use of pile driving or other construction method that has the potential to produce high vibration levels.
 - b. All new land use development located within 200-feet of existing rail lines.
 - c. Exemptions. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject lot (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
2. *Historic Structure Protection.*
- a. Prior to issuance of grading permits, for any development project that is located within 150 feet of a historic structure and requires either: (1) pile driving within 150 feet; or (2) utilization of mobile construction equipment within 50 feet of the historic structure, the property owner/developer shall retain an acoustical engineer to conduct a vibration analysis for potential impacts from construction-related vibration impacts onto the historic structure. The vibration analysis shall determine the vibration levels created by construction activities at the historic structure, and if necessary, develop mitigation to reduce the vibration levels to within the California Department of Transportation's (Caltrans) threshold of 0.12 inches per second peak particle velocity (PPV) for historic buildings.
- H. **Light and Glare.** Activities, processes, and uses shall be operated in compliance with the following provisions:
1. *Mechanical or Chemical Processes.* Light or glare from mechanical or chemical processes, high-temperatures processes including combustion or welding, or from reflective materials on buildings or used or stored on a site, shall be shielded or modified to prevent emission of adverse light or glare onto other properties.
 2. *Glare.* No use shall be operated such that significant, direct glare, incidental to the operation of the use is visible beyond the boundaries of the lot where the use is located.
- I. **Odors.** No use, process, or activity shall produce objectionable odors that are perceptible without instruments by a reasonable person at the lot lines of a site. Odors from temporary construction, demolition, and vehicles that enter and leave the subject lot (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard.
- J. **Heat and Humidity.** Uses, activities, and processes shall not produce any emissions of heat or humidity that cause distress, physical discomfort, or injury to a reasonable person, or interfere with ability to perform work tasks or conduct other customary activities. In no case shall heat emitted by a use cause a temperature increase in excess of five degrees Fahrenheit on another property.
- K. **Air Contaminants.** Uses, activities, and processes shall not operate in a manner that emit excessive dust, fumes, smoke, or particulate matter.
1. *Compliance.* Sources of air pollution shall comply with rules identified by the Environmental Protection Agency (Code of Federal Regulations, Title 40), the California Air Resources Board, and the Bay Area Air Quality Management District (BAAQMD).

2. *BAAQMD Permit.* Operators of activities, processes, or uses that require “approval to operate” from the BAAQMD, shall file a copy of the permit with the Planning Division within 30 days of permit approval.

L. **Liquid or Solid Wastes.**

1. *Discharges to Water or Sewers.* Liquids and solids of any kind shall not be discharged, whether directly or indirectly, into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with applicable standards of the California Regional Water Quality Control Board (California Administrative Code, Title 23, Chapter 3 and California Water Code, Division).
2. *Solid Wastes.* Solid wastes shall be handled and stored so as to prevent nuisances, health, safety and fire hazards, and to facilitate recycling. There shall be no accumulation outdoors of solid wastes conducive to the breeding of rodents or insects, unless stored in closed containers.

M. **Fire and Explosive Hazards.** All activities, processes and uses involving the use of, or storage of, flammable and explosive materials shall be provided with adequate safety devices against the hazard of fire and explosion. Firefighting and fire suppression equipment and devices standard in industry shall be approved by the Fire Department. All incineration is prohibited with the exception of those substances, including chemicals, insecticides, hospital materials and waste products, required by law to be disposed of by burning, and those instances wherein the Fire Department deems it a practical necessity.

N. **Hazardous and Extremely Hazardous Materials.** The use, handling, storage and transportation of hazardous and extremely hazardous materials shall comply with the provisions of the California Hazardous Materials Regulations and the California Fire and Building Code, as well as the laws and regulations of the California Department of Toxic Substances Control and the County Environmental Health Agency. Activities, processes, and uses shall not generate or emit any fissionable or radioactive materials into the atmosphere, a sewage system or onto the ground.

O. **Electromagnetic Interference.** No use, activity or process shall cause electromagnetic interference with normal radio and television reception in any residential district, or with the function of other electronic equipment beyond the lot line of the site in which it is situated. All uses, activities and processes shall comply with applicable Federal Communications Commission regulations.

P. **Radioactivity.** No radiation of any kind shall be emitted that is dangerous to humans.

...

Section 20.300.012 (Screening)

...

C. **Common Property Lines.** A minimum six-foot high screening wall shall be provided on the interior lot lines of any lot that contains any commercial use, industrial / R&D use, public or semi-public use (except Community Garden, Day Care Center, or Public Park and Recreation Facilities), or transportation, communication and utilities use, as defined in Chapter 20.620

(“Use Classifications”) and abuts a residential district. Such screening wall shall be provided at the time of new construction or expansion of buildings, or changes from one use classification to another non-residential use classification.

1. **Location.** Screening walls shall follow the lot line of the lot to be screened or shall be so arranged within the boundaries of the lot so as to substantially hide from adjoining properties the building, facility, or activity required to be screened.
2. **Materials.** Industrial / R&D uses must provide a solid screening wall of stucco, decorative block, or concrete panel. Screening walls for other uses may be constructed of stucco, decorative block, concrete panel, wood or other substantially equivalent material. Chain-link fencing does not fulfill the screening wall requirement.

...

Section 20.300.014 (Trash and Refuse Collection Areas)

...

C. Location.

1. The solid waste and recycling storage area shall not be visible from a public right-of-way and shall not be located within any required front or street side yard, any required parking and landscaped areas, or any other area required by this Ordinance to be constructed or maintained unencumbered according to fire and other applicable building and public safety codes.

...

D. Materials, Construction, and Design.

...

10. **Drainage.** The floor of the enclosure shall have a drain that connects to the sanitary sewer system. If food preparation activities are performed, this drain must first connect to a grease trap/interceptor prior to discharging to the sanitary sewer system.

...

Section 20.300.015 (Underground Utilities)

All exterior utilities, including, but not limited to, drainage systems, sewers, natural gas lines, water, electrical, telephone, cable television, and similar distribution lines providing direct service to a development site shall be installed and maintained underground within the site.

...

14. Revise Chapter 20.310 “Site and Building Design Standards” under Title 20

Chapter 20.310 (Site and Building Design Standards)

Section 20.310.001 (Purpose)

The purpose of this chapter is to prescribe general citywide site and building design standards. The standards of this chapter shall be used in conjunction with the standards for the applicable zoning district located in Division II, Conventional District Regulations, Division III, Form-Based Zoning Districts or Division IV, Overlays and Plan Districts. In any case of conflict, the standards specific to the zoning district shall override these regulations.

Section 20.310.002 (General Site and Building Design)

...

B. Grading.

...

4. ***Slope Stabilization.*** The faces of cut-and-fill slopes shall be prepared and maintained to control against erosion. This consists of planting, use of armor rock, terracing, water breaks, dams, cribbing, rip rap, or combinations thereof. Protection for the slopes shall be installed prior to final inspection. The Chief Building Official may require installation of temporary measures as required to protect exposed areas until permanent measures can be taken.

...

6. ***Dust Control.*** Contractors performing grading operations within the City where dry conditions or dry admixtures are encountered shall adequately and effectively control dust to prevent spread off-site or onto existing structures on-site. Prior to commencement of grading operations, the contractor shall furnish details of proposed dust control measures to the Chief Building Official for approval.

...

C. Drainage.

...

1. All drainage plans that alter the slope or contour of a site's existing drainage pattern are required to obtain approval from the City Engineer.

3. Cut-and-fill slopes shall be provided with subsurface drainage as necessary for stability. Paved interceptor drains shall be installed along the top of all cut slopes where the tributary drainage area above the slopes toward the cut has a drainage path greater than 40 feet measured horizontally.

...

D. Hillsides. All development on sites with an average grade of 15 percent or more is subject to the following standards:

...

6. ***Impervious Surfaces.*** On sites with an average slope of 15 percent or more, the maximum lot coverage by impervious surfaces shall not exceed 40 percent of the gross land area.

E. **Block Lengths.** Where a project includes the construction of new rights-of-way, resulting block sizes shall conform to the following standards:

...

2. ***Large Site Development.*** Sites larger than three acres shall be developed into uninterrupted blocks with block faces no longer than 350 feet in length. Where blocks are interrupted by a publicly-accessible pedestrian path or paseo, block lengths may be a maximum 500 feet.

...

G. **Open Space Design and Orientation.**

...

3. ***Creek Access.*** Unless it is demonstrated to the satisfaction of City staff that no feasible alternative exists, any property with frontage on Colma Creek or San Bruno Creek shall be required to provide, as a part of the on-site landscaping plan, a paved public-access trail along the top of the bank for the portion of the creek bank on the site. The trail shall be compliant with specifications of the City Public Works Department and the Bay Conservation and Development Commission (BCDC) as applicable. Each such trail segment shall connect directly to the creek bank on each adjacent property or a trail segment along the Shoreline (e.g., the Bay Trail).

H. **On-Site Circulation and Parking**

1. ***Pedestrian and Bicycle Pathways.***

...

c. Walkways must link residential units with recreational and other internal facilities and with other residential units.

...

3. ***Parking Structure Access and Design.***

c. All building floors used as garages and other enclosed or covered parking facilities must be designed with at least one of the following:

i. Punched openings with spacing and proportions typical of a habitable space; or

ii. Screening that obscures the view of vehicles. Screening may take the form of plants, living walls, wire or metal mesh, fabric, or other durable screening material.

iii. Other design element that provides visual interest and high quality design, to be approved through the Design Review process.

I. **Building Materials and Textures.**

...

2. **Primary Building Materials.** The following primary cladding materials are allowed:

...

3. **Secondary Materials.** The following secondary materials are allowed:

- a. Metal (wrought iron, copper, bronze) with a non-reflective finish;
- b. Wood;
- c. Split-face CMU;
- d. Terra cotta tile;
- e. Brick or brick veneer; and
- f. Tile
- g. Other quality, durable materials may be approved by the Review Authority as part of the project review.

...

6. **Glazing for Bird Safety.**

- a. The use of bird-safe glazing is required for a minimum 90 percent of all glazing up to 60 feet in height for uninterrupted glazed segments 24 square feet or larger.
- c. When glazing incorporates patterns, the pattern must uniformly cover the entire window and consist of elements separated by a minimum two inches wide and a minimum four inches tall (the “2x4 Rule”).

...

...

L. **Sustainability Standards.** All development shall comply with all applicable requirements of Chapter 15.22 (“California Green Building Code”) of the South San Francisco Municipal Code.

Section 20.310.003 (Single-Unit and Duplex Residential Design)

A. **Applicability.** This section applies to all single-unit and duplex development throughout the City.

...

E. **Entrances.**

1. **Orientation.** All units located along public rights-of-way, BART rights-of-way, or internal paseos/pathways must have the primary entrance, either individual or shared, facing the public street, BART right-of-way, or internal paseo/pathway.

...

F. **Manufactured Homes.** All manufactured homes shall meet the following standards:

...

4. **Roof Material.** Roof material shall consist of material customarily used for conventional single-unit dwellings, such as tile, composition shingles, and wood shakes and shingles. If shingles and/or wood shakes are used, the pitch of the roof shall be not less than three inches vertical to 12 inches horizontal.

...

G. **Parking Design and Access.**

...

2. **Garage Frontage and Location.**

- a. Where garage doors face a street or lane on lots 30 feet wide or more, the total width of the garage door(s) shall not exceed 50 percent of the lot width.

...

Section 20.310.004 (Multifamily Residential and Residential Mixed-Use Design)

A. **Applicability.** This section applies to all multifamily and residential mixed-use development throughout the City.

B. **Building Modulation/Articulation.**

...

2. **Between 75 and 300 Feet.** When a building facade is between 75 and 300 feet in length along a right-of-way, it must be:

...

3. **300 Feet or Greater.** When a building facade is 300 feet or greater in length along a right-of-way, it must be separated into volumes by:

- a. Recesses a minimum of 40 feet in width and 40 feet in depth that extend the full height of the building; and

...

5. **Transitional Standards.** Where a development abuts another district with a lower maximum height, the following standards apply:

...

- b. The maximum height within 50 feet of the abutting district is an additional 10 feet *or* the maximum allowed height for the district, whichever is lower.

...

6. **Transect Zone Abutting an RL District.** Where a building in a transect zone faces an RL district, the building façade plane may not exceed 40 feet in length without a break of minimum 10 feet in depth and 10 feet in length.

...

7. **Transect Zones Abutting an RM District.** Where a building in a transect zone faces an RM district, the building façade plane may not exceed 48 feet in length without a break of minimum 6 feet in depth and 10 feet in length.

...

8. **Corner Treatment.** Accentuate building massing at street intersections with at least one of the following elements:

...

9. **Roofline Form and Variation.** Roof designs shall be limited to:

...

- b. *Gables.*

...

E. **Entrances.**

1. **Orientation.** All units located along public rights-of-way, BART rights-of-way, or internal paseos/pathways must have the primary entrance, either individual or shared, facing the public street, BART right-of-way, or internal paseo/pathway. Exceptions to this requirement may be approved for projects where multifamily housing is located on four-lane streets carrying high traffic volumes and/or streets that do not allow on-street parking.

2. **Entry Protection.**

- a. **Conventional Zones.** All building entrances shall incorporate a projection (e.g., porch or stoop) or recess at least 40 square feet in area, with a minimum depth of five feet. Alternative designs that create a welcoming entry feature facing the street, such as a trellis or landscaped courtyard entry, may be approved by the Chief Planner or Design Review Board.

...

F. Residential Unit Design.

1. ***Residential Signifiers.*** Residential facades shall incorporate at least one element that signals habitation, such as bay windows or balconies.

...

3. ***Affordable Unit Design.*** Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable.

...

G. Open Space Design.

...

2. ***Required Common Open Space Design.***

- a. Required common areas may be designed as landscaped areas, walks, patios, swimming pools, barbeque areas, playgrounds, turf, or other such improvements that enhance the outdoor environment of the development.

...

H. Parking Design and Access.

...

3. ***Structured Parking.***

- a. Where ground level structured parking or stackers occupy more than 30 percent of a building facade facing a right-of-way or paseo, the finished floor of the parking level must be a minimum four vertical feet below the finished grade at the building facade. This standard does not apply to parking structures or stackers within the SLR Overlay.

...

15. Revisions to Chapter 20.320 “Nonconforming Uses, Structures, and Lots” under Title 20

Chapter 20.320 (Nonconforming Uses, Structures, and Lots)

Section 20.320.001 (Purpose and Applicability)

This chapter is intended to permit continuation of uses and continued occupancy and maintenance of structures that were legally established but do not comply with all of the standards and requirements of this Ordinance in a manner that promotes the public health, safety, and general welfare and does not conflict with the goals and objectives of the General Plan. The provisions of this chapter apply to structures, land, and uses that have become nonconforming by adoption of this Ordinance as well as

structures, land, and uses that become nonconforming due to subsequent amendments to its text or to the Official Zoning Map. More specifically, the purpose of these regulations is to distinguish between nonconforming uses that are detrimental to public health, safety, and general welfare and those uses that are economically productive and compatible with surrounding development despite being inconsistent with applicable regulations and requirements.

...

Section 20.320.002 (Establishment of Lawful Nonconforming Uses, Structures and Lots)

...

- A. **Nonconformities.** A nonconformity may result from any inconsistency with the requirements of this Ordinance including, but not limited to, location, density, floor area, height, yard, usable open space, buffering, performance standards, or the lack of an approved Use Permit or other required authorization. A use or structure shall not be deemed nonconforming solely because it does not conform with the parking dimension standards, overnight vehicle parking limitations, loading, planting area, or screening regulations of the district in which it is located or does not conform to the standards for the following building features: garage door location; garage door width; cornices, eaves, and other ornamental features that exceed maximum projections into required yards; or bay windows, balconies, and terraces above the second floor that exceed maximum projections into required yards. Also see Section 20.330.003(B) (“Nonconforming Parking or Loading”).

...

- C. **Nonconforming Lots.** Any lot that is smaller than the minimum lot size required by this Ordinance or does not meet any of the applicable dimensional requirements shall be considered a lawful nonconforming lot if it is described in the official records on file in the office of the San Mateo County Recorder as a lot of record under one ownership. A nonconforming lot may be used as a building site subject to compliance with all applicable requirements, unless a Variance or other modification or exception is approved as provided for in this Ordinance.

...

Section 20.320.003 (Continuation and Maintenance of Nonconforming Structures)

...

- B. **Expansion of Area Occupied by Nonconforming Use.** The physical improvement of a nonconforming building or structure containing a nonconforming use shall not increase the area occupied by a nonconforming use.

...

Section 20.320.004 (Alterations and Enlargements to Nonconforming Structures)

...

- C. Notwithstanding the requirements of subsection A above, an accessory dwelling unit in compliance with Section 20.350.003 (“Accessory Dwelling Units”) and State law may be

developed on a lot that contains a single-unit or multiple-unit residential dwelling that is nonconforming with respect to standards. If the single-unit dwelling is nonconforming because it does not meet parking standards, an accessory dwelling unit may be established when parking for the primary dwelling unit is provided to meet the applicable requirements of Chapter 20.330 (“On-Site Parking and Loading”). Notwithstanding the requirements of Chapter 20.330, parking for the primary dwelling unit may be located in any configuration on the site, such as covered spaces, uncovered spaces, tandem spaces, or mechanical parking lifts.

...

F. **Within the Floodplain/Sea Level Rise (SLR) Overlay.**

...

- G. Additions to or enlargements of nonconforming structures that exceed the maximum allowable lot coverage require approval of a Variance pursuant to the provisions of Chapter 20.500 (“Variances”) if the addition or enlargement would increase the coverage of the subject property.

Section 20.320.005 (Changes and Substitutions of Nonconforming Uses)

...

- D. **Plan Consistency.** The Planning Commission or the Chief Planner may find that the continuation, expansion, or substitution of a nonconforming industrial / R&D 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.

...

Section 20.320.007 (Repair and Replacement of Damaged or Destroyed Nonconforming Buildings)

...

- C. The previous subsections notwithstanding, when the cost of repair or reconstruction of a nonconforming residential building destroyed or damaged by an unintentional act exceeds 50 percent of the appraised value of the building at the time the damage occurs and the building is located in any district where residential uses are allowed, the building may be restored to the same size, extent, and configuration as previously existed subject to the approval of a Minor Use Permit and the following requirements:

1. The minimum number of standard, open and accessible covered parking spaces required by this Ordinance shall be provided;

...

Section 20.320.008 (Abandonment of Nonconforming Uses)

...

- A. No nonconforming use may be resumed, reestablished, reopened, or replaced by any other nonconforming use after it has ceased for a period of one year subject to the following exceptions:
 - 1. No lawful residential use can lapse regardless of the length of time of non-use;
 - 2. A nonconforming use of a portion of a building may be resumed or changed as provided for in Section 20.320.005 (“Changes and Substitutions of Nonconforming Uses”) subject to the approval of a Minor Use Permit.
- B. In any zoning district except a Downtown Residential or Downtown/Caltrain Station Area zoning district, the Chief Planner may approve an additional one-year time period during which the use will not be considered abandoned; provided, that the Chief Planner finds that economic conditions warrant the additional time. In the event that such additional time period is approved, the total period during which the use will not be considered abandoned shall not exceed two years from the date the use ceased to operate unless an additional one-year time period is approved by the Planning Commission in accordance with paragraph C below.
- C. In any zoning district except a Downtown Residential or Downtown/Caltrain Station Area zoning district, the Planning Commission may approve an additional one-year time period during which the use will not be considered abandoned; provided, that the Commission finds that economic conditions warrant the additional time. In the event that such additional time period is approved, the total period during which the use will not be considered abandoned shall not exceed three years from the date the use ceased to operate. The one-year period shall commence when the use ceases and any one of the following occurs:
 - 1. The site is vacated;
 - 2. The business license lapses;
 - 3. Utilities are terminated; or
 - 4. The lease is terminated.

16. Revisions to Chapter 20.330 “On-Site Parking and Loading” under Title 20

Chapter 20.330 (On-Site Parking and Loading)

Section 20.330.001 (Purpose)

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

- A. Ensure that parking is provided for new land uses and major alterations to existing uses to meet the parking needs created by such uses;
- B. Compliment pedestrian-oriented development and promote the use of alternative modes of transportation by providing bicycle parking and parking reductions for development near transit;

- C. Establish standards and regulations for the developer, owner, or operator of any specific use occurring outdoors or within an existing, newly constructed, or relocated building to provide well-designed, on-site parking areas;
- D. Ensure that on-site parking and loading areas are designed and located to protect the public safety; minimize congestion and conflict points on travel aisles and public streets; and where appropriate, buffer surrounding land uses from their impact; and
- E. Require that parking areas are designed to reduce potential environmental impacts, including minimizing stormwater run-off and the heat-island effect.

Section 20.330.002 (Applicability)

...

B. Reconstruction, Expansion and Change in Use of Existing Non-Residential Buildings.

- 1. When a change in use, expansion of a use, or expansion of floor area creates an increase of 25 percent or more in the number of required on-site parking or loading spaces, on-site parking and loading shall be provided according to the provisions of this chapter. The existing parking shall be maintained and additional parking shall be required only for such addition, enlargement, or change in use and not for the entire building or site. If the number of existing parking spaces is greater than the requirements for such use, the number of spaces in excess of the prescribed minimum may be counted toward meeting the parking requirements for the addition, enlargement, or change in use. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification than the former occupant. In the Downtown Parking District, a fee may be paid in lieu of providing parking pursuant to Section 20.330.006(C) (“In-Lieu Fees in the Downtown”).
- 2. The threshold of 25 percent may be increased at the discretion of the Chief Planner and with submittal of a Parking Study.

C. Additions and Alterations to Existing Dwelling Units. Parking shall be provided according to the provisions of this chapter based on the total resultant square footage. When an addition is proposed to an existing dwelling unit that does not provide parking in compliance with this chapter, the following regulations apply:

1. ***Single-Unit Dwellings.***

...

- b. If there is one off-street space per unit existing, then an addition resulting in a total of up to 1,800 square feet of gross habitable floor area and a maximum of three bedrooms per dwelling unit shall be permitted.
- c. Required parking may limit additions to single-unit dwellings where existing parking has been converted to an accessory dwelling unit in accordance with Section 20.350.003 (“Accessory Dwelling Units”).

2. ***Multiple-Unit Residential Dwellings.***

...

- b. If there is one off-street space per unit existing, then an addition resulting in a total of up to 1,100 square feet of gross habitable floor area and a maximum of two bedrooms per dwelling unit shall be permitted.

...

Section 20.330.004 (Required Parking Spaces)

...

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

...

- 2. **Floor Area.** Where an on-site parking or loading requirement is stated as a ratio of parking spaces to floor area, the floor area is calculated per Section 20.040.008 (“Determining Floor Area”), unless otherwise stated.

...

- 5. **Students or Clients.** Where a parking or loading requirement is stated as a ratio of parking spaces to students or clients, the number is assumed to be the number of students or clients at the State-certified capacity or at Building Code Occupancy where no State-certification is required.

...

- E. **Parking Management and Monitoring Study.** Where the parking requirement in Table 20.330.004 is listed as “As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E),” the Chief Planner shall establish the parking requirement based on the particular characteristics of the proposed use and the results of a parking management and monitoring study. The Chief Planner may require the provision of parking studies or any other information at the applicant’s cost as needed to assess parking demand for the proposed project. Where a Conditional Use Permit is required for the use, the ultimate parking requirement will be established by the Planning Commission during the Conditional Use Permit application process. Parking Management and Monitoring Studies shall, at minimum, include the following:

- 1. Total square footage of all uses within existing and proposed development and the square footage devoted to each type of use.
- 2. Parking demand estimates using parking generation studies from professionally recognized and/or comparable studies from development(s) similar to the proposed use(s).

...

- 6. For “Freight/Truck Terminal and Warehouse” and “Parcel Hub” uses, a description of the type of freight to be distributed and radius of delivery map.

...

F. **Transit Station Areas.** In accordance with AB 2097, no off-street parking is required for any use located within a Transit Station Area as defined in Chapter 20.621 (“Definitions of Terms”). A project shall be considered to be within one-half mile of a Transit Station Area or high-quality transit corridor if all parcels within the project have no more than 25 percent of their area farther than one-half mile from the stop or corridor and if not more than 10 percent of the residential units or 100 units, whichever is less, in the project are farther than one-half mile from the stop or corridor.

...

Table 20.330.004 Required On-Site Parking Spaces		
Land Use Classification	Required Parking Spaces	
Residential Use Classifications		
Single-Unit Residential, Detached or Attached		
<i>Less than 900 sq. ft. and less than 3 bedrooms</i>	1 space min. per unit. In Transit Station Areas: No min., 1 space max. per unit.	Requirements for all Single-Unit Residential Parking: At least one required space must be in a carport or garage. Any additional required spaces may be within a driveway space measuring a minimum of 8’ x 18’.
<i>Less than 2,500 sq. ft. and 4 or fewer bedrooms</i>	2 spaces min. per unit. In Transit Station Areas: No min., 2 spaces max. per unit.	
<i>2,500 sq. ft. or more or 5 or more bedrooms</i>	3 spaces min. per unit. In Transit Station Areas: No min., 2 spaces max. per unit.	
Accessory Dwelling Unit	1 space for each accessory dwelling unit or bedroom, whichever is less, except accessory dwelling units which meet the criteria set forth in Chapter 20.350, Accessory Dwelling Units, are exempted from the parking requirement.	
Multiple-Unit Residential		
<i>Studio and one-bedroom (up to 1,100 sq. ft.)</i>	1 space min. per unit. In Transit Station Areas: No min., 1.0 spaces max. per unit.	Requirements for all Multiple-Unit Residential Parking: One covered space shall be designated for each unit. An unencumbered driveway space measuring a minimum of 8’ x 18’ shall count as an off-street parking space.
<i>Two-bedroom (up to 1,100 sq. ft.)</i>	1 spaces min. per unit. In Transit Station Areas: No min., 1.5 spaces max. per unit.	
<i>Three or more bedrooms and 1,101 sq. ft. or larger</i>	1.5 spaces min. per unit. In Transit Station Areas: No min., 2.0 spaces max. per dwelling unit.	
Caretaker Unit	1 space per dwelling unit.	
Domestic Violence Shelter	As determined by the Chief Planner pursuant to Chapter 20.350, Domestic Violence Shelter.	
Family Day Care, Small and Large	None in addition to what is required for the residential use.	
Group Residential	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).	
Live-Work	1.5 per unit or for every 1,000 sq. ft. of floor area, whichever is greater.	
Low Barrier Navigation Center	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).	
Mobile Home Park	2 spaces per unit. At least one required space must be in a carport or garage.	
Residential Care Facility, General	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).	
Residential Care Facility, Limited	None in addition to what is required for the residential use.	

Table 20.330.004 Required On-Site Parking Spaces	
Land Use Classification	Required Parking Spaces
Residential Care Facility, Senior	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Public and Semi-Public Use Classifications	
Colleges and Trade Schools, Public or Private	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Community Assembly, Small and Large	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Cultural Institutions	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Day Care Center	1 per employee plus additional parking as provided in the Pick-up/Drop-off Plan required pursuant to Section 20.350, Day Care Centers.
Elderly and Long-Term Care	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Emergency Shelter	1 per 300 sq. ft. of floor area.
Government Offices	1 per 300 sq. ft. of floor area.
Hospitals and Clinics	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Schools, Public or Private	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Social Service Facilities	1 per 300 sq. ft. of floor area.
Commercial Use Classifications	
Adult-Oriented Business	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Animal Care, Sales and Services	
<i>Kennels</i>	As provided in the Pick-up/Drop-off Plan required pursuant to Chapter 20.350, Animal Care, Sales, and Services.
<i>Pet Day Care</i>	As provided in the Pick-up/Drop-off Plan required pursuant to Chapter 20.350, Animal Care, Sales, and Services.
<i>Pet Store</i>	1 per 300 sq. ft. of floor area.
<i>Veterinary Services</i>	1 per 300 sq. ft. of floor area.
Artists' Studios	1 per 1,000 sq. ft. of floor area.
Automobile/Vehicle Sales and Services	
<i>Automobile/Vehicle Rentals</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004.E
<i>Automobile/Vehicle Sales and Leasing</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Automobile/Vehicle Service and Repair, Major or Minor</i>	1 space plus 4 spaces per service bay; 1 per 300 sq. ft. of any retail or office on site.
<i>Automobile/Vehicle Washing</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Service Station</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Banks and Financial Institutions (All Subclassifications)	1 per 300 sq. ft. of floor area.
Building Materials Sales and Services	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area, plus 1 space for each fleet vehicle.
Business Services	1 per 300 sq. ft. of floor area.
Commercial Cannabis Uses (All Subclassifications)	1 per 300 sq. ft. of floor area.
Commercial Entertainment and Recreation (All Subclassifications)	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Crop Production, Limited	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Eating and Drinking Establishments	
<i>Bars/Night Clubs/Lounges</i>	1 per 100 sq. ft. of customer seating area.
<i>Coffee Shops/Cafés</i>	1 per 150 sq. ft. of customer seating area.

Table 20.330.004 Required On-Site Parking Spaces

Land Use Classification	Required Parking Spaces
<i>Restaurants, Full Service</i>	1 per 100 sq. ft. of customer seating area; no parking is required for outdoor seating when seats provided equal to 50 percent or less of total indoor seating.
<i>Restaurants, Limited Service</i>	1 per 150 sq. ft. of floor area.
Food and Beverage Sales (All Subclassifications)	1 per 300 sq. ft. of floor area.
Funeral Parlors and Mortuaries	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Lodging	
<i>Bed and Breakfast</i>	1 per room for rent in addition to parking required for residential use.
<i>Hotels and Motels</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Short-Term Vacation Rental</i>	1 off-street parking space required for use by the short-term vacation rental transient occupants. The required parking for the existing residential use or driveway parking may be used to provide this parking space.
Maintenance and Repair Services	1 per 500 sq. ft. of floor area; 1 per 1,000 sq. ft. of outdoor display area, plus 1 space for each fleet vehicle.
Maker's Space	1 per 1,000 sq. ft. of floor area.
Nurseries and Garden Centers	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Offices (All Subclassifications)	1 per 300 sq. ft. of floor area up to 10,000 sq. ft. 2 per 1,000 sq. ft. of floor area over 10,000 sq. ft. Requirement may be adjusted based on anticipated employee density at discretion of City and excluding carpool/visitor spaces.
Parking Services (All Subclassifications)	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Personal Services	
<i>General Personal Services</i>	1 per 300 sq. ft. of floor area.
<i>Instructional Services</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Massage Business</i>	1 per 300 sq. ft. of floor area.
<i>Tattoo or Body Modification Parlor</i>	1 per 300 sq. ft. of floor area.
Retail Sales (All Subclassifications)	1 per 300 sq. ft. of floor area. For appliance and furniture stores and large format retail, as provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Shopping Center (All Subclassifications)	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Industrial / R&D Use Classifications	
Clean Technology	1 per 2,000 sq. ft. of use area, plus 1 per 300 sq. ft. of office area, plus 1 truck parking space for each delivery vehicle on-site during the peak time.
Construction and Material Yards	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Contractor Shop	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Food Preparation	1 per 2,000 sq. ft. of use area, plus 1 per 300 sq. ft. of office area.
Handicraft/Custom Manufacturing	1 per 2,000 sq. ft. of floor area, plus 1 per 300 sq. ft. of office area.
Industry (All Subclassifications)	1 per 2,000 sq. ft. of use area, plus 1 per 300 sq. ft. of office area, plus 1 truck parking space for each delivery vehicle on-site during the peak time.
Recycling Facility	
<i>Collection Facility</i>	As provided in the Parking Management and Monitoring Study required pursuant to Chapter 20.350, Recycling Facilities.
<i>Intermediate Processing Facility</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Research and Development	1.5 per 1,000 sq. ft. of floor area.
Warehousing, Storage, and Distribution	
<i>Chemical, Mineral, and Explosives Storage</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).

Table 20.330.004 Required On-Site Parking Spaces	
Land Use Classification	Required Parking Spaces
<i>Freight/Truck Terminals and Warehouses</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Indoor Warehousing and Storage</i>	1 per 2,000 sq. ft. of floor area up to 10,000 sq. ft.; 1 per 5,000 sq. ft. of floor area over 10,000 sq. ft., plus 1 per 300 sq. ft. of office area.
<i>Outdoor Storage</i>	1 per 2,000 sq. ft. of floor area up to 10,000 sq. ft.; 1 per 5,000 sq. ft. of floor area over 10,000 sq. ft., plus 1 per 300 sq. ft. of office area.
<i>Parcel Hub</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Personal Storage</i>	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
<i>Wholesaling, Distribution, and Logistics</i>	1 per 2,000 sq. ft. of use area up to 10,000 sq. ft.; 1 per 5,000 sq. ft. over 10,000 sq. ft., plus 1 per 300 sq. ft. of office area plus 1 truck parking space for each delivery vehicle on-site during the peak time.
Transportation, Communication, and Utilities Use Classifications	
Airports and Heliports	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Communication Facilities	
<i>Antennae and Transmission Towers</i>	1 space for maintenance and servicing. Additional spaces to be determined by the Chief Planner.
<i>Facilities within Buildings</i>	To be determined by the Chief Planner.
Fleet-Based Services	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Transportation Passenger Terminals	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).
Utilities, Major	1 for each employee on the largest shift, plus 1 for each vehicle used in connection with the use. Minimum of 2.
Utilities, Minor	None
Waste Transfer Facility	As provided in the Parking Management and Monitoring Study required pursuant to Section 20.330.004(E).

Section 20.330.005 (Location of Required Parking)

- A. **Residential Uses.** Required parking for a residential use shall be located on the same lot as the dwelling(s) served. At least one space per unit must be within a carport or garage. Existing residences on through-lots where the residence faces Grand Avenue or Miller Avenue shall not be required to provide off-street parking after subdivision of the lot. Off-street parking space(s) in a driveway within the front yard setback may be used to satisfy the dwelling unit's parking requirement, subject to the following standards:
1. The parking space(s) shall be surfaced with concrete, grasscrete, pervious pavement, or other approved materials with a minimum dimension of eight feet wide by 18 feet deep;
 2. The driveway and any curb cut shall comply with the City's Public Works standards and be designed in accordance with applicable standards in Section 20.310.002(H)(2) ("Parking Lot Access and Design");
 3. There shall be a minimum 18-foot setback from any structure to the property line or the back of sidewalk, whichever is less, so that vehicles parked in the driveway will not project into the public right-of-way; and
 4. Parking in the required front setback area is restricted to passenger vehicles only.
- B. **Unbundling Parking from Residential Uses.**

...

2. **Rental Apartment Developments.** All of the provided parking for units that are not deed-restricted affordable units may be unbundled, subject to approval of a Parking Management and Monitoring Study by the Planning Commission.

...

D. **Non-residential Uses.** Required parking spaces serving commercial, employment, and other non-residential uses shall be located on the same lot as the use they serve, unless an Alternative Parking Plan is approved as provided in subsection E below.

E. **Alternative Parking Plan.** An Alternative Parking Plan serving one or more uses located on a site may be approved with a Conditional Use Permit.

1. **Off-Site Parking Facilities.** The Alternative Parking Plan may allow off-site parking serving one or more uses subject to the following standards:

...

- b. **Parking Agreement.** The Parking Agreement subject to review and approval by the City Attorney shall be submitted. The Parking Agreement shall be in one of the two following forms:

...

2. **Valet Parking.** The Alternative Parking Plan may allow valet parking as a means of satisfying all or a portion of the off-street parking proposal. Valet parking may be used to accommodate more parking spaces on the site of the principal use served by the parking than could be accommodated in conformance with the applicable design and development standards of Section 20.330.010 (“Parking Area Design and Development Standards”). Any valet parking shall not use on-street parking or imperil public safety.

Section 20.330.006 (Parking Reductions)

...

D. **Shared Parking.** Where a shared parking facility serving more than one use will be provided, the total number of required parking spaces may be reduced up to 50 percent with a Conditional Use Permit, if the Planning Commission finds that all of the following are true:

...

3. If the Chief Planner requires a Parking Management and Monitoring Study, the study shall be prepared by an independent traffic engineering professional approved by the City supports the proposed reduction; and
4. In the case of a shared parking facility that serves more than one property, a Parking Agreement has been prepared consistent with the provisions of Section 20.330.005(E)(1) (“Off-Site Parking Facilities”).

...

Section 20.330.007 (Bicycle Parking)

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

1. ***Parking Spaces Required.*** Short-term bicycle parking spaces shall be provided for the following uses at a rate of five percent of the number of required automobile parking spaces, with a minimum of four parking spaces provided per establishment.

- a. Multiple-Unit Residential with eight or more units;
- b. All uses in the Public and Semi-Public Land Use Classification except Community Gardens; and
- c. All uses in the Commercial Land Use Classification except Animal Care, Sales, and Services; Artist's Studios; Crop Production, Limited; and Maker's Spaces.

2. ***Standards for Short-Term Bicycle Parking.***

a. *Location.*

...

- i. Commercial Center. In the case of a commercial center, bicycle parking must be located within 50 feet of an entrance to each anchor store. Bicycle parking shall be visible from the street or from the main building entrance, or a sign must be posted at the main building entrance indicating the location of the bicycle parking.

...

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

1. ***Parking Required.***

- a. *Residential Uses.* A minimum of one bicycle parking space shall be provided for every four units for multifamily and group residential projects.
- b. *Other Uses.* Any establishment with 10 or more employees shall provide long-term bicycle parking in an amount equivalent to at least five percent of required or maximum permitted vehicular spaces, as applicable.

...

2. ***Standards for Long-Term Bicycle Parking.*** Long-term bicycle parking must meet the following standards:

- a. *Location.* Long-term bicycle parking must be located on the same lot as the use it serves. In parking garages, long-term bicycle parking must be located near an entrance to the facility.
- b. *Covered Spaces.* At least 50 percent of required long-term bicycle parking must be covered. Covered parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures.
- c. *Security.* Long-term bicycle parking must be in at least one of the following facilities:
 ...
- d. *Size and Accessibility.* Each bicycle parking space shall be a minimum of two feet in width and six feet in length and shall be accessible without moving another bicycle. Two feet of clearance shall be provided between bicycle parking spaces and adjacent walls, poles, landscaping, street furniture, drive aisles, and pedestrian ways and at least five feet from vehicle parking spaces.
 ...

Section 20.330.008 (Electric Vehicle Charging Stations)

...

- A. **Required EV Charging Stations.** The total number of required EV charging stations spaces are specified in Table 20.330.008 or in accordance with the most current California Green Building Standards Code, whichever standard is greater.

Table 20.330.008: Required EV Charging Spaces	
Total Number of Required or Maximum Required Parking Spaces, as Applicable	Minimum EV Charging Stations
0 – 9	0
10 – 25	1
26 - 50	2 for residential uses; 2 for non-residential uses
51+	6% of total

- B. **Size.** The size of EV charging station parking spaces and EV-capable parking spaces shall be as specified in Section 20.330.010 (“Parking Area Design and Development Standards”). EV supply equipment shall not reduce the size of the parking space.
 ...

Section 20.330.009 (On-Site Loading)

- A. **Loading Spaces Required.** Every new building, and/or existing building enlarged by more than 5,000 square feet that is to be occupied by a manufacturing establishment, storage facility, warehouse facility, parcel hub, live-work development, retail store, eating and drinking establishment, wholesale store, market, hotel, hospital, mortuary, laundry, dry-cleaning

establishment, or other use similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise shall provide off- street loading and unloading areas as indicated in Table 20.330.009. Such on-site loading space shall be maintained during the existence of the building or use that it is required to serve.

...

Section 20.330.010 (Parking Area Design and Development Standards)

A. **Accessible Parking.** Each lot or parking structure where parking is provided for the public as clients, guests, or employees shall include parking accessible to handicapped or disabled persons as near as practical to a primary entrance and in accordance with the standards for the number of spaces, size, location, signing, and markings/striping set forth in Chapter 71, “Site Development Requirements for Handicapped Accessibility” of Title 24 of the California Code of Regulations.

...

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

...

2. Both spaces shall be assigned to one dwelling unit or to employees of the same non-residential establishment.
3. The tandem parking bay shall be a minimum 10 feet wide by 40 feet long in dimension.

...

5. Tandem parking to meet required parking for multiple-unit development shall be located within an enclosed structure and the number of tandem parking spaces shall not exceed 50 percent of the total number of spaces.

...

D. **Parking Lifts.** Parking may be permitted in parking lifts provided that, if it is necessary to remove one vehicle from the lift to access another vehicle, the parking shall be subject to the provisions of subsection C above applicable to tandem parking. Parking lifts allowing each vehicle to be independently accessed have no such restrictions. Exterior parking lifts are not allowed.

...

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

1. **Standard Parking Spaces.** The minimum basic dimension for standard parking spaces is 8 ½ feet wide by 18 feet long.

2. **Compact Parking Spaces.** The minimum basic dimension for compact parking spaces is 8 feet wide by 16 feet long. For uses requiring 10 or more parking spaces, a maximum of 35 percent of those spaces may be compact parking. Compact parking spaces shall be permanently identified.

...

8. **Minimum Dimensions for Residential Enclosed Garages.** Enclosed garages serving residential uses shall be constructed to meet the following minimum inside dimensions:
 - a. A single-car garage shall be at least 10 feet wide and 20 feet long unobstructed.
 - b. A double-car garage shall be at least 20 feet wide and 20 feet long unobstructed.

...

K. **Lighting.**

1. Parking lots, driveways, circulation areas, aisles, passageways, recesses and ground contiguous buildings shall be provided with sufficient wattage to make clearly visible the presence of any person on or about the premises during the hours of darkness. Such lighting shall be equipped with vandal-resistant covers. The following minimum levels of illumination shall be achieved:

...

- M. **Landscaping.** Landscaping of parking areas shall be provided and maintained according to the general standards of Section 20.300.008 (“Landscaping”), as well as the standards of this subsection. The provisions of this subsection apply to all uses except Single-Unit Dwellings and Duplexes.

...

7. **Landscaped Buffer for Parking Garages.** A parking garage that does not incorporate ground-floor non-residential or residential use or is not otherwise screened or concealed at street frontages on the ground level, must provide a landscaped area at least 10 feet wide between the parking garage and public street.

8. **Trees.**

...

- d. *Size.* All trees shall be a minimum 15-gallon size with a one-inch diameter at breast height (DBH).

...

9. **Protection of Vegetation.**

...

Figure 20.330.010.(M)(9)(a) Clearance from Vehicles

...

10. **Irrigation.** All landscaped areas shall be provided with an automatic sprinkler system.

...

11. **Visibility and Clearance.** Landscaping in planters at the end of parking aisles may not obstruct driver’s vision of vehicular and pedestrian cross-traffic. Mature trees shall have a foliage clearance maintained at eight feet in height from the surface of the parking area. Other plant materials located in the interior of a parking lot should not exceed 30 inches in height.

...

O. **Circulation and Safety.**

...

2. Off-street parking and loading areas shall be provided with sufficient maneuvering room so that all vehicles can enter and exit from a public street by forward motion only. This standard does not apply to parking areas serving Single-Unit Dwellings or Duplexes served by individual driveways.

...

4. Multifamily residential developments of five or more units must provide pedestrian access that is separate and distinct from driveways. Parking areas for commercial and mixed-use developments that are 80 feet or more in depth and/or include 50 or more parking spaces must have distinct and dedicated pedestrian access from the commercial use to parking areas and public sidewalks, according to the following standards:

...

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

...

Section 20.330.011 (Private Residential Handicap Parking)

...

D. A covenant or other instrument in a form acceptable to the City Attorney requiring removal and restoration to the original or better condition of the space within 60 days of the date of either the sale of the property or when said space is no longer required by a resident of the property, whichever occurs first, shall be recorded in the County’s Recorder’s Office;

...

17. **Revisions to Chapter 20.340 “Temporary Uses” under Title 20**

Chapter 20.340 (Temporary Uses)

...

Section 20.340.002 (Temporary Uses Not Requiring a Temporary Use Permit)

The following types of temporary uses may be conducted without a Temporary Use Permit. Other permits, such as Building Permits, may be required.

...

B. **Live Music.** Temporary live music performances that do not require a Temporary Use Permit include:

1. Non-amplified music performances, indoor or outdoor.
2. Indoor amplified music performances accessory to a commercial use, provided the temporary use complies with the performance standards of Section 20.300.010 (“Performance Standards”).

C. **Mobile Vendor Services.** Mobile vendor services as described in Chapter 20.350 (“Standards and Requirements for Specific Uses and Activities”).

...

G. **Special Events Exempt.** Special events, as defined and regulated by Chapter 6.48 (“Special Event Permits”) are exempt from the requirements of this chapter.

Section 20.340.003 (Temporary Uses Requiring a Temporary Use Permit)

Other temporary uses may be permitted pursuant to Chapter 20.490 (“Use Permits”) subject to the following standards. Additional or more stringent requirements may be established through the Temporary Use Permit process in order to prevent the use from becoming a nuisance with regard to the surrounding neighborhood or the City as a whole.

A. **Temporary Commercial Uses.** Short-term temporary commercial uses, such as business promotions, outdoor sales, and displays that do not exceed three consecutive days, may be permitted in accordance with the following standards:

1. **Location.** Limited to non-residential districts.

...

Section 20.340.004 (Temporary Uses Requiring a Minor Use Permit)

A. Temporary uses, such as business promotions, outdoor sales, and displays that either: (1) exceed three consecutive days, but not more than one month; or (2) do not exceed three consecutive days but exceed the frequency standards stated in Section 20.340.003(A)(2) (“Frequency”) of

more than four distinct occurrences at one site may be allowed with the approval of a Minor Use Permit by the Chief Planner so long as the temporary use is determined to not impact neighboring uses or otherwise create significant impacts. Further, temporary uses that exceed the frequency standards stated in Section 20.340.003(A)(2) (“Frequency”) of more than four distinct occurrences at one site may be permitted with the approval of a Minor Use Permit, provided that no more than 12 distinct occurrences take place within a 12-month period.

...

18. **Revisions to Chapter 20.350 “Standards and Requirements for Specific Uses and Activities” under Title 20**

Chapter 20.350 (Standards and Requirements for Specific Uses and Activities)

...

Section 20.350.003 (Accessory Dwelling Units)

A permit shall be issued ministerially without discretionary review or hearing for an accessory dwelling unit within 60 days of receiving a complete application if there is an existing single-unit or multiple-unit dwelling on the lot and if the requirements of this chapter, other requirements of the Zoning Ordinance, and other applicable City codes are met. If the permit application to create an accessory dwelling unit is submitted with a permit application to create a new single-unit or multiple-unit dwelling on the lot, the application for the accessory dwelling unit shall not be acted upon until the application for the new single-unit or multiple-unit dwelling is approved.

- A. **Location.** Accessory dwelling units may be established on any lot in any district where single-unit and/or multiple-unit dwellings are permitted or conditionally permitted, and a single-unit or multiple-unit dwelling has been previously established or is proposed to be established in conjunction with construction of an accessory dwelling unit.
- B. **Type of Unit.** An accessory dwelling unit shall provide separate, independent living quarters for one or more persons. An accessory dwelling unit may be one of the following:
 - 1. **Attached accessory dwelling unit:** Added to a primary dwelling unit, typically to the side or rear that is either newly constructed or an expansion of an existing structure that is not a converted accessory dwelling unit as defined herein. Attached accessory dwelling units may be located on a single-unit or multiple-unit residential lot, as provided in subsection C below.
 - 2. **Detached accessory dwelling unit:** A freestanding structure that is newly constructed, demolished and reconstructed, or an expansion of an existing freestanding structure that is not a converted accessory dwelling unit as defined herein. Detached accessory dwelling units may be located on a single-unit or multiple-unit residential lot, as provided in subsection C below.
 - 3. **Converted accessory dwelling unit:** Located within the physical dimensions of an existing or proposed single-unit dwelling (with exterior access therefrom) or existing accessory structure, or within the non-livable area in an existing multiple-unit dwelling structure. Modifications to building footprints and physical dimensions are not permitted for converted accessory dwelling units, except within an existing or proposed single-unit dwelling or existing accessory structure where necessary to accommodate ingress and egress

or habitability requirements under applicable building code provisions. In such instances, an expansion of up to 150 square feet would be permitted as long as the side and rear setbacks are sufficient for fire and safety.

C. **Number of Units Allowed.**

1. **Single-Unit Lot.** On a lot with an existing or proposed single-unit dwelling, one accessory dwelling unit, of any type, and one junior accessory dwelling unit.
2. **Multiple-Unit Lot.**
 - a. Up to two detached accessory dwelling units are permitted on a lot with an existing or proposed multiple-unit dwelling. Within an existing multiple-unit dwelling structure, converted accessory dwelling units shall be permitted up to 25 percent of the existing number of units or one unit, whichever is greater. Such converted accessory dwelling unit shall only be permitted within the portions of the structure that is not used as livable space provided that the unit complies with the California Building Standards Code as set forth in Title 15.
 - b. If there are existing accessory structures on a lot with an existing or proposed multiple-unit dwelling, converted accessory dwelling units may be permitted within all such existing accessory structures provided that the lot does not otherwise contain one or more proposed or existing accessory dwelling unit permitted under subsection (C)(2)(a) above, and that the converted accessory dwelling unit(s) meet the requirements of subsection (B)(3) above, the development standards of the zoning district in which the property is located, and all other applicable requirements of this chapter.

...

D. **Development Standards.** Accessory dwelling units shall conform to the specific development standards set forth below, and unless specified otherwise below, shall comply with the landscaping, lot coverage, and other zoning requirements of the zoning district in which the site is located; other applicable development standards in this chapter; other requirements of the Zoning Ordinance; and other applicable City building, electrical, fire, utility and structural safety codes.

...

2. **Separation Between Units.** The distance between an accessory dwelling unit to the rear of the primary dwelling and any other existing or proposed structures on the lot, inclusive of eaves, as applicable, shall be as follows:
 - a. Attached accessory dwelling unit: 4 feet
 - b. Detached accessory dwelling unit: 4 feet
3. **Height.** The maximum height for an accessory dwelling unit shall be as follows:
 - a. Attached accessory dwelling unit: the height requirements of the zoning district where the site is located.

- b. Detached accessory dwelling unit: 18 feet maximum, except where a detached accessory dwelling is located within half a mile walking distance from a major transit stop or a high-quality transit corridor as defined under Public Resources Code section 21155, an additional two feet in height is permitted to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit.
4. **Entry and Exterior Access.** Each accessory dwelling unit shall have an entry or exterior door access, separate from the primary unit. Where possible, the exterior entry for an attached accessory dwelling unit or an accessory dwelling unit located within an existing single-unit dwelling shall not be located adjacent to the primary front door of the primary dwelling unit.

...

- F. **Architectural Compatibility.** Except as provided in subsection (D) above, an accessory dwelling unit shall be designed and constructed in accordance with applicable site and design standards listed in Chapter 20.310 (“Site and Building Design Standards”) and the following:
 1. **Attached Accessory Dwelling Unit.**
 - a. *On Single-Unit Lot.* An attached accessory dwelling unit on a single-unit lot shall be subject to the site and design standards specified in Section 20.310.003 (“Single-Unit and Duplex Residential Design”).
 - b. *On Multiple-Unit Lot.* An attached accessory dwelling unit on a multiple-unit lot shall be subject to the site and design standards specified in Section 20.310.004 (“Multifamily Residential and Residential Mixed-Use Design”).
 2. **Detached Accessory Dwelling Unit.** A detached accessory dwelling unit on a single- or multiple-unit lot shall be subject to the site and design standards specified in Section 20.310.003 (“Single-Unit and Duplex Residential Design”).
- G. **Parking.** One independently usable on-site parking space shall be provided for each accessory dwelling unit or bedroom, whichever is less, unless the accessory dwelling unit meets any of the following criteria, in which case no parking spaces shall be required:
 1. Within a half-mile walking distance of public transit;
 2. Within an architecturally and historically significant historic district;
 3. Is a part of the proposed or existing primary residence or an accessory structure;
 4. Is submitted with an application to create a new primary single-unit or multiple-unit dwelling, provided that the accessory dwelling unit satisfies any other criteria listed in this subsection (G);
 5. Is in an area where on-street parking permits are required, but not offered to the occupant of the accessory dwelling unit; or
 6. Within one block of a car share area.

If a space is required, it shall be provided in addition to the required parking for the primary single-unit or multiple-unit dwelling and shall comply with all development standards set forth in Chapter 20.330 (“On-Site Parking and Loading”). Required parking may be provided as tandem parking on a driveway or in setback areas unless the Chief Planner makes specific findings that tandem parking and parking in setback areas is not feasible because of specific topographical conditions and/or conditions that would pose a risk to health and safety or violate any fire or building code provisions. Replacement parking shall not be required when existing off-street parking for the primary single-unit or multiple-unit dwelling is converted to an accessory dwelling unit or demolished in conjunction with the construction of an accessory dwelling unit.

H. **Exceptions.** Development standards described in this chapter and elsewhere in the Zoning Ordinance, including, but not limited to, setbacks (including front setbacks), height, density, lot coverage, distance between buildings, minimum or maximum floor area ratio, or another property development standards, shall be waived for:

1. Converted accessory dwelling units located on single-unit lots;
2. Attached or detached accessory dwelling units that have a maximum size of 800 square feet with at most 18 feet in height, does not exceed 4-foot side and rear yard setbacks, and located on single-unit lots;
3. Converted accessory dwelling units located on a lot with one or more existing multiple-unit dwelling(s) as set forth in subsection (C)(2)(a) above; and
4. Detached accessory dwelling units located on a lot with one or more existing multiple-unit dwelling(s) as permitted by subsection (C)(2)(a) above, provided that such units have a maximum height of 18 feet and 4-foot rear and side yard setbacks.

However, the foregoing accessory dwelling units under subsections H(1)-(4) shall continue to comply with applicable building, electrical, fire, utility and structural safety codes for the issuance of a Building Permit.

I. **Code Compliance.** An accessory dwelling unit shall comply with all applicable provisions of the South San Francisco Municipal Code relating to health, welfare, public peace and safety, in effect at the time of approval of the Building Permit, and as follows:

...

J. **Use Limitation.**

1. An accessory dwelling unit may be rented separate from a primary single-unit or multiple-unit dwelling but may not be sold or otherwise conveyed separately from the primary unit, unless specifically authorized under California Government Code Section 65852.26.

...

K. **Deed Restrictions.** Prior to obtaining a Building Permit for an accessory dwelling unit, a deed restriction, in a form approved by the City Attorney, shall be recorded with the County Recorder’s Office, which shall include the pertinent restrictions and limitations of an accessory dwelling unit identified in this chapter. Said deed restriction shall run with the land, and shall be

binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:

...

L. **Junior Accessory Dwelling Units.** A junior accessory dwelling unit is a unit that is no more than 500 square feet in size and contained entirely within an existing or proposed single-unit dwelling within the existing footprint. A junior accessory dwelling unit may include separate sanitation facilities, or may share sanitation facilities with the existing structure.

1. **Development Standards.** Junior accessory dwelling units shall comply with the following standards:

...

c. **Location.** A junior accessory dwelling unit may only be located on a lot where a single-unit dwelling has been previously constructed or is proposed to be constructed in conjunction with construction of a junior accessory dwelling unit. A junior accessory dwelling unit must be created within the walls of an existing or proposed single-unit dwelling.

...

6. **Deed Restriction.** Prior to obtaining a Building Permit for a junior accessory dwelling unit, a deed restriction, approved by the City Attorney, shall be recorded with the County Recorder's Office, which shall include the pertinent restrictions and limitations of a junior accessory dwelling unit identified in this section. Said deed restriction shall run with the land, and shall be binding upon any future owners, heirs, or assigns. A copy of the recorded deed restriction shall be filed with the City stating that:

...

M. **Utilities and Impact Fees.**

1. No accessory dwelling unit shall be permitted if it is determined that there is not adequate water or sewer service to the property.

2. For all utility services other than sewer services, only an accessory dwelling unit constructed with a new single-unit or multiple-unit dwelling shall be required to have a new or separate utility connection, including a separate sewer lateral, between the accessory dwelling unit and a utility. If a new or separate utility connection is required pursuant to this section or installed upon request of the property owner, a connection fee or capacity charge shall be charged that is proportionate to the size in square feet of the accessory dwelling unit or its drainage fixture unit (DFU) values. Separate electric and water meters shall be required for the accessory dwelling unit. For sewer services, the number of sewer laterals/connections to the City's wastewater collection system shall comply with Section 14.14.040 ("Building Drain and Building Sanitary Sewer Lateral") of this Ordinance and only an accessory dwelling unit constructed with a new single-unit or multiple-unit dwelling shall be required to pay a sewer capacity charge, the amount of which shall be proportionate to the size in square feet of the accessory dwelling unit or its DFU values.

...

Section 20.350.004 (Accessory Uses)

- A. An accessory use shall be secondary to a primary use and shall be allowed only in conjunction with a primary use permitted in the applicable zone. The accessory use may be subject to specific standards found in this chapter or within each zone, as specified in the use tables. Accessory uses are also subject to Citywide standards found in Chapter 20.300 (“Lot and Development Standards”).
- B. Commercial accessory uses shall encompass no more than 30 percent of the business floor area. Any expansion of the building footprint or business floor area to accommodate an accessory use shall require a Minor Use Permit and/or Design Review as appropriate.

...

Section 20.350.005 (Adult-Oriented Businesses)

...

- D. **Definitions.** Unless otherwise specifically provided, the terms used in this section shall have the following meanings:

...

- 5. “Specified anatomical areas” means and includes any of the following:

...

- c. Any device, costume or covering that simulates any of the body parts included in subsections a or b of this definition.

...

Section 20.350.006 (Animal Care, Sales, and Services)

Animal care, sales, and services facilities shall be located, developed, and operated in compliance with the following standards:

...

- B. **Waste.** Animal waste shall be properly disposed of, consistent with California Regional Water Quality Control Board and City requirements.

...

- D. **Animal Boarding Facilities.** Animal boarding facilities, including kennels, pet day care facilities and veterinary services, are also subject to the following standards:

- 1. **Location.**

...

Section 20.350.007 (Animal Keeping)

...

A. **Household Pets.** Small domestic household pets such as cats, dogs, birds, fish and hamsters kept for non-commercial purposes is permitted.

B. **Domestic Animals.** Other animals may be kept as an accessory use to a primary single-unit detached dwelling subject to the following standards:

...

C. **Beekeeping.** Beekeeping is permitted subject to the following standards:

...

9. **Registration.** Beekeeping registration is required prior to establishment of an apiary, as follows:

a. The applicant must submit and the Chief Planner must review plans demonstrating compliance with the standards of this section.

...

10. **Nuisance.** Bees or hives shall be considered a public nuisance and subject to Chapter 20.580 (“Enforcement and Abatement Procedures”) when any of the following occurs:

...

c. Bees or hives do not conform to this section.

...

Section 20.350.008 (Automobile/Vehicle Sales and Leasing)

...

A. **Landscaping.** At least 10 percent of the site shall be landscaped, unless the Chief Planner determines that due to the characteristics of a specific site, a lower percentage of proposed landscaping is sufficient to adequately screen the site. All landscaped areas shall be permanently maintained in compliance with Section 20.300.008 (“Landscaping”), and the following standards:

1. A minimum six-foot wide inside dimension and a six-inch high curbed landscaped planter area shall be provided along the front and street side property lines, except for vehicular circulation openings. A three-foot wide landscaping buffer shall be provided along all other property lines.

...

Section 20.350.009 (Automobile/Vehicle Service and Repair, Major and Minor)

Major and Minor Automobile/Vehicle Service and Repair uses must comply with the following standards:

- A. **Landscaping.** A minimum six-foot wide inside dimension and a six-inch high curbed landscaped planter area shall be provided along the front and street side property lines, except for vehicular circulation openings. A three-foot wide landscaping buffer shall be provided along all other property lines. Additional landscaping may be required where necessary to prevent visual impacts on adjacent properties. All landscaped areas shall be permanently maintained in compliance with Section 20.300.008 (“Landscaping”).

...

- D. **Work Areas.**

...

- 2. Work activities conducted outdoors must meet the following conditions:
 - a. The work is performed within 20 feet of the primary structure;
 - b. The work is performed entirely within a clearly marked area that is at least 40 feet from the property line of the nearest residence or within a clearly marked area that is not visible from the nearest residence;

...

Section 20.350.010 (Automobile/Vehicle Washing and Service Stations)

...

- A. **Landscaping.** At least 10 percent of the site shall be landscaped. All landscaped areas shall be permanently maintained in compliance with Section 20.300.008 (“Landscaping”), and the following standards:
 - 1. A minimum six-foot wide inside dimension and a six-inch high curbed landscaped planter area shall be provided along the front and street side property lines, except for vehicular circulation openings. A three-foot wide landscaping buffer shall be provided along all other property lines.

...

Section 20.350.011 (Bed and Breakfast Lodging)

...

- A. **Type of Residence.** Must be located, developed and operated in a single-unit dwelling and is not allowed in any accessory dwelling unit or junior accessory dwelling unit as defined under Chapters 20.620 (“Use Classifications”) and 20.630 (“Definitions of Terms”), and Section 20.350.003 (“Accessory Dwelling Units”).

...

Section 20.350.012 (Community Assembly, Small and Large)

All community assembly uses shall be located, developed, and operated in compliance with the following standards:

- A. **Access.** Community assembly uses shall take primary access from a public street with a minimum of 50 feet in width and improved with curbs, gutters, sidewalks and streetlights.
- B. **Buffer, Where Required.** A minimum 20-foot perimeter buffer shall be included adjacent to any residential district or use. This buffer area may be used for parking or landscaping but shall not be used for structures or outside activities.
- C. **Amplified Sound.** Sound amplification equipment shall be operated in compliance with the requirements of Chapter 8.32 (“Noise Regulations”) of the South San Francisco Municipal Code.
- D. **Outdoor Recreation.** Outdoor recreation areas shall be at least 50 feet from any residential district or use. Sound amplification equipment may not be used in outdoor areas.
- E. **Parking Area Screening.** In addition to the standards of Section 20.330.010 (“Parking Area Design and Development Standards”), parking areas for large community assembly uses adjacent to any residential district or use, including within the front setback, shall be screened with a wall, opaque fence, or hedge six feet in height.
- F. **Outdoor Lighting.**

...

Section 20.350.014 (Day Care Centers)

Adult and child day care centers other than family day care homes shall be located, developed and operated in compliance with the following standards:

...

- B. **Hours of Operation.** Day care centers shall operate only between the hours of 6:00 a.m. to 8:00 p.m., Monday through Friday. Additional hours may be allowed subject to the approval of a Minor Use Permit.

...

Section 20.350.015 (Domestic Violence Shelter)

Domestic violence shelters shall be located, developed, and operated in compliance with the following standards:

...

Section 20.350.018 (Family Day Care Homes)

Family Day Care Homes (including small and large facilities) shall be located, developed, and operated in compliance with the applicable requirements of State law and shall comply with all applicable requirements of the underlying residential zoning district where the day care home is located. Family Day Care Homes shall also comply with all requirements of this Code applicable to single-unit dwellings in their respective zoning districts, including the requirements of the City's noise ordinance limits.

Section 20.350.019 (Fleet-Based Services)

- A. Fleet-based services shall provide adequate parking, loading, queuing, and circulation areas on-site and shall not have a detrimental impact on the circulation or on-street parking in the surrounding area.
- B. **Parking Management and Monitoring Study.** A Parking Management and Monitoring Study shall be submitted for review and approval by the Chief Planner and City Engineer which demonstrates compliance with the above criteria. The study shall, at minimum, include the following:
 - 1. Description of the type of vehicles used and service provided.
 - 2. Size and number of fleet vehicles.
 - 3. Hours of operation and number of work shifts.
 - 4. Trip generation.
 - 5. Threshold for TDM required per Chapter 20.400 ("Transportation Demand Management") and demonstration of required compliance.
 - 6. Loading and unloading procedures.
 - 7. Circulation plan.
 - 8. Other information as required by the City.
- C. No unattended fleet vehicles shall be parked on a lot or in the public right-of-way within a residential district.
- D. The legal resident of a dwelling unit may operate a fleet-based dispatch service as a home occupation so long as no fleet vehicles are parked on the residential property, in the vicinity of the subject dwelling unit, or in the public right-of-way.
- E. Property used for storing fleet vehicles shall be located, developed and operated in compliance with the standards applicable to Automobile/Vehicle Sales and Leasing in Section 20.350.008 ("Automobile/Vehicle Sales and Leasing").

Section 20.350.020 (Freight/Truck Terminals and Warehouses, and Parcel Hubs)

- A. Freight/Truck Terminals and Warehouses, and Parcel Hubs shall provide adequate parking, loading, queuing, and circulation areas on-site and shall not have a detrimental impact on the circulation or on-street parking in the surrounding area.

- B. **Parking Management and Monitoring Study.** A Parking Management and Monitoring Study shall be submitted for review and approval by the Chief Planner and City Engineer which demonstrates compliance with the above criteria. The study shall, at minimum, include the following:

...

5. Threshold for TDM required per Chapter 20.400 (“Transportation Demand Management”) and demonstration of required compliance.

...

Section 20.350.021 (Gated Communities)

...

Section 20.350.022 (Group Residential)

...

Section 20.350.023 (Home Occupations)

...

- R. The following uses are not permitted as a home occupation:

1. Adult-oriented business;

...

Section 20.350.024 (Hotels and Motels)

Hotels and Motels shall provide adequate parking, loading, queuing, and circulation areas on-site and shall not have a detrimental impact on the circulation or on-street parking in the surrounding area.

- A. **Parking Management and Monitoring Study.** A Parking Management and Monitoring Study per Section 20.330.004(E) (“Parking Management and Monitoring Study”) shall be submitted for review and approval by the Chief Planner and City Engineer which demonstrates compliance with the above criteria.

- B. **Automobile Rental Facilities in Hotels.** Automobile rental agencies located in hotels are accessory uses. Automobile rental agencies that include the storing of vehicles on the hotel site are subject to the following criteria:

...

2. The rental facility point of sale must be in the City of South San Francisco;
3. Adequate parking is available, as determined by a Parking Management and Monitoring Study approved by the Planning Commission;

...

Section 20.350.025 (Large Format Retail)

...

Section 20.350.026 (Live-Work Units)

A. **Applicability.** The provisions of this section apply to the design, development, and operation of live-work units, including new live-work units, conversions of existing residential and non-residential buildings to live-work buildings, and any change of use or occupancy in a live-work unit.

...

B. **Establishment.**

...

3. No work activity shall be permitted that contains those uses which the review authority finds would, by virtue of size, intensity, hours of operation, number of employees or the nature of the operation, have the potential to adversely affect others living or working in or nearby the live-work development by reason of dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous by way of materials, process, product or wastes. Such uses include, but are not limited to, automobile/vehicle sales and services, bars/night clubs/lounges, adult-oriented businesses, animal sales and services, liquor stores, funeral parlors and mortuaries, outdoor storage as a primary use, and unenclosed kitchens.

Uses that may, depending on how they are operated, have the potential to generate impacts or would constitute a change in occupancy under the Building Code shall not be approved unless the review authority finds that as proposed to be conducted, or as modified by conditions of approval, they would not conflict with or adversely affect others living or working in or nearby the live-work development.

...

C. **Design of Live-Work Units.**

...

4. **Mixed Occupancies.** If a building contains mixed occupancies of live-work units and other non-residential 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 Chief Building Official.

...

5. **Parking and Loading.**

...

- c. Requirements for parking and parking spaces may be waived or modified through a Minor Use Permit if the Review authority finds that:
 - i. The proposed parking will be adequate to meet the demand created by the project given the character of the proposed uses; and
 - ii. A waiver or modification of parking requirements will not, under the circumstances of the particular project, either conflict with nor adversely affect commercial or industrial uses or residential districts in the area where the project is proposed.

...

Section 20.350.027 (Massage Businesses)

Massage businesses, including massage businesses conducted as accessory uses, are subject to the requirements in Chapter 10.16 (“Regulation of Massage Businesses”) of the South San Francisco Municipal Code, and the following standards:

- A. **Exceptions.** The provisions of this subsection do not apply to the following classes of individuals or businesses while engaged in the performance of their duties:

...

- 6. Massage practitioners who perform massages which are clearly incidental to the operation of a personal fitness training center, gymnasium, athletic facility or health club, when the giving of massage for compensation is not a principal function of such businesses. In determining whether massage constitutes a principal or incidental function of personal fitness training centers, gymnasiums, athletic facilities or health clubs, the Police Chief shall consider the percent of income derived from massages, the amount of floor space devoted to and the number of employees assigned to massage services, as well as the manner in which the business advertises and holds itself out to the public;
- 7. Individuals administering massages or health treatment involving massage to persons participating in single-occurrence athletic, recreational or festival events, such as health fairs, road races, track meets, triathlons and other similar events; provided, that all of the following conditions are satisfied:
 - a. The massage services are made equally available to all participants in the event;
 - b. The event is open to participation by the general public or a significant segment of the public such as employees of sponsoring or participating corporations;
 - c. The massage services are provided at the site of the event and either during, immediately preceding or immediately following the event;
 - d. The sponsors of the event have been advised of and have approved the provisions of massage services; and
 - e. The persons providing the massage services are not the primary sponsors of the event.

...

- B. **City Registration Certificates/Use Permit Required.** All massage businesses are required to obtain either a Conditional Use Permit or a Minor Use Permit pursuant to Chapter 20.490 (“Use Permits”) and a City registration certificate pursuant to Section 10.16.040 (“Massage business registration”) of the South San Francisco Municipal Code.

...

Section 20.350.028 (Mobile Home Parks)

...

Section 20.350.029 (Mobile Vendor Services)

...

- B. **General Standards.** All mobile vending operations must have a South San Francisco Business License and must comply with all applicable State and County health codes, including any required restroom agreement letter.

...

Section 20.350.030 (Other Financial Services)

...

Section 20.350.031 (Outdoor Market)

...

Section 20.350.032 (Outdoor Seating)

...

- B. **Minor Use Permit.** A Minor Use Permit is required for outdoor dining when the outdoor seating area:
 - 1. Abuts the property line of a residential district outside of the Downtown/Caltrain Station Area Zoning District.

...

- F. **Permitted Locations.** Outdoor seating areas within the public right-of-way are allowed in commercial and mixed-use areas subject to the requirements listed above and the following standards:

...

2. ***Sidewalk Dining Areas.*** The following standards shall be met for the establishment and maintenance of a sidewalk dining area within the public right-of-way.

- a. An unobstructed sidewalk clearance of four feet shall be maintained for pedestrians at all times from the edge of any table, chair, bench, planter, or other appurtenances used as part of a sidewalk dining area (see Figure 20.350.032(F)(2)).

...

Figure 20.350.032(F)(2) Sidewalk Dining Physical Requirements

- b. Where the sidewalk dining area is located adjacent to the street, and in addition to the requirements stated in subparagraph 1 above, an 18-inch clearance shall be maintained from the face of the curb to the sidewalk dining area unless there is parking parallel to the street, in which case a two-foot clearance is required (see Figure 20.350.032(F)(2)).

...

4. ***Design Requirements.***

...

- c. The design of all improvements and furniture shall be of a quality to sustain weather and wear and shall be of a material other than molded plastic.

...

- f. No signs shall be permitted in a sidewalk dining area (including sign copy on umbrellas) except as may be required by the City or Department of Alcoholic Beverage Control (ABC) for reasons of public health or safety.

...

- i. Overhead coverings of an outdoor dining area shall have a minimum clear height of eight feet and a maximum overall height of 25 feet.

...

6. ***Special Standards for Outdoor Dining Areas with Alcoholic Beverage Service.***

...

- c. Design of outdoor dining areas shall comply with the standards of Section 20.350.032(F)(2) through (F)(4).

...

Section 20.350.033 (Outdoor Storage)

...

- B. **Permitted Locations.** The table below states the districts where outdoor storage is permitted and prohibited.

Table 20.350.033 Outdoor Storage Regulations by District and Location	
Base Districts	Permissibility of Open Storage
Residential Districts	Not permitted. (All storage must be within an enclosed building.)
Downtown Residential Districts and Downtown / Caltrain Station Area Districts	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.
Non-Residential Districts	Permitted as an accessory use outside of required yards, parking and circulation areas, and required landscaped areas subject to the standards of this section.
Civic Districts	Not permitted. (All storage must be within an enclosed building.)
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.

- C. **Fencing and Screening.** Outdoor storage areas shall be screened so as not to be visible from any public street or highway; residential or downtown district; or publicly accessible open space area, parking area, access driveway, or similar thoroughfare.

...

5. **Modification.** The Chief Planner may modify the standards for fencing and screening for outdoor storage areas not open to view from any public street or highway, or any area in a residential, downtown, commercial, or form-based zoning district:

- a. Where adjoining property is located in a non-residential district and is developed with another outside storage use; or

...

Section 20.350.034 (Personal Services)

...

- B. **Business License Required.** All Personal Services establishments shall maintain a current City of South San Francisco Business License.

Section 20.350.035 (Personal Storage)

...

- B. **Notice to Tenants.** As part of the rental process, the facility manager shall inform all tenants of conditions restricting storage of hazardous materials and limitation on the use of the storage units. These restrictions shall be included in rental contracts and posted at a conspicuous location within the front of each rental unit.

- C. **Circulation.** Driveway aisles shall be a minimum of 20 feet wide.

- D. **Screening.** Where exterior walls are required or proposed, they shall be constructed of decorative block, concrete panel, stucco, or similar material. The walls shall include architectural relief through variations in height, the use of architectural “caps,” attractive posts, or similar measures. A gate(s) shall be decorative iron or similar material. Chain-link or wood is not appropriate.
- E. **Fencing.** A six-foot-high security fence shall be provided around the perimeter of the development at locations where the solid façades of the storage structures do not provide a perimeter barrier.
- F. **Open Storage.** Open storage, outside an enclosed building, shall be limited to vehicles and trailers and screened from public view by building façades or solid fences.
- G. **Outdoor Lighting.** All outdoor lights shall be shielded to direct light and glare only onto the personal storage premises and may be of sufficient intensity to discourage vandalism and theft. Said lighting and glare shall be deflected, shaded, and focused away from all adjoining property.
- H. **Signs.** Outdoor advertising displays besides those for the personal storage facility itself shall not be permitted on the premises.
- I. **Fire Protection.** One hour rated construction fire walls shall be provided to separate every 3,000 square feet within any personal storage structure.
- J. **Portable Storage Buildings.** Movable storage buildings shall be allowed if they are constructed to appear as conventional storage buildings and adhere to all applicable Building and Fire Codes.

Section 20.350.036 (Recycling Facilities)

...

- B. **Criteria and Standards.** Those recycling facilities permitted by right and design review approval shall meet all of the applicable criteria and standards listed below. Those recycling facilities permitted with a Conditional Use Permit shall meet the applicable criteria and standards, provided that the Chief Planner, Planning Commission or City Council, as the case may be, may relax such standards or impose stricter standards as an exercise of discretion upon a finding that such modifications are reasonably necessary in order to implement the general intent of this section and the purposes of this Ordinance.

If the zoning district in which the facility is located has a provision requiring all activities to be conducted completely within an enclosed structure, recycling collection facilities are exempt from that requirement.

- 1. **Reverse Vending Machines.** Reverse vending machines located within a commercial structure do not require discretionary permits. Reverse vending machines must comply with the following standards:

...

- i. Shall have operating hours at least the equivalent of the operating hours of the host use; and

...

2. **Small Collection Facilities.** Small collection facilities shall meet all the following standards:

...

- r. A reduction in available parking spaces in an established parking facility may then be allowed as follows:
- i. *For a Commercial Host Use.* As shown in Table 20.350.036.

Table 20.350.036 Commercial Host Parking Reduction	
Number of Parking Spaces Available	Maximum Reduction
0 — 25	0
26 — 35	2
36 — 49	3
50 — 99	4
100+	5

...

3. **Large Collection Facilities.** Large collection facilities shall meet all the following standards:

...

- d. All exterior storage of material shall be in sturdy containers which are covered, secured and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material and approved by the Fire Department. Oil storage must be in containers approved by the Fire Department and Health Official. No storage, excluding truck trailers and overseas containers, shall be visible above the height of the fencing;

...

4. **Processing Facilities.** A light processing facility may be sited in an MI district with a Minor Use Permit, provided the facility meets all the following standards:

...

- g. All exterior storage of material shall be in sturdy containers or enclosures which are covered, secured and maintained in good condition. Storage containers for flammable material shall be constructed of nonflammable material. Oil storage must be in containers approved by the Fire Department and Health Official. No storage excluding truck trailers and overseas containers shall be visible above the height of the fencing;

...

Section 20.350.037 (Short-Term Vacation Rentals)

...

- A. **Type of Residence.** Must be located and operated in a single-unit dwelling and is not allowed in any accessory dwelling unit or junior accessory dwelling unit as defined under Chapters 20.620 (“Use Classifications”) and Section 20.350.003 (“Accessory Dwelling Units”).

...

- C. **Permit Required and Duration of Permit.** Any short-term vacation rental must apply for a Short-Term Vacation Rental Permit on a form approved by the Chief Planner. The Short-Term Vacation Rental Permit for a short-term vacation rental permits a rental term of fewer than 30 consecutive days and, unless revoked, is valid for one year from date of issuance. In order to continue operation of a short-term vacation rental beyond the term of the permit, the owner/operator shall submit a new application for a short-term vacation rental permit. Any permit to operate a short-term vacation rental is non-transferable.

...

- N. **Business License.** The permit holder shall obtain a City Business License in accordance with Chapter 6.12 (“Licensing Procedures”).

...

Section 20.350.038 (Social Service Facilities)

...

Section 20.350.039 (Tattoo or Body Modification Parlor)

...

19. Revise Chapter 20.360 “Signs” under Title 20

Chapter 20.360 (Signs)

...

Section 20.360.002 (Applicability)

- A. This chapter applies to all signs in all zoning districts regardless of their nature or location, unless otherwise specifically exempted in Section 20.360.002(F) (“Exempt Signs”) or specified, constructed or physically altered on or after the Effective Date.

...

- 2. Standards for temporary signs are found in Section 20.360.007 (“Standards for Temporary Signs”).

...

D. **Substitutions and Interpretations.**

...

4. All regulations included in this chapter shall apply unless a Master Sign Program is approved by the Planning Commission; see Section 20.360.003(B) (“Master Sign Program”). Entry into agreement between the City and a developer for a Master Sign Program may supersede this chapter except for matters of public safety.

E. **Conflicting Regulations.** Exceptions to this chapter may be made for signs subject to federal or State government regulations that may be in conflict with this chapter.

F. **Exempt Signs.** The following signs are not regulated under this chapter, do not count toward the maximum total sign area for all permanent signs, and do not require a Sign Permit:

...

2. **Incidental signs.** Incidental signs not to exceed a total of three-square feet in sign area for all permanent signs in all single-family residential zoning districts and six square feet in all other zoning districts.

...

4. **Signs not readable from the public right-of-way.** Signs not readable from the public right-of-way, including:

...

5. **Historic Plaques and Commemorative Signs.** Historic plaques, memorial signs or tablets either attached to or cut into the surface of buildings, provided that no such sign exceeds three square feet in area.

Section 20.360.003 (Administration and Procedures)

A. **Permits Required; Review Process.**

1. **Sign Permit Type.** The physical classification of signs and the review criteria are as follows:

...

- d. Master Sign Program. See Section 20.360.003(B) (“Master Sign Program”).
- e. Special Circumstances Sign Permit. See Section 20.360.003(C) (“Special Circumstances”).

...

4. **Sign Permit Required.** No sign shall be erected, re-erected, constructed, or altered (including change of copy or face change excluding Digital Billboards approved subject to Section 20.360.003(D) (“Relocation Agreements”), except as provided by this section), unless a Sign Permit has been issued by the Chief Planner and a Building Permit issued by

the Building Division, except for those signs exempted in compliance with Section 20.360.002 (“Applicability”) and the temporary signs established in Section 20.360.007 (“Standards for Temporary Signs”), except for temporary wall banner signs.

...

6. ***Applications for Filing, Processing and Review.***

...

b. ***Compliance with Standards.***

- i. Upon acceptance of a sign application, the Chief Planner shall review the request for compliance with the standards and requirements of this chapter, and with any standards established in a Master Sign Program pursuant to Section 20.360.003(B) (“Master Sign Program”).

...

B. **Master Sign Program.**

...

2. ***Applicability.*** A Master Sign Program is required whenever any of the following circumstances exist:

- a. New non-residential developments of two or more separate tenants that share either the same parcel or structure and use common access and parking facilities (e.g., shopping centers, malls, office complexes and industrial parks);
- b. New multifamily residential developments of 100 or more units; or

...

4. ***Allowable Modifications.*** A Master Sign Program may provide for additional sign area and other deviations from the standards of this chapter, provided that the Master Sign Program is consistent with Section 20.360.004(G) (“Sign Structure and Installation”).

5. ***Review Authority.*** All Master Sign Programs are subject to review and approval by the Planning Commission at the minimum, or by the Review Authority for the project with which the signs are associated, if the Master Sign Program is submitted concurrently with the project application.

...

C. **Special Circumstances.**

1. ***Purpose.*** Unusual site conditions, locations, particular unique signing requirements, or other design factors may warrant types, heights, and sizes of signs not otherwise permitted by the regulations of this chapter. Such signs, including, but not limited to, the following, shall

require a Special Circumstances Sign Permit and shall be processed in accordance with Section 20.360.003(A) (“Permits Required; Review Process”).

...

- f. Electronic changeable copy signs for uses located in other zoning designations not specified by Section 20.360.004(F)(6) (“Electronic Changeable Copy Signs”).
- 2. **Review Authority.** All Special Circumstances Signs are subject to review and approval by the Planning Commission at the minimum, or by the Review Authority for the project with which the signs are associated, if the Special Circumstances Sign application is submitted concurrently with the project application.
- 3. **Required Findings.** In order to approve a Special Circumstances Sign, the Review Authority must find that all of the following are met, in addition to other applicable regulations in this section:
 - a. The proposed signs are compatible in style and character with any building to which the signs are to be attached, any surrounding structures and any adjoining signage on the site; and

...

D. **Relocation Agreements.**

...

- 5. No relocation agreement may provide for the construction or expansion of a sign in a residential district or for automatic changeable copy in which copy can be changed or altered by electric, electromechanical, electronic, or any other artificial energy means, except as set forth in Section 20.360.003(D)(6) below.
- 6. A relocation agreement may provide for the installation of a digital billboard provided that the City Council finds that all of the following are met:
 - a. The digital billboard is located in a non-residential district, adjacent to U.S. Highway 101.

...

- d. The digital billboard is operated in accordance with the operating standards set forth in Section 20.360.004(F)(7) (“Digital Billboards”).

...

Section 20.360.004 (General Standards for All Signs)

...

F. **Sign Illumination.**

...

2. **External Illumination.**

...

- b. The light source for externally illuminated signs must be arranged and shielded to substantially confine all direct light rays onto the sign face and away from streets and adjacent properties as illustrated in Figure 20.360.004.E.

...

3. **Neon.**

- a. Exposed neon sign lighting on permanent signs and single-color or two-color LED signs are allowed in all non-residential zones.
- b. Neon signs placed in a window are counted toward the total aggregate area for all window signs. (Refer to Section 20.360.006(D) (“Standards for Permanent Building-Mounted and Freestanding Sign Types”).

4. **Single-Color or Two-Color LED Signs.**

- a. Single-color or two-color LED signs are exempt from the sign area limitations for wall signs and window signs established in Section 20.360.006(D)(5) (“Wall Signs”) and Section 20.360.006(D)(6) (“Window Signs”).

...

6. **Electronic Changeable Copy Signs.**

...

- b. Electronic changeable copy signs are allowed if granted a Type C Sign Permit pursuant to Section 20.360.003(C) (“Special Circumstances”), subject to compliance with appropriate environmental review under CEQA. All electronic changeable copy signs are subject to the following standards:

...

7. **Digital Billboards.** Digital billboards are allowed in accordance with a relocation agreement under subsection A of this section. Digital billboards shall have the following operational limitations:

...

- e. *Light Level.* Lighting levels will not increase by more than 0.3 foot candles (over ambient levels) as measured using a foot candle meter at a pre-set distance.
 - i. Pre-set distances to measure the foot candles impact vary with the expected viewing distances of each size sign and shall be as outlined in Table 20.360.004-1 Measurement Distance Criteria:

...

- g. *Alternative Lighting Technology.* The technology currently being deployed for digital billboards is LED (light emitting diode), but there may be alternate, preferred and superior technology available in the future. Any other technology that operates under the maximum brightness stated in Section 20.360.004(F)(6)(b)(v) (“Light Level”) shall not require a text amendment for approval, unless the Planning Commission finds it in the best interest of the public to do so. The City shall expedite any required approvals for technology that is superior in energy efficiency over previous generations or types.

...

G. Sign Structure and Installation.

- 1. The installation of signs shall be enforced and administered by the Chief Building Official. All signs and sign structures must be designed to comply with the provisions of this chapter, the applicable provisions of Title 15 (“Buildings and Construction”), and constructed to withstand wind loads, dead loads, and lateral forces.

...

H. Sign Maintenance. Each sign displayed within the City, including exempt signs, shall be maintained to comply with the following standards:

...

- 3. The Chief Building Official is authorized to order the repair, maintenance, or removal of any sign or sign structure that has not been maintained and is dangerous or in disrepair, or which is erected or maintained contrary to the requirements of this section.
- 4. Failure to maintain a sign constitutes a violation of this chapter and will be subject to enforcement action, in which case the Chief Building Official may order the removal of any sign that is determined to be in disrepair or dangerous.
- 5. Any owner of a sign victimized by graffiti shall remove, repair, or repaint sign(s) within two days of notice of the graffiti’s placement on the sign.

...

Section 20.360.005 (Sign Design Standards)

...

B. General Sign Design Standards. These general sign design standards will be utilized during the review of all permanent signs for which a Type A, Type B, or Type C Sign Permit (see Section 20.360.003(A) (“Permits Required; Review Process”)) is required to ensure the highest level of design quality, while at the same time providing the flexibility necessary to encourage creativity on the part of the sign designer. However, unless there is a compelling reason, these design standards must be observed.

...

Section 20.360.006 (Standards for Permanent Signs)

A. Applicability.

1. This section establishes the standards for permanent building-mounted and freestanding signs that are applicable in all zoning districts. Standards for each allowed sign type are provided in Section 20.360.006(D) (“Standards for Permanent Building-Mounted and Freestanding Sign Types”). All permanent signs must comply with the standards for sign area, height, number, type, and the other requirements provided in these tables.

...

B. Sign Standards for Residential Uses and Districts. The following regulations shall apply to all residential districts, as well as residential dwellings located in a non-residential district.

1. *Non-residential Uses in Residential Districts.* One building-mounted sign per each allowable non-residential use, not exceeding eight square feet in area. Community Assembly Facilities in residential districts are allowed one building-mounted sign or monument sign not exceeding 20 square feet in area.

...

C. Sign Standards for Non-Residential Districts. Signage in non-residential districts shall comply with the standards in Table 20.360.006-1. All properties in non-residential districts shall be allowed a minimum sign area of 25 square feet. The area of all building-mounted signs is included in the maximum total sign area, except when specifically exempted. Digital Billboards are exempt from this section and are governed by Section 20.360.004(F)(7) (“Digital Billboards”). Further, off-premises signs allowed in accordance with a relocation agreement under Section 20.360.003(D) (“Relocation Agreements”) and a Master Sign Program under Section 20.360.003(B) (“Master Sign Program”) are exempt from this section.

Table 20.360.006-1: Sign Standards for Non-Residential Zoning Districts					
Zoning Districts (Frontage)	Sign Area Allowed (sq. ft. per linear ft. building frontage)	Total Maximum Sign Area (sq. ft.)	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area per Sign Type (sq. ft.)
DRL DRM DRH	1.5	300	Awning and Canopy	n/a	60
			Marquee	1 per site	1 per linear ft of building frontage
			Projecting	1 per building or tenant space	16; 8 under a canopy or awning
			Shingle	1 per building or tenant space	6
			Wall	1 per building or tenant space	25
			Window	n/a	15% of window space, up to 30% of window space with MUP approval
			Monument	1 per site	25

Table 20.360.006-1: Sign Standards for Non-Residential Zoning Districts

Zoning Districts (Frontage)	Sign Area Allowed (sq. ft. per linear ft. building frontage)	Total Maximum Sign Area (sq. ft.)	Allowed Sign Types	Maximum Number of Signs	Maximum Sign Area per Sign Type (sq. ft.)
DRC LNC GAC DTC ETC CC BPO OPSPD T3N T3C T3ML T4L T5L T5C T6C	1.5	300	Awning and Canopy	n/a	100
			Marquee	1 per site	1.5 per linear ft of building frontage
			Projecting	1 per building or tenant space	16; 8 under a canopy or awning
			Shingle	1 per building or tenant space	6
			Wall	1 per building or tenant space	100
			Window	n/a	15% of window space, up 30% of window space with MUP approval
			Monument	1 per site	60
			Skyline	2 per building with at least 4 stories	1 per linear ft of building frontage
			GMP BTP-M BTP-H MIM MIH S-C	1.5	300
Marquee	1 per site	1.5 per linear ft of building frontage			
Projecting	1 per building or tenant space	16; 8 under a canopy or awning			
Shingle	1 per building or tenant space	6			
Wall	1 per building or tenant space	100			
Monument	1 per site	60			
Skyline	2 per building with at least 4 stories	1 per linear ft of building frontage			
PQP	1.0	70	Wall	1 per building or tenant space	25
			Monument	1 per site	60

D. Standards for Permanent Building-Mounted and Freestanding Sign Types.

1. **Awning and Canopy Signs.** Awning and canopy signs may be attached to or painted on the vertical edges of awnings, canopies, arcades, or similar features or structures. Awning and canopy signs are also subject to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and 20.360.006(C) (“Sign Standards for Non-Residential Districts”) and the following standards:

...

2. **Projecting Signs.** A sign may project horizontally from the exterior wall of a building provided that such projection conforms to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and Section

20.360.006(C) (“Sign Standards for Non-Residential Districts”) and the following standards:

...

3. **Shingle Signs.** Signs suspended beneath an overhead structure, covered walkway, or canopy in conjunction with pedestrian walkways, are allowed, subject to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and Section 20.360.006(C) (“Sign Standards for Non-Residential Districts”), the requirements for projecting signs in Section 20.360.006(D)(2) above, and the following standards:

...

4. **Marquee Signs.** Marquee signs are subject to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and Section 20.360.006(C) (“Sign Standards for Non-Residential Districts”) and the following standards:

...

5. **Wall Signs.** Wall signs include any sign attached to, erected against or painted upon the wall of a building or structure, the face of which is in a single plane parallel to the plane of the wall. Wall signs also include signs on a false or mansard roof. No wall sign may cover wholly or partially any required wall opening. Wall signs are also subject to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and Section 20.360.006(C) (“Sign Standards for Non-Residential Districts”) and the following standards:

...

6. **Window Signs.** Permanent window signs painted or otherwise adhered directly onto a window are subject to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and Section 20.360.006(C) (“Sign Standards for Non-Residential Districts”) and the following standards:

...

- a. **Visibility.** Window signs shall allow visibility into the inside of building. See also Table 20.360.006 for standards for permanent window signs and Table 20.360.007-2 for standards for temporary window signs.

7. **Monument Signs.** Freestanding signs erected on the ground or on a monument base designed as an architectural unit are allowed, subject to the specific zoning district standards in Section 20.360.006(B) (“Sign Standards for Residential Uses and Districts”) and Section 20.360.006(C) (“Sign Standards for Non-Residential Districts”) and the following standards:

...

8. **Monument Signs – Developments with a Minimum Floor Area of 20,000 Square Feet.** The following standards apply to developments containing a minimum of 20,000 square feet

with an integrated site and design plan creating a single unified development with one or more uses.

- a. *Non-Residential Districts.* The maximum sign area in non-residential districts may be no more than one foot for each linear foot of street frontage, but in no case shall the total sign area exceed 200 square feet. If more than one entrance to the lot exists, the maximum sign area allowed will be divided among the number of entryways and signs requested.

...

- 9. *Skyline Signs.* The following standards apply to buildings of at least four stories located in non-residential zoning districts.

...

Section 20.360.007 (Standards for Temporary Signs)

...

- B. **General to All Temporary Signs.** Temporary signs are allowed only in compliance with the provisions of this section.

...

2. General Time, Place, and Manner Restrictions.

- a. *Location Standards.* Temporary signs must be placed in compliance with Section 20.360.004(B) (“Prohibited Location Standards”), unless specifically exempted by this section.

...

- c. *Display Standards.* Temporary signs must comply with Section 20.360.004(C) (“Display Standards”).

...

- C. **Additional Standards for Temporary Signs.**

- 1. Temporary signs are allowed in compliance with the provisions in Table 20.360.007-1.

Table 20.360.007-1: Standards for Temporary Signs	
Standard	Requirement
<i>“sf” = square feet; “lf” = linear feet</i>	
Residential Districts	
Total Area of all Temporary Signs at Any One Time	Max. 6 sf
Number of Signs	Unlimited except that the total sign area of all temporary signs must not exceed 6 sf.

Table 20.360.007-1: Standards for Temporary Signs

Standard	Requirement
Distance between Signs	Min. 2 ft
Non-residential Districts	
Total Area of all Temporary Signs at Any One Time	Max. 24 sf
Number of Signs	Unlimited except that the total sign area of all temporary signs (excludes temporary wall banner signs) must not exceed 24 sf per business. Exception: Multi-tenant shopping centers or offices— Max. 2 temporary banner signs per 150 linear feet of property frontage not to exceed 64 sf combined.
Distance between Signs	Min. 2 ft

2. **Standards for Specific Temporary Signs.** Temporary signs must comply with the standards provided in Table 20.360.007-2.

Table 20.360.007-2: Standards for Specific Temporary Signs

Temporary Sign Type ¹	Standards			Other Requirement
	Height (Max.)	Width (Max.)	Area (Max.)	

“sf” = square feet; “lf” = linear feet

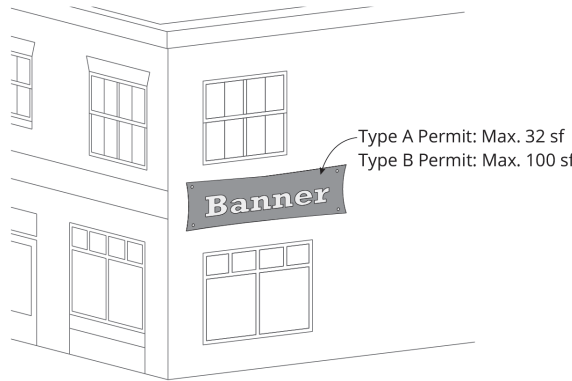
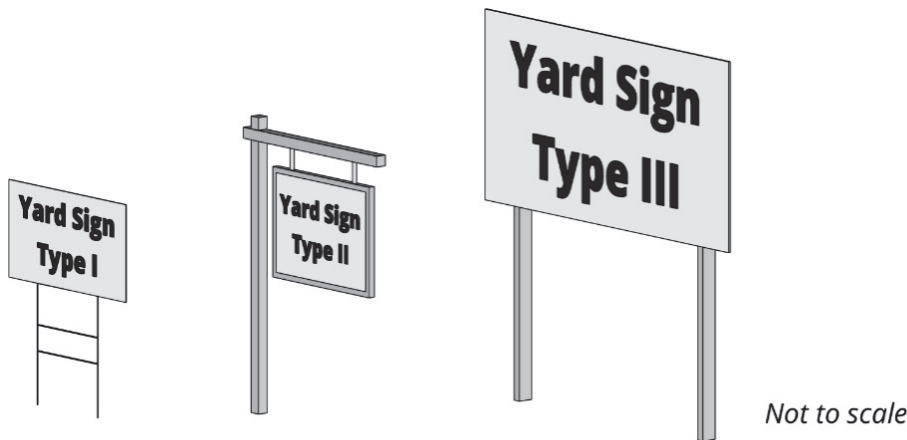
<p>Wall Banner</p> 	25 ft to top of banner	3 ft	Type A Permit – max. 32 sf Type B Permit – max. 100 sf	Prohibited in residential zoning districts. Must be mounted on a building wall or on T-posts or stakes installed ≤ 6” from a wall on which the wall banner would be hung.
--	------------------------	------	---	---

Table 20.360.007-2: Standards for Specific Temporary Signs

Temporary Sign Type ¹	Standards			Other Requirement
	Height (Max.)	Width (Max.)	Area (Max.)	
Window Sign			See End Note ²	Must be placed no higher than first story windows. Inside mounting required. Not included in the total sign area for all temporary signs.
Yard Sign Type I	4 ft	2 ft	3 sf	All yard signs must be installed securely in the ground.
Yard Sign Type II	6 ft	2 ft	5 sf	
Yard Sign Type III	7 ft	8 ft	32 sf	



End Notes:

¹ Other temporary sign types may be allowed (e.g., fuel pump topper signs, wraps around waste receptacles, or balloon bobbers) provided the max. area limitation for all temporary signs is not exceeded. The max. height of tether and string support shall be 3 feet.

² The area of temporary and permanent window signs combined (including signs constructed of perforated vinyl or painted on the window) must not exceed 40% of the area of the window on or within which they are displayed.

Section 20.360.008 (Nonconforming Signs)

...

- B. No nonconforming sign shall be altered, enlarged, relocated, and/or reconstructed, except in such manner as to comply with the requirements of this chapter or as authorized under a Relocation Agreement in compliance with Section 20.360.003(D) (“Relocation Agreements”). A nonconforming sign may be maintained or its text changed without affecting its nonconforming status.

...

D. **Alteration.** Except as provided below, no nonconforming sign shall be altered or moved unless such alteration or moving reduces the degree of nonconformity.

...

2. Signs which reflect the unique historical characteristics of the development and heritage of South San Francisco may remain, subject to continued maintenance, until the use of the site on which the sign is located changes, subject to Planning Commission approval based on the following findings:

...

d. The sign is maintained in compliance with provisions of Section 20.360.004(H) (“Sign Maintenance”). Continued maintenance shall be a condition of approval of the permit.

...

E. **Removal or Replacement of a Nonconforming Sign.** Removal of a nonconforming sign, or replacement of a nonconforming sign with a conforming sign, is required when:

...

1. A building is renovated and the cost of the renovation is 50 percent or more of the value of the building as determined by the Chief Building Official or the building is demolished and rebuilt; or

...

20. Revise Chapter 20.370 “Antennas and Wireless Communications Facilities” under Title 20

Chapter 20.370 (Antennas and Wireless Communications Facilities)

...

Section 20.370.002 (Applicability)

...

A. Direct broadcast, multipoint distribution services, and television broadcast antennas that are one meter or less in diameter or diagonal measurement are allowed if not located in the area between the front of a building and front property line, in a required side yard or required rear yard, in any street side yard, or in any parking or loading area;

B. Satellite earth station antennas located in a residential zoning district that are one meter or less in diameter or in diagonal measurement are allowed if they meet the following requirements:

1. Maximum of 10 feet in height if sited in the area between the front of a primary building and the front property, in any street side yard, or in any required side or rear yard;

...

- C. Satellite earth station antennas located in a non-residential zoning district that are two meters or less in diameter or in diagonal measurement are allowed if they meet the following requirements:

...

- E. Any tower or antenna that was lawfully constructed prior to the effective date of this Ordinance shall not be required to meet the requirements of this Ordinance unless there has been a cessation of operations pursuant to Section 20.370.007 ("Cessation of Operations"). These towers and antennas shall be referred to in this Ordinance as "preexisting" towers or antennas and are allowed to continue as they presently exist, but will be considered lawful nonconforming legal uses pursuant to Chapter 20.320 ("Nonconforming Uses, Structures, and Lots"). Maintenance and repairs to existing towers and antennas are permitted if they do not enlarge or extend the tower structure or equipment enclosures or change the number, type, dimensions, power rating, or frequency range of the antenna or antennas. New facilities and all other alterations, modifications, and additions shall comply with the requirements of this article.

...

Section 20.370.003 (General Guidelines and Requirements)

...

- B. **Building Codes and Safety Standards.** To ensure the structural integrity of towers, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable State or local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the City concludes that a tower fails to comply with such codes and standards and constitutes a danger to persons or property, then upon notice being provided to the owner of the tower, the owner shall have 30 days to bring such tower into compliance with such standards. Failure to bring such tower into compliance within said 30 days shall constitute grounds for the removal of the tower or antenna at the owner's expense.

...

- D. **Design and Location Preferences.** The preferred approaches for design and siting of new antennas and new and existing antenna support structures are ranked as indicated in the following lists. When a lower ranked alternative is proposed, the application must include technical information demonstrating that a higher ranked option is not technically feasible in light of the provider's service objectives.

...

2. Location Preferences.

- a. In a non-residential district and co-located with existing wireless telecommunication facilities that conform to the requirements of this Ordinance.
- b. In a non-residential district and located more than 600 feet from a residential district.

- c. On non-residential structures in Residential and Mixed-Use districts and located more than 600 feet from a residential structure.
- d. In any non-residential district and located less than 600 feet from a residential district.

...

Section 20.370.004 (Application Requirements)

...

- D. **Peer Review.** The application shall include sufficient information for an approved radio frequency engineer or licensed electrical engineer specializing in electromagnetic fields (EMF) or radio frequency radiation (RFR) studies (hereinafter, "an approved engineer") retained by the City to peer review the information provided in response to subsections B and C above.

...

Section 20.370.005 (Location, Design, and Operation Requirements)

...

- C. **Setbacks and Separation.** The following setback and separation requirements shall apply to all towers and antennas that are not exempt from regulation under this chapter. For the purposes of this section, all distances shall be measured in a straight line without regard to intervening structures, from the nearest point of the proposed major wireless telecommunication facility to the nearest point of another major wireless telecommunication facility. For purposes of measurement, tower setbacks and separation distances shall be calculated and applied to facilities located in the City irrespective of municipal and County jurisdictional boundaries.

...

- 3. In other than non-residential districts, a tower more than 65 feet in height shall not be located within one-quarter of a mile from any other tower that is more than 65 feet in height.
- 4. Roof-mounted antennas, exclusive of satellite dish antennas, shall maintain a 1:1 ratio for equipment setback (example: 10-foot high antenna requires 10-foot setback from facade) unless an alternative placement or design would reduce visual impact; antennas shall be treated or screened to match existing air conditioning units, stairs, elevator towers or other background; and placing roof mounted antennas in direct line with significant view corridors shall be avoided.

- D. **Aesthetics.** Antennas and tower facilities shall be located, designed and screened to blend with the existing natural or built surroundings and existing supporting structures.

...

- 3. **Equipment Shelter Facilities-Minimize Visual Impacts.** Antenna equipment shelter facilities in areas of high visibility shall, where possible, be designed minimize their profile (i.e., placed underground, depressed, or located behind earth berms).

...

6. **Special Design Requirements.** The decision-making authority may require special design features for the antenna facilities in order to ensure the facility is not visually incompatible with nearby structures that are historically significant or contribute to the architectural character of the surrounding area and does not interfere with views or other community-defining features.
7. **Lighting.** Poles, towers and antenna supports shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the decision-making authority may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.

...

E. **Operation and Maintenance Standards.** All wireless communications facilities shall at all times comply with the following operation and maintenance standards. Failure to comply shall be considered a violation of conditions of approval subject to enforcement pursuant to provisions of this chapter.

...

4. Each facility shall be operated in a manner that will minimize noise impacts to surrounding residents and persons using nearby parks, trails, and similar recreation areas.

...

- b. Backup generators shall only be operated during periods of power outages or for testing. At no time shall equipment noise from any source exceed the standards specified in the South San Francisco Noise Ordinance.

...

Section 20.370.006 (Review and Approval Procedures)

A. The following wireless communications facilities are permitted by right. All other facilities that are not exempt from regulation require approval of a Minor Use Permit or a Use Permit pursuant to this section:

1. Any wireless communications facility that complies with Section 20.370.003(D)(1)(a) AND Section 20.370.003(D)(2)(a) of the Design and Location Preferences and all of the standards in Section 20.370.005 ("Location, Design, and Operation Requirements") or is located completely within a building in any Non-Residential or Civic district;
2. Any wireless communications facility on property owned or leased by the City and that complies with all of the standards in Section 20.370.005 ("Location, Design, and Operation Requirements");

...

B. The Chief Planner may approve a Minor Use Permit for:

1. Any wireless communications facility that complies with Section 20.370.003(D)(1)(b) or (c) AND Section 20.370.003(D)(2)(b) of the Design and Location Preferences and all of the standards in Section 20.370.005 ("Location, Design, and Operation Requirements");
2. Microcell facilities on non-residential properties in any zoning district;
3. Distributed antenna systems in non-residential zoning districts; and
4. Modifications to existing sites in non-residential zoning districts that are not consistent with Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, and any other applicable federal and state laws.

C. The Planning Commission may approve a Use Permit for:

1. Any wireless communications facility that complies with Section 20.370.003(D)(1)(d) AND Section 20.370.003(D)(2)(c) or (d) of the Design and Location Preferences and all of the standards in Section 20.370.005 ("Location, Design, and Operation Requirements");

...

Section 20.370.007 (Cessation of Operations)

...

- B. No later than 90 days from the date the use is discontinued or the provider has notified the Chief Planner of the intent to vacate the site, the owner of the abandoned antenna or tower or the owner of the property on which the facilities are sited shall remove all equipment and improvements associated with the use and shall restore the site to its original condition as shown on the plans submitted with the original approved application or as required by the Chief Planner. The provider or owner may use any bond or other assurances provided by the operator pursuant to the requirements of Section 20.370.004(E) ("Financial Assurances") to do so. The owner or his agent shall provide written verification of the removal of the wireless communications facility within 30 days of the date the removal is completed.

...

Section 20.370.008 (Definitions)

...

- B. **Antenna.** Any system of poles, panels, rods, reflecting discs, wires or similar devices used for the transmission or reception of electromagnetic signals, including but not limited to radio waves and microwaves. An antenna does not include the support structure the antenna(s) is mounted upon.

...

6. **Antenna, Reception Window.** The area within the direct line between a satellite antenna and orbiting communications satellites transmitting signals.

...

- I. **Microcell Facility.** A wireless communication facility serving a single carrier and consisting of an antenna no larger than four feet in height or, if tubular, no more than six feet long and four inches in diameter comprised of a networked set of antennas that are connected with each other and to a wireless service source, such that one or more high-power antennas that serve a given area are replaced by a group of lower-power antennas to serve the same geographic area.
- J. **Readily Visible.** An object that can be identified as a wireless telecommunications facility when viewed with the naked eye.

...

21. Revise Chapter 20.380 “Inclusionary Housing Regulations” under Title 20

Chapter 20.380 (Inclusionary Housing Regulations)

...

Section 20.380.003 (Applicability of Inclusionary Housing Requirements)

...

- B. The requirements of this chapter shall not apply to the following:
 - 1. Existing residences which are altered, improved, restored, repaired, expanded or extended, provided that the number of dwelling units is not increased, except that this chapter shall pertain to the subdivision of land for the conversion of apartments to condominiums or condominiums to apartments;
 - 2. The construction of a new residential structure which replaces a residential structure that was destroyed or demolished within two years prior to the approval of a building permit for the new residential structure, provided that the number of dwelling units is not increased from the number of dwelling units of the previously destroyed or demolished residential structure;
 - 3. Accessory dwelling units not constructed to fulfill inclusionary housing requirements and developed in accordance with Section 20.350.003 (“Accessory Dwelling Units”);
 - 4. Those dwelling units which have obtained approval of a vesting tentative map or a development agreement prior to the effective date of the ordinance codified in this chapter, as set forth in Section 20.380.017 (“Pre-Existing Approvals”);
 - 5. Applications for rental residential dwelling units that are deemed complete prior to the effective date of the ordinance codified in this chapter.

22. Revise Chapter 20.395 “Community Benefits Program” under Title 20

Chapter 20.395 (Community Benefits Program)

Section 20.395.001 (Purpose)

This Chapter establishes the South San Francisco Community Benefits Program by which the City may increase the value of private property by granting additional development capacity (i.e., a floor area ratio (FAR) bonus) in exchange for community benefits. The Program is a way for the City to derive greater benefit for the broader community from the granting of Planning entitlements than would be otherwise possible through base zoning district standards. Community benefits include enhanced open spaces, enhanced connectivity, green buildings, social service uses, expanded transportation demand management, on-site and off-site affordable housing, or sea level rise adaptation measures.

...

Section 20.395.003 (Review and Approval)

A. Review.

1. ***Up to 1.0 FAR.*** An increase in FAR up to 1.0 may be granted on a ministerial basis without a Community Benefits Agreement, provided the following:
 - a. The proposed increase does not exceed the maximum amount indicated by the applicable base zoning district standard; and
 - b. The project complies with the requirements of this chapter and all other applicable requirements and standards of the South San Francisco Municipal Code.
2. ***1.0 to Maximum FAR.*** An increase in FAR greater than 1.0 up to the maximum FAR in the applicable base zoning district may be granted provided the following:
 - a. The proposed increase does not exceed the maximum amount indicated by the applicable base zoning district standard;
 - b. The project complies with the requirements of this chapter and all other applicable requirements and standards of the South San Francisco Municipal Code; and
 - c. The applicant satisfies one of the following two options:
 - i. ***Community Benefits Fee.*** The increase may be granted on a ministerial basis if the applicant pays the fee required in accordance with the Community Benefit Fee Schedule as adopted by separate resolution.
 - ii. ***Community Benefits Agreement.*** The increase may be granted by City Council approval of a Community Benefits Agreement, in accordance with Section 20.395.003(B) (“Community Benefits Program Community Benefits Agreement Requirements”), which may include payment of Community Benefits Fees to satisfy part of the benefit.

B. Community Benefits Program Community Benefits Agreement Requirements. Requirements of the Community Benefits Agreement include the following:

1. *Valuation Study.* An applicant seeking to provide a community benefit in-lieu of paying the Community Benefits Fee is required to submit the following as part of the Community Benefits Agreement:
 - a. A calculation of the applicable Community Benefits Fee that would apply, against which the value of the development's public benefits will be credited in accordance with Section 20.395.003(B)(1)(c) below;
 - b. An assessment of the economic and/or intrinsic value of the proposed public benefit as compared with the economic value of the proposed development incentives requested by the applicant. In this case, the benefit provided must be described in Section 20.395.004 ("Community Benefit Priorities"); or
 - c. An assessment of the proposed fee as compared with the economic value of the proposed development incentives requested by the applicant. In this case, the fee provided will fund a benefit described in Section 20.395.004 ("Community Benefit Priorities"). The City may request an independent third-party review, by a qualified appraisal expert, hired by the City at the applicant's expense, to validate the valuation submitted by the applicant. This requirement is not intended to imply a need for the applicant to provide or disclose a complete project pro forma. Only the marginal costs of the proposed public benefit and incentive are required to be disclosed in the analysis.

Section 20.395.004 (Community Benefits Priorities)

This section establishes the City's community benefit priorities. Community Benefits 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.

...

23. Revise Chapter 20.400 "Transportation Demand Management" under Title 20

Chapter 20.400 (Transportation Demand Management)

...

Section 20.400.002 (Applicability)

- A. The following new development types shall be subject to this Ordinance and grouped into the following four tiers of compliance based on their anticipated effects on the City's transportation network.

...

2. **Tier 2.** Tier 2 includes all hotels, retail, warehouse/distribution, and industrial uses anticipated to generate greater than 100 daily trips; and small office and research and development uses greater than 10,000 square feet but less than 50,000 square feet.

...

- B. Project tiers shall be calculated cumulatively for adjoining parcels with the same property owner or employer. For example, a phased project with three 150,000 square foot (Tier 3) office and research and development buildings shall cumulatively constitute a Tier 4 land use upon completion of all phases. Modifications to existing non-residential developments shall be required to comply with this Ordinance if the modification adds at least 100 daily trips.

...

Section 20.400.004 (Trip Reduction Measures)

...

A. Participation in Commute.org or Transportation Management Association.

...

- 2. Office and employment-based projects must satisfy the following components to satisfactorily implement this measure:

...

B. Transit Pass Subsidies and Pre-Tax Transit Benefits.

...

- 2. Passes/subsidies provided must be valid for public transportation options, including, but not limited to, BART, Caltrain, SamTrans, ferry, and vanpool subscription (or costs).

...

D. Bicycle Storage, Showers, and Lockers.

...

- 2. Safe and convenient bicycle parking must be provided in accordance with Section 20.330.007 (“Bicycle Parking”) which provides for two categories of bicycle parking:

...

- E. **Designated TDM Coordinator.** Employers shall provide a TDM coordinator or contact person to provide oversight and management of the program’s implementation. The individual must either be an employee or contracted through a third-party provider. In addition, for sites leasing space to multiple employers or businesses, the TDM Coordinator designated by the property owner shall be responsible for providing lists of mandatory and optional measures to all individual businesses. Tenants should be obligated (via lease language) to provide a main point of contact for the Designated TDM Coordinator.

...

H. Paid Parking or Parking Cash-out.

...

2. For paid parking, parking rates shall be at the market rate (minimum of five dollars per day) and not subsidized by property owners or employers.

...

J. **Shared Parking Approach.** Mixed-use developments, particularly multi-tenant retail developments, shall establish a shared parking approach based on the most recent guidance from the Urban Land Institute's Shared Parking Model to prevent an oversupply of parking. This measure may also be used in combination with Unbundled Parking for multi-building office and research and development uses with approval from the Chief Planner.

K. **Enhanced Shuttle Commitment.** In addition to regular participation in a Commute.org shuttle consortium or transportation management association, the applicant shall contribute additional funding or a supplemental shuttle service (open to the public) that consists of at least twice the standard contribution total (as determined by Commute.org or a TMA). Increased shuttle funding helps run service more frequently for a longer service span.

...

Section 20.400.005 (Submittal Requirements and Approvals)

A. **Preliminary TDM Plan.** A project shall submit its TDM documentation with its development application. Submittal requirements vary by project tier: Tier 1 and Tier 2 projects shall submit a TDM Checklist, while Tier 3 and Tier 4 projects shall submit a TDM Checklist and a TDM plan. Both TDM Checklists and TDM plans shall constitute an applicant's minimum commitment toward a project's TDM program and shall include the following:

...

2. **TDM Plan (Tier 3 and Tier 4 Projects).** Provide a completed TDM Checklist of trip reduction measures chosen by the applicant to achieve the applicable point total and performance requirement pursuant to Section 20.400.003 ("Requirements by Tier") and Section 20.400.004 ("Trip Reduction Measures"). Describe how the applicable performance requirements will be achieved and maintained over the life of the project.

...

C. **Final TDM Plan.** The applicant shall submit the final TDM Checklist or TDM Plan, including any conditions imposed by the City as part of the Building Permit or Business License processes. The Chief Planner shall review and approve the documentation to ensure all conditions imposed by the City have been addressed.

D. **Tenant Concurrence Letter.** Prior to approval of a Building Permit for tenant improvements or a Business License, tenants shall submit a letter demonstrating concurrence with the Final TDM Plan. The letter shall acknowledge how applicable TDM requirements are identified in their lease and summarize how the tenant is implementing applicable TDM measures. The City shall receive and review this letter to confirm the implementation of the proposed TDM program.

- E. **Modifications.** The Chief Planner may approve modifications to the final TDM Checklist or TDM Plan that are consistent with the original findings and conditions and would result in achieving the performance targets.

...

Section 20.400.006 (Monitoring and Enforcement)

All projects are subject to the following performance monitoring process:

- A. **Initial Compliance Form.** When applying for a certificate of occupancy, all projects must submit a compliance form to the Chief Planner documenting that the TDM program will be implemented before the site reaches 50 percent occupancy.

- 1. For Tier 3 and Tier 4 projects, the compliance form shall be accompanied by attachments that include, at minimum, a cover letter summarizing how individual measures will be implemented before the site reaches 50 percent occupancy, evidence of all capital and infrastructure measures through photographs, evidence of participation with Commute.org or an appropriate TMA, and identification of a TDM Coordinator.

...

- C. **Annual Mode Share Compliance Survey.** In addition to the annual compliance form, all Tier 3 and Tier 4 projects are required to prepare an annual compliance survey.

...

- 2. **Survey Preparation and Administration.** The City shall identify standard survey requirements for participants in the program. The survey shall be administered by the participant's designated TDM Coordinator.

...

- 5. **Submittal of Results.** Survey findings shall be submitted to the City in a format as specified by the Chief Planner, accompanied by backup documentation and methodology of the original survey results.

...

- D. **Annual Trip Cap Compliance.** Annual trip counts are required for all Tier 4 projects.

...

- 3. **Submittal.** Annual counts shall be included with the annual survey results in a format specified by the Chief Planner, and shall include total average weekday trips, as well as average AM and PM peak period, peak direction trips (6:00-10:00 AM trips in and 3:00-7:00 PM trips out, respectively).

...

- G. **Appeal of Penalty.** The participant may appeal the decision to assess a penalty to the Chief Planner. In determining whether a financial penalty is appropriate, the City may consider

whether the participant has made a good faith effort to achieve the required alternative mode use.

...

24. Revise Chapter 20.430 “Prohibition on New Super Stores” under Title 20

Chapter 20.430 (Prohibition on New Super Stores)

...

Section 20.430.002 (Superstores Prohibited)

- A. Superstores are not a permitted use and are prohibited in all zoning districts throughout the City. No permit or any other applicable license or entitlement for use, nor any Business License, shall be approved or issued for the establishment, maintenance or operation of a superstore within the City.

...

25. Revise Chapter 20.440 “Planning Agency” under Title 20

Chapter 20.440 (Planning Agency)

...

Section 20.440.002 (City Council)

...

- D. To hear and decide appeals from decisions of the Planning Commission on Conditional Use Permits, Variances, and any other permits that can be appealed pursuant to the provisions of Chapter 20.570 (“Appeals and Calls for Review”) and other applicable requirements.

...

- G. To establish, by resolution, a Master Fee Schedule listing fees, charges, and deposits for various applications and services provided pursuant to this Ordinance.

Section 20.440.003 (Planning Commission)

...

- E. Approve, conditionally approve, modify or deny Conditional Use Permits, Precise Plans and Variances pursuant to the provisions of Chapter 20.490 (“Use Permits”), and Chapter 20.500 (“Variances”).

- F. Hear and decide on modifications to approved Conditional Use Permits and Variances pursuant to the provisions of Section 20.450.012 (“Modification”).

...

Section 20.440.005 (Chief Planner)

...

- D. Hear and decide applications for modifications to conditions of approved Minor Use Permits and minor modifications to other approved permits pursuant to the provisions of Section 20.450.012 (“Modification”).

...

Section 20.440.006 (Zoning Administrator)

...

- C. Approve, conditionally approve, modify or deny Temporary Use Permits pursuant to the provisions of Chapter 20.490 (“Use Permits”).

...

Section 20.440.009 (Summary of Review Authorities for Decisions and Appeals)

Table 20.440.009 lists the approvals and permits addressed in this chapter and the Review Authority responsible for making a recommendation, final decision, or in the event of an appeal, the final appeal body.

Table 20.440.009 Review Authority				
Application or Action Type	Found in Chapter	Advisory Body	Decision Maker	Appeal Body
Type One: Ministerial Actions				
Site Clearance	20.470	N/A	Chief Planner	Planning Commission
Sign Permit	20.360	N/A	Chief Planner	Planning Commission
Interpretations	20.030	N/A	Chief Planner	Planning Commission
Minor Changes to an Approved Permit	20.440	N/A	Chief Planner	Planning Commission
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	20.450	Chief Planner	Chief Planner or Planning Commission	Planning Commission or City Council
Parking District Parking Exceptions	20.330	N/A	Planning Commission	City Council
Short-Term Rental Permit	20.350	N/A	Chief Planner	Planning Commission
Outdoor Seating Area (Public ROW)	20.350	N/A	Chief Planner	Planning Commission
Temporary Use Permits	20.490	N/A	Chief Planner	Planning Commission
Design Review	20.480	Design Review Board	Chief Planner or Planning Commission	Planning Commission or City Council
Minor Use Permits	20.490	N/A	Chief Planner	Planning Commission
Conditional Use Permits	20.490	Chief Planner	Planning Commission	City Council
Variances	20.500	Chief Planner	Planning Commission	City Council
Certificates of Alteration	2.56	N/A	Planning Commission	City Council

Table 20.440.009 Review Authority				
Application or Action Type	Found in Chapter	Advisory Body	Decision Maker	Appeal Body
Master Sign Program	20.360	Design Review Board	Planning Commission at the minimum, or the Review Authority of Associated Project Permit	Appeal Body of Associated Project Permit
Precise Plans	20.210 20.220 20.230	Chief Planner	Planning Commission	City Council
Transportation Demand Management Plan	20.400	Advisory Body of Associated Project Permit	Review Authority of Associated Project Permit	Appeal Body of Associated Project Permit
Affordable Housing Agreement	20.380	Department of Economic and Community Development	City Manager (where agreement is by right); City Council (where agreement is not by right)	City Council (where agreement is by right); Superior Court (where agreement is not by right)
Type Three: Discretionary Legislative Actions				
Specific Plans and Plan Amendments	20.530	Planning Commission	City Council	Superior Court
General Plan Text and Map Amendments	20.540	Planning Commission	City Council	Superior Court
Zoning Ordinance and Map Amendments	20.550	Planning Commission	City Council	Superior Court
Prezoning	20.560	Planning Commission	City Council	Superior Court
1. For the review authority for applications seeking multiple entitlements from different decision makers, see Section 20.440.008, Concurrent Processing.				

26. Revise Chapter 20.470 “Site Clearance” under Title 20

Chapter 20.470 (Site Clearance)

...

Section 20.470.003 (Review and Decision)

...

- B. **Application.** Applications and fees for site clearance review shall be submitted in accordance with the provisions set forth in Section 20.450.002 (“Application Forms and Fees”). The Chief Planner may request that the Site Clearance Review application be accompanied by a written narrative, plans and other related materials necessary to show that the proposed development, alteration, or use of the property complies with all provisions of this Ordinance and the requirements and conditions of any applicable Use Permit or Variance approval.

...

27. Revise Chapter 20.480 “Design Review” under Title 20

Chapter 20.480 (Design Review)

...

Section 20.480.002 (Applicability)

A. Design review is required for all projects that require a building permit, which involve construction, reconstruction, rehabilitation, alteration, or other improvements to the exterior of a structure or parking area, except for:

...

3. Signs exempted pursuant to Section 20.360.002(F) (“Exempt Signs”);

...

8. Accessory Dwelling Units as defined under Section 20.350.003 (“Accessory Dwelling Units”) of this Code; and

...

Section 20.480.003 (Assignment of Design Review Responsibilities)

A. **Chief Planner.**

...

3. The Chief Planner may refer any project to the Design Review Board for review at his/her discretion because of policy implications, unique or unusual circumstances, or the magnitude of the project.

...

C. **Planning Commission.** The Planning Commission shall have design review authority for all projects requiring Planning Commission approval (such as Use Permits and Variances) and all new commercial, downtown, employment, mixed-use, office and multi-family developments. The Planning Commission shall consider the Design Review Board’s recommendations and shall approve, conditionally approve or deny the design review application. The Planning Commission shall also conduct design review of all applications involving alteration, and/or modification to a designated historic resource and may approve, conditionally approve, or deny the design review application with the Design Review Board’s review and recommendations. When a project proposes new construction following demolition or removal of a designated historic resource, the Design Review Board shall conduct design review but no approval shall be granted under this title without approval of a Certificate of Alteration pursuant to Section 2.56.130 (“Certificate of Alteration”) of the South San Francisco Municipal Code.

...

Section 20.480.004 (Procedures)

...

B. **Concurrent Processing.** When a development project requires a Use Permit, Variance, or any other discretionary zoning approval in addition to design review approval, the design review

application shall be submitted to the Planning Division as a part of the application for the underlying permit, Use Permit, or Variance.

...

- D. **Public Notice.** When a development project or sign does not require any Use Permit, Variance, or other discretionary approval other than design review, notice of the proposed action shall be posted in the Planning Division at least 10 days prior to the date of action. The notice shall include a general description of the subject of the application, the location of the property, the date of the decision, the procedure for submitting comments, and the procedure for appealing the decision.

...

Section 20.480.006 (Design Review Criteria)

- A. **Criteria.** When conducting design review, the Design Review Board, Chief Planner, Planning Commission, or City Council shall evaluate applications to ensure that they satisfy all zoning standards, including Citywide Site and Building Design Standards (Chapter 20.310), conform to the policies of the General Plan and any applicable specific plan, and are consistent with any other policies or guidelines the City Council may adopt for this purpose.

Section 20.480.007 (Required Findings)

- A. The Chief Planner, Planning Commission, or City Council may only approve a design review application if it finds that the application is consistent with the purposes of this chapter and with the following:

...

28. Revise Chapter 20.490 “Use Permits” under Title 20

Chapter 20.490 (Use Permits)

...

Section 20.490.002 (Applicability)

...

- A. **Conditional Use Permit.** A Conditional Use Permit is required for:
 - 1. Any use with hours of operation between 12:00 midnight and 6:00 a.m., except for properties within the BTP-M, BTP-H, GMPD, MIM, MIH or OPSPD zoning districts that do not directly abut another zone district;
- ...
- 3. Uses or developments specifically identified in Division II (“Conventional District Regulations”) and Division III (“Form-Based District Regulations”), and/or any other section of this Ordinance which requires a Use Permit.

- B. **Minor Use Permit.** A Minor Use Permit is required for any new use or change of use from a Public and Semi-Public, Commercial, Industrial/R&D, or Transportation, Communication & Utilities use classification category to another non-residential use classification category within 300 feet of a residential district. A change in occupancy is not considered a change in use unless the new occupant is in a different use classification category than the former occupant.
- C. **Temporary Use Permit.** A Temporary Use Permit is required for the review and approval of certain uses that are intended to be of limited duration of time and that will not permanently alter the character or physical facilities of the property where they occur. In addition to any other license or approval required by the City, a Temporary Use Permit is required for temporary uses pursuant to Chapter 20.340 (“Temporary Uses”).

...

Section 20.490.004 (Required Findings)

- A. The review authority must make all of the following findings in the affirmative in order to approve or conditionally approve a Conditional Use Permit or a Minor Use Permit application. The inability to make one or more of the findings in the affirmative is grounds to deny an application.

...

Section 20.490.007 (Appeals; Expiration, Extensions, and Modifications)

...

- B. **Expiration, Extensions, and Modifications.** Use Permits are effective and may only be extended or modified as provided for in Chapter 20.450 (“Common Procedures”).

...

29. Revise Chapter 20.510 “Waivers and Modifications” under Title 20

Chapter 20.510 (Waivers and Modifications)

Section 20.510.001 (Purpose)

The purpose of this chapter is to establish an alternate means of granting relief from the requirements of this Ordinance when so doing would be consistent with the purposes of the Ordinance and it is not possible or practical to approve a Variance. This procedure is intended to facilitate compliance with the Federal Fair Housing Act, the Americans with Disabilities Act, and the California Fair Employment and Housing Act by providing reasonable accommodation to persons with disabilities seeking fair access to housing through modification of the application of the City’s zoning regulations. This chapter authorizes the Chief Planner to grant relief from this Ordinance’s dimensional requirements when necessary to provide access to housing and to also approve limited waivers of dimensional standards for applicants who are not entitled to reasonable accommodation under these statutes. It also allows the Planning Commission to grant exceptions and waivers when necessary to accommodate religious uses protected by the Federal Religious Land Use and Institutionalized Persons Act of 2000 (RLUIPA). The relief available under this chapter is distinguished from granting of a Variance provided in Chapter 20.500

(“Variances”) in that it is limited to minor waivers of dimensional requirements except when an applicant is entitled to an accommodation pursuant to Federal and/or State law.

Section 20.510.002 (Procedures)

...

C. **Review of Other Requests for Waivers and Modifications.** Applicants who are not requesting reasonable accommodation to ensure access to housing as provided for by federal and/or State law may submit an application requesting a waiver or exception to any of the following standards:

1. Lot area, width, or depth up to 10 percent of the required dimension;
2. Height variation requirements based on existing patterns of development within 500 feet of the subject property;
3. Minimum yards, up to 10 percent of the required yard;
4. Maximum height of fences and freestanding walls, up to one foot over height allowed;
5. Maximum height of buildings and structures, up to 10 percent or eight feet, whichever is less;
6. Maximum lot coverage, up to 10 percent;
7. Minimum landscaping, up to 10 percent of required landscaping for site or parking lot;
8. Required ground-floor building transparency, up to 10 percent of minimum;
9. Upper story step-back, up to 10 percent provided design features have been incorporated to create visual variety and to avoid a large-scale, bulky, or monolithic appearance;
10. Building length and separation, up to 10 percent, provided the building separation complies with the Building Code and design features have been incorporated to create visual variety and to avoid a large-scale, bulky, or monolithic appearance;
11. Up to 10 percent of other development standards not listed in subsection D below;
12. For a corner lot, the widest dimension of the lot with street frontage may be considered the front of a lot; or
13. Other development standards not listed in subsection D below, provided the application is to accommodate an environmental technology or design that will substantially enhance the sustainability of a project over and above standard municipal code requirements.

...

Section 20.510.005 (Appeals; Expiration, Extensions, and Modifications)

...

- B. **Expiration, Extensions, and Modifications.** Waivers and modifications granted under this chapter are effective and may only be extended or modified as provided for in Chapter 20.450 (“Common Procedures”).

...

30. **Revise Chapter 20.620 “Use Classifications” under Title 20**

Chapter 20.620 (Use Classifications)

...

Section 20.620.020 (Residential Use Classifications)

Accessory Dwelling Unit. A dwelling unit providing complete independent living facilities for one or more persons that is located on a lot with a primary single-unit, or multiple-unit dwelling. An accessory dwelling unit may be within the same structure as the primary unit, in an attached structure, or in a separate structure on the same lot.

...

Dwelling, Single-Unit. A dwelling unit designed for occupancy by one household, where all rooms are internally connected and internally accessible via habitable space and located on a separate lot from any other unit (except accessory dwelling units, where permitted). This classification includes individual manufactured housing units installed on a foundation system pursuant to Section 18551 of the California Health and Safety Code, and the use of a single-family residential structure as employee housing for six or fewer employees consistent with Section 17021.5 of the California Health and Safety Code.

Detached. A single-unit dwelling, on a single lot, within which all rooms are internally accessible and that is not attached to any other primary dwelling unit.

Semi-Attached. A single-unit dwelling with only the garage wall abutting, or in common with, the garage of the dwelling unit on the adjacent lot.

Attached. A single-unit dwelling on a single lot that is attached through common vertical walls to one or more dwellings on abutting lots. An attached single-unit dwelling may take the form of a townhouse.

SB 9 Unit. A second primary dwelling unit on a single-unit lot with an existing primary dwelling unit, or up to two new primary dwelling units on a single-unit lot subdivided in accordance with Government Code Section 65852.21.

Dwelling, Multiple-Unit. This use classification refers to two or more dwelling units on a single lot. Multiple-unit residential types include duplexes and multifamily development, such as townhouses, single-unit groups, senior citizen residential developments, apartment buildings, and transitional residential development.

Duplex. A single building on a lot that contains two primary dwelling units or two single-unit dwellings on a single lot. This use is distinguished from an accessory dwelling unit, which is

considered a secondary residential unit, or incidental to a primary dwelling unit as defined by State law and this chapter.

Multifamily. Three or more dwelling units on a single lot. Types of multifamily dwellings include townhouses, triplexes, fourplexes, cottage courts, senior housing developments, micro-units, and apartment buildings.

Senior Citizen Residential. A multifamily development in which individual units are occupied exclusively by one or more persons 60 years of age or older.

AB 2011 Development. A multifamily development that is subject to a streamlined, ministerial approval process if the development satisfies specified objective standards and affordability and site criteria, in compliance with California Government Code Section 65912.100 et seq.

SB 6 Development. A multifamily development in compliance with California Government Code Section 65852.24.

Caretaker Unit. A dwelling unit occupied by employees or caretakers of the primary use on the site.

Family Day Care Homes, Family Day Cares, or Family Day Care Centers. A day care facility licensed by the State of California that is located in a single-unit dwelling or other dwelling unit where an occupant of the residence provides care and supervision for children under the age of 18 for periods of less than 24 hours a day.

Small. A facility that provides care for six or fewer children, including children under the age of 10 who reside at the home.

Large. A facility that provides care for seven to 14 children, including children under the age of 10 who reside at the home.

...

Residential Care Facilities.

General. A facility that requires a State license or is licensed by the State to provide 24-hour primarily non-medical care and supervision for more than six persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions. This category excludes transitional residential (see Dwelling, Multiple-Unit) and any facilities supervised by or under contract with the State Department of Corrections.

Limited. A facility that requires a State license or is licensed by the State to provide 24-hour non-medical care and supervision for six or fewer persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living, excluding the licensee or members of the licensee's family or persons employed as facility staff. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices. A Residential Care Facility, Limited is considered a single-unit dwelling use.

Senior. A housing arrangement chosen voluntarily by the resident, the resident’s guardian, conservator or other responsible person, where residents are 60 years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. Any younger residents must have needs compatible with other residents, as provided in Health & Safety Code Section 1569.316 or a successor statute. This classification includes continuing care retirement communities and lifecare communities licensed for residential care by the State of California.

Supportive Housing.

Domestic Violence Shelter. A facility where victims of domestic violence or sexual abuse are provided temporary housing, food, and other specialized services in compliance with California Welfare and Institutions Code Section 18290 et seq.

Low Barrier Navigation Center. A housing-first, low- barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing, in compliance with California Government Code Section 65660 - 65668.

Permanent Supportive Housing. Housing with no limit on length of stay, that is occupied by the target population and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community, and consistent with California Government Code Section 65650 – 65656.

Section 20.620.030 (Public and Semi-Public Use Classifications)

...

Community Assembly. A facility for public or private meetings including clubs and lodges, community centers, senior centers, religious assembly facilities, convention centers, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities (see Indoor Sports and Recreation), residential accommodations available to club and lodge members (see Group Residential), or facilities such as day care centers and schools, all of which are separately defined and regulated.

Small. A Community Assembly facility up to 2,000 gross square feet in area.

Large. A Community Assembly facility over 2,000 gross square feet in area.

...

Park and Recreation Facilities, Public. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, golf courses, and botanical gardens, as well as related food concessions or community centers within the facilities.

...

Social Service Facilities. Any noncommercial facility that provides meals, showers, personal storage, and/or laundry facilities to families or individuals. Specialized programs and services related to the needs of clients may also be provided. This classification excludes Emergency Shelters and Supportive Housing.

Section 20.620.040 (Commercial Use Classifications)

...

Automobile/Vehicle Sales and Services. Retail or wholesale business that sell, rent, and/or repair automobiles, trucks, vans, trailers, motorcycles including the following:

...

Automobile/Vehicle Service and Repair, Major. Repair of automobiles, trucks, motorcycles, motor homes, boats and recreational vehicles, including the sale, installation, and servicing of related equipment and parts, generally on an overnight basis. This classification includes the servicing and repair of engines, body and fender, transmission, axles, wheels and brakes, auto glass services, tire sales and installation, and vehicle painting. Excludes vehicle dismantling or salvaging and tire retreading or recapping.

Automobile/Vehicle Service and Repair, Minor. The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids as an accessory use to a gasoline sales station or automotive accessories and supply store, and quick-service oil, tune-up and brake and muffler shops, auto glass sales and replacement, stereo and alarm sales, and tire sales where repairs are made or service provided in enclosed bays and no vehicles are stored overnight. This classification excludes disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or other operations that generate excessive noise, objectionable odors, or hazardous materials, and repair of heavy trucks, limousines or construction vehicles (see Automobile/Vehicle Service and Repair, Major). It also excludes towing services (see Towing and Impound) and fueling stations (see Service Station).

...

Banks and Financial Institutions.

Banks and Credit Unions. Financial institutions, including federally-chartered banks, savings associations, industrial loan companies, and credit unions that provide retail banking services to individuals and businesses. This classification includes only those institutions engaged in the on-site circulation of money, and whose deposits are insured by the state or federal government and/or a state or federal sponsored entity, including credit unions. This classification specifically excludes Other Financial Services.

...

Building Materials Sales and Services. Retail sales or rental of building supplies or equipment. This classification includes lumber yards, tool and equipment sales or rental establishments, and establishments devoted principally to taxable retail sales to individuals for their own use. This definition

does not include Construction and Material Yards and hardware stores less than 10,000 square feet in floor area (see Retail Sales) or plant nurseries (see Nurseries and Garden Centers).

...

Commercial Entertainment and Recreation. The Commercial Entertainment and Recreation use type refers to establishments or places of business primarily engaged in the provision of sports, entertainment, or recreation for participants or spectators. The following are Commercial Entertainment and Recreation use types:

...

Outdoor Entertainment. Predominantly spectator uses conducted open or in partially enclosed or screened facilities. Typical uses include sports arenas, racing facilities, and amusement parks.

...

Food and Beverages Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, convenience markets, grocery stores, liquor stores, and retail bakeries.

...

Home Occupation. A commercial use conducted on residential property by the inhabitants of the subject residence, which is incidental and secondary to the residential use of the dwelling. See Section 20.350.022 (“Home Occupations”).

...

Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of 30 consecutive calendar days or less.

Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms dedicated for rental for overnight lodging and where meals may be provided. This use type specifically excludes Short-Term Vacation Rental (see Short-Term Vacation Rental).

...

Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

...

Personal Services.

...

Massage Business. Any business that offers massage therapy in exchange for compensation, whether at a fixed place of business or at a location designated by the customer or client through

outcall massage services. Also includes businesses that offer any combination of massage therapy and bath facilities, including, but not limited to, showers, baths, wet and dry heat rooms, pools and hot tubs. The term “massage business” includes a certified massage practitioner who is the sole owner, operator and employee of a massage business operating as a sole proprietorship. Exempted from this definition are physicians, surgeons, chiropractors, osteopaths, nurses or any physical therapists who are duly licensed to practice their respective professions in the State of California and persons working directly under the supervision of or at the direction of such licensed persons, working at the same location as the licensed person, and administering massage services subject to review or oversight by the licensed person.

...

Retails Sales.

...

Firearm Sales. An establishment engaged in selling, dealing in, trading, transferring, or storing of firearms and ammunition.

...

Second Hand Store. 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 use does not include bookstores, antique stores (see Retail, General Sales), junk dealers, scrap/dismantling yards, sale of used cars or other vehicles (see Automobile/Vehicle Sales and Leasing), or pawn shops (see Pawnbroker).

Superstore. Retail establishments (over 80,000 square feet of sales area) that serve as a one-stop shopping destination by offering a wide variety of goods and merchandise, often at a discounted price. They are distinguished by their size, and by the inclusion of grocery sales. Superstores typically feature a full-service food and beverage retail sales area that exceeds 5,000 square feet of the gross floor area, and could include a delicatessen, baked goods, frozen foods, fruits, vegetables, meats, cheeses, dairy, and prepared food. A superstore may also feature various business centers, such as a bank, pharmacy, vision center, pet center, photo center, and prepared food outlet(s).

Shopping Center. Cluster of retail stores that provide off-street parking. Shopping centers are classified as community, neighborhood and regional centers.

Community Shopping Center. A shopping center greater than or equal to 100,000 and less than 400,000 square feet of gross floor area, capable of supporting two or more retail or commercial businesses. May include anchor tenants such as a discount department store and other outlets such as grocery, clothing, or furniture stores. Larger than a neighborhood center, but smaller than a regional center.

Neighborhood Shopping Center. A shopping center generally between 30,000 and less than 100,000 square feet of gross floor area, typically anchored by a grocery store, providing goods for day-to-day living and personal services. May include food, pharmacy, laundry and dry cleaner, beauty parlor and shoe repair.

Regional Shopping Center. A shopping center generally totaling 400,000 square feet or more of gross floor area, typically anchored by three or more anchor stores and a number of retail outlets. May include full-line department stores, supermarket, a bank and a pharmacy.

Section 20.620.050 (Industrial/R&D Use Classifications)

...

Handicraft/Custom Manufacturing. Manufacture of a wide range of products to serve niche or specialty markets. Includes the manufacture of crafts, art, sculpture, stained glass, jewelry, apparel, electronic components, medical instrumentation or devices, nanotechnology components and similar at a smaller scale than industry sub-classifications. Custom manufacturing facilities may use innovative technology such as advanced robotics, artificial intelligence, 3-D printing, automation, and sustainable and green processes and typically require only a small amount of raw materials, area and power. These facilities do not generate excessive noise, particulate matter, vibration, smoke, dust, gas fumes, odors, vehicle traffic or other nuisances.

Industry.

General. Manufacturing of products from extracted or raw materials or recycled or secondary materials, or bulk storage and handling of such products and materials, where operations are conducted primarily within an enclosed building. This classification includes operations such as biomass energy conversion; food and beverage processing; textile mills; production apparel manufacturing; photographic processing plants; leather and allied product manufacturing; wood product manufacturing; paper manufacturing; chemical manufacturing; plastics and rubber products manufacturing; nonmetallic mineral product manufacturing; primary metal manufacturing; fabricated metal product manufacturing; recycling materials processing facilities in which post-consumer materials are sorted, condensed, baled, or transformed; and automotive, ship, aircraft, and heavy equipment manufacturing.

Heavy/High Impact. Activities that include high impact or hazardous manufacturing processes. This classification includes industrial operations where operations are conducted primarily outdoors. Characteristics of heavy industry include, but are not limited to, heavy trucking activity, noise, emissions requiring federal or state environmental permits, use of large quantities of hazardous materials (as defined by the U.S. Environmental Protection Agency), and requirements for specialized permits from Federal and State occupational health and safety agencies.

Limited. Establishments engaged in light industrial activities taking place primarily within enclosed buildings and producing minimal impacts on nearby properties. This classification includes operations such as manufacturing finished parts or products primarily from previously prepared materials; commercial laundries and dry cleaning plants; mobile home manufacturing; monument works; printing, engraving and publishing; computer and electronic product manufacturing; furniture and related product manufacturing; and industrial services.

Recycling Facility. A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. A certified recycling facility or certified processor means a recycling facility certified by the California Beverage Container Recycling and Litter Reduction Act. A recycling facility does not include storage containers or processing activity located on the premises of a residential, commercial or manufacturing use (see Warehousing, Storage, and Distribution) and used solely for the recycling of material generated by that residential property, business or manufacturer. This

use type does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations (see Waste Transfer Facility).

...

Research and Development. A facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products in advance of product manufacturing. Includes assembly of related products from parts produced off site. Research and development uses may include substantial laboratory space and / or other equipment for testing and development, as well as office settings with computers and related electronic equipment. On-site manufacturing activity must be secondary to the research and development activities. Where manufacturing is a primary use, see Industry, General.

...

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.

...

Indoor Warehousing and Storage. Storage within an enclosed building of commercial goods prior to their distribution to wholesale and retail outlets and the storage of industrial equipment, products and materials including, but not limited to, automobiles, feed, and lumber. Also includes cold storage, draying or freight, moving and storage, and warehouses. This classification excludes Chemical, Mineral, and Explosives Storage and Freight/Truck Terminal and Warehouse uses.

...

Personal Storage. Facilities offering enclosed storage with individual access for personal effects and household goods including mini-warehouses and mini-storage. This use excludes workshops, hobby shops, manufacturing, or commercial activity (see Retail Sales, General Sales).

Wholesaling, Distribution, and Logistics. Indoor storage and sale of goods to other firms for resale; storage of goods for transfer to retail outlets of the same firm; or storage and sale of materials and supplies used in production or operations. Wholesalers are primarily engaged in business-to-business sales but may sell to individual consumers through mail or internet orders. Facilities normally operate from a warehouse or office having little or no display of merchandise and are not designed to solicit walk-in traffic. This classification does not include wholesale sale of building materials (see Building Materials Sales and Services.)

Section 20.620.060 (Transportation, Communication, and Utilities)

...

Communication Facilities. Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

...

Facilities within Buildings. Includes radio, television, or recording studios; telephone switching centers; excludes Antenna and Transmission Towers.

Fleet-Based Services. Passenger transportation services, local delivery services, medical transport, and other businesses that rely on fleets of three or more vehicles. This classification includes parking, dispatching, and offices for taxicab and limousine operations, ambulance services, non-emergency medical transport, home cleaning services, pedicab services, and similar businesses. This classification does not include towing operations (see Automobile/Vehicle Sales and Service, Towing and Impound), taxi or delivery services with two or fewer fleet vehicles on-site (see Business Services), facilities that handle third party goods for local or worldwide delivery (see Freight/Truck Terminal and Warehouse) or last mile parcel processing/redistribution facilities (see Parcel Hub).

...

31. **Revise Chapter 20.621 “Definition of Terms” under Title 20**

Chapter 20.621 (Definition of Terms)

...

Accessory Building. See “Building, Accessory.”

Accessory Structure. See “Structure, Accessory.”

Accessory Use. See “Use, Accessory.”

...

Adult-Oriented Business Related Terms. See Section 20.350.005 (“Adult-Oriented Businesses”).

Alley. See “Lane.”

...

Alteration. Any change, addition or modification that changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions, remodels, demolitions, and relocation of buildings or structures, but excludes ordinary maintenance and repairs. See also “Maintenance and Repair” and “Structural Alterations” for modifications to any of the supporting members of a structure.

...

Antenna and Wireless Communications Related Terms. See Chapter 20.370 (“Antennas and Wireless Communications Facilities”) and Chapter 20.375 (Small Cell Wireless Communications Facilities”).

...

Architectural Element. A component, detail and/or treatment, which alone or as part of a pattern, embodies the style, design, or general arrangement of the exterior of a building or structure, including,

but not limited to, the kind, color, and texture of building materials, and style and type of windows, doors, lights, porches, and signs.

...

Base District. See “Zoning District.”

...

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

Building, Accessory. A detached subordinate building used only as incidental to the main building on the same lot and does not contain living space or sleeping quarters.

Building, Main. A building in which is conducted the principal use of the lot on which it is situated. In the event a garage is attached to the main building, it shall be made structurally a part of, and have a common wall with the main building and shall comply in all respects with the requirements of this title applicable to the main building.

...

Building Footprint. See “Footprint.”

...

Building Height. See “Height.”

...

Demolition. The intentional destruction and removal of 50 percent or more of the enclosing exterior walls and 50 percent of the roof of any structure.

Density.

Density, Gross. The number of dwelling units per gross unit of land area.

Density, Net. The number of dwelling units per acre (du/ac.) of land excluding street rights-of-way, easements, public open space, land under water, and certified wetlands and floodplains. Setbacks for wetlands and other sensitive areas and private open space shall not be excluded in calculating net density.

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

...

District. See “Zoning District.”

...

Double Frontage Lot. See “Lot, Through.”

...

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

...

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

Façade, Primary. The exterior wall of a building facing a primary street.

Façade, Secondary. The exterior wall of a building facing a secondary street or side street.

Facility. A building, structure, or any improvement to land such as a parking lot or sign.

...

Firearm. A gun, pistol, revolver, rifle or any device, designed or modified to be used as a weapon, from which is expelled through a barrel a projectile by the force of an explosion or other form of combustion.

...

Flex Low-Rise. A building type that is three stories or less and is designed for occupancy by retail, restaurant, service, and/or office uses on the ground floor, with upper floors that support retail, service, office, and/or residential uses. Ground floor spaces are accessed directly from the street, and upper floor units may be accessed directly from the street through shared or individual entries or through a street-level lobby.

...

Foot-candle. See “Lighting Related Terms.”

...

Grade. The location of the ground surface.

Grade, Existing. The elevation of the ground at any point on a lot as shown on the required survey submitted in conjunction with an application for a building permit or grading permit.

Grade, Finished. The lowest point of elevation of the finished surface of the ground, paving, or sidewalk within the area between the building and the property line, or when the property line is more than five feet from the building, between the building and a line five feet from the building.

...

Landscaping Related Terms. See Section 20.300.008 (“Landscaping”).

...

Lighting Related Terms.

...

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

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

Lot, Corner. A lot or parcel bounded on two or more sides by street lines that have an angle intersection that is not more than 135 degrees.

Lot, Flag. A lot so shaped that the main portion of the lot area does not have access to a street other than by means of a corridor having less than 20 feet of width. Also called a “panhandle” lot.

Lot, Interior. A lot bounded on one side by a street line and on all other sides by lot lines between adjacent lots or that is bounded by more than one street with an intersection greater than 135 degrees.

Lot, Key. An interior lot adjoining the rear lot line of a reversed corner lot.

Lot, Reversed Corner. A corner lot, the rear of which abuts the side of another lot, whether across a lane or not.

Lot, Through. A lot having frontage on two parallel or approximately parallel streets or a street and a lane.

Figure 20.621(A): Lot and Yard Types

...

Lot Frontage. See “Frontage, Street.”

...

Lot Line Types.

Lot Line, Front. On an interior lot, the line separating the parcel from the street or lane. On a corner lot, the shorter lot line abutting a street or lane. On a through lot, the lot lines abutting the street and lane are both considered front. On a flag or panhandle lot, the interior lot line most parallel to and nearest the street or lane from which access is obtained.

Lot Line, Interior. Any lot line that is not adjacent to a street.

Lot Line, Rear. The lot line that is opposite and most distant from the front lot line. Where no lot line is within 45 degrees of being parallel to the front lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard (See Figure 20.630.002(B) 20.621(B)).

Lot Line, Side. Any lot line that is not a front or rear lot line.

Lot Line, Street Side. A side lot line of a corner lot that is adjacent to a street.

Figure 20.621(B): Rear Lot Line for Purposes of Determining Setbacks

...

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

...

Open Space Types.

Common Open Space. Areas for outdoor living and recreation that are intended for the use of residents and guests of more than one dwelling unit.

Private Open Space. Open areas for outdoor living and recreation that are adjacent and directly accessible to a single dwelling unit, reserved for the exclusive use of residents of the dwelling unit and their guests.

Privately Owned Public Open Spaces (POPOS). Privately owned outdoor living and/or recreation that are created in partnership between the developer and the City, with a stipulation that public access will be preserved in the context of development.

Usable Open Space. Outdoor areas that provide for outdoor living and/or recreation for the use of residents.

...

Parcel. See “Lot.”

...

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

Accessory Parking. An area of a lot, structure, or any other area, which is reserved for and the primary purpose of which is to provide off-street parking to serve a building or use that is the primary or main use of the lot.

...

Primary Unit or Primary Dwelling Unit. The existing residential unit on a lot that is being used for habitation and occupied by the property owner at the time of the application for a building permit to construct an accessory dwelling unit.

...

Recycling Facility Related Terms.

Bulk Reverse Vending Machine. A reverse vending machine that is larger than 50 square feet; is designed to accept more than one container at a time; and will pay by weight instead of by container.

Heavy Processing Facility. A processing facility that is any processing facility other than a light processing facility and is not a permitted use in South San Francisco.

Large Collection Facility. A collection facility that may occupy an area of more than 500 square feet or be on a separate property not appurtenant to a host use, and which may include permanent structures.

Light Processing Facility. A processing facility that occupies an area of under 45,000 square feet of gross collection, processing and storage area and has up to an average of two outbound truck shipments per day. Light processing facilities are limited to, baling, briquetting, crushing, compacting, grinding, shredding and sorting of source-separated recyclable materials and repairing of reusable materials sufficient to qualify as a certified processing facility. A light processing facility shall not shred, compact or bale ferrous metals other than food and beverage containers.

Processing Facility. A processing facility is a building or enclosed space used for the collection and processing of recyclable materials. "Processing" means the preparation of material for efficient shipment, or to an end-user's specifications, by such means as baling, briquetting, compacting, flattening, grinding, crushing, mechanical sorting, shredding, cleaning and remanufacturing.

Reverse Vending Machine. An automated mechanical device that accepts at least one or more types of empty beverage containers including, but not limited to, aluminum cans, glass and plastic bottles, and issues a cash refund or a redeemable credit slip with a value not less than the container's redemption value as determined by the state. A reverse vending machine may sort and process containers mechanically provided that the entire process is enclosed within the machine.

Small Collection Facility. A collection facility that may occupy an area of not more than 500 square feet and may include a mobile unit; bulk reverse vending machines or a grouping of reverse vending machines occupying more than 50 square feet; kiosk type units, which may include permanent structures; and unattended containers placed for the donation of recyclable materials.

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

Rowhouse. A single-family dwelling that shares a party wall with another of the same type placed side-by-side with individual entries along the front and dedicated private open space for each unit typically located in the rear. Each unit has its own front access at the ground floor. Also known as a “townhouse” or “townhome.”

...

Service Bay. See “Auto Service Bay.”

Setback. The area between a property line and a building or structure which must be kept clear or open. See also Section 20.040.004 (“Measuring Distances”), and Section 20.040.012 (“Determining Setbacks (Yards)”).

...

Sign. A structure, device, figure, display, message placard or other contrivance, or any part thereof, situated outdoors or indoors, which is designed, constructed, intended or used to advertise, provide information in the nature of advertising, provide historical, cultural, archaeological, ideological, political, religious, or social information, or direct or attract attention to an object, person, institution, business, product, service, message, event or location by any means, including words, letters, figures, designs, symbols, fixtures, colors, or illumination.

Sign Related Terms.

Direct Illumination. Illumination resulting from light emitted directly from a light bulb or light fixture, and not light diffused through translucent signs or reflected from other surfaces such as the ground or building face.

Raceway. An enclosed conduit for electrical wiring.

Sign Area. The area included within the outer dimensions of a sign face display area including all portions not part of the necessary supporting structure.

Sign Copy. That portion of a sign which consists of the actual writing, pictorial representation, decoration, emblem, or flag, or any other device, figure, logo, or similar character, as distinguished from that portion of the sign which forms the background of any such writing or other said elements.

Sign Face. That portion of a sign containing sign copy, which constitutes a single plane, which is intended to be visible from a single vantage point.

Sign Structure. The supports, uprights, bracing, and/or framework of a sign.

Sign Walker. A person who wears, holds, or balances a sign.

Static Display. A sign face that does not change within a 24-hour period.

Sign Types.

Sign, Animated. A sign that uses movement or change of lighting to depict action or create a special effect or scene.

Sign, Awning. Any permanent building-mounted sign painted or otherwise affixed permanently to the exterior surface of an awning.

Sign, Bandit. Any sign that is placed on public or private property without the consent of the property owner or as authorized in Chapter 20.360 (“Signs”).

Sign, Billboard. Any permanent freestanding structure for the display of a commercial or non-commercial message.

Sign, Building-Mounted. Any sign mounted or erected on or against any building or façade, including all wall signs, awning and canopy signs, projecting signs, and shingle signs.

Sign, Cabinet. A permanent building-mounted or freestanding sign with its text and/or logo symbols and artwork on a translucent face panel that is mounted within a metal frame or cabinet that contains the lighting fixtures which illuminate the sign face from behind.

Sign, Canopy. Any permanent building-mounted sign of any nature which is painted, printed, stamped, sewed, or otherwise attached to a canopy.

Sign, Changeable Copy. A permanent sign whose informational content can be changed or altered either automatically or manually.

Sign, Digital Billboard. An off-site sign utilizing digital message technology, capable of changing the static message or copy on the sign electronically. A Digital Billboard is distinct from, and shall not constitute an “Animated Sign” in the context of Chapter 20.360 (“Signs”).

Sign, Double-Faced. A sign designed to be viewed from two directions.

Sign, Electronic Changeable Copy. A type of “Changeable Copy Sign” whose informational content can be changed or altered electronically.

Sign, Employee-Oriented. A permanent sign that does not otherwise meet the standards of Chapter 20.360 (“Signs”) for multi-building campus-like facilities in the East of 101 Area in which at least 400,000 total square feet of development is occupied by a single tenant.

Sign, Feather Banner. A temporary sign that is taller than it is wide and made of a flexible material (typically cloth, nylon, or vinyl) and mounted to a pole.

Sign, Freestanding. A sign that is permanently supported upon the ground by poles or braces and is not attached to any building or other structure. Examples of freestanding signs are pole and monument signs.

Sign, Fuel Pump Topper. A temporary sign affixed to the top of an operable fuel dispensing pump used to advertise goods offered for sale on the same parcel on which the fuel pump is located.

Sign, Government. Any sign, posting, notice or similar signs placed, installed, or required by law by a city, county, or a federal or state governmental agency in carrying out its responsibility to protect the public health, safety, and welfare.

Sign, High-Rise Building Identification. A wall sign located on the upper-most story of a building of at least four stories that identifies the occupant of the building, company logo, generic type of business, or the name of a business or building.

Sign, Identification. A permanent sign used to identify a building or group of buildings, residential area, shopping district, industrial district, or any area that fulfills the definition of an identifiable area.

Sign, Incidental. A sign which provides incidental information, including security, credit card acceptance, business hours, open/closed, directions to services and facilities, or menus.

Sign, Illuminated. A sign with an artificial source of light incorporated internally or externally for the purpose of illuminating the sign.

Sign, Inflatable. A form of inflatable device (e.g., shaped as an animal, blimp, or other object) that is displayed, printed, or painted on the surface of an inflatable background, and is primarily installed outside a building to attract attention to or to advertise a business, a business location, a service, a product, or an event. An inflatable sign shall not be considered a balloon.

Sign, Logo. A specially designed graphic symbol of a business establishment, company, institution, organization, or any other legal private or public entity.

Sign, Marquee. A permanent building-mounted sign advertising an event, performance, service, seminar, conference, or show, and displayed on a permanent roof-like structure or canopy made of rigid materials supported by and extending from the façades of a building.

Sign, Monument. A permanent low profile freestanding sign erected upon or supported solely by a planter, pedestal base, or similar ground structure approximately the same dimension as the height of the sign and which is designed to incorporate the architectural theme and building material of the building on the premises.

Sign, Neon. A sign with tubing that is internally illuminated by neon or other electrically charged gas.

Sign, Non-Conforming. Any sign legally established prior to the Effective Date which does not fully comply with the standards imposed by the individual sections of this Code.

Sign, Off-Premises. A sign which advertises goods, products or services which are not sold, manufactured or distributed on or from the premises or facility on which the sign is located or advertises a business, owner, occupant or activity not located on the premises or facility on which the sign is located.

Sign, On-Premises. A sign which advertises goods, products or services which are sold, manufactured or distributed on or from the premises or facility on which the sign is located or advertises a business, owner, occupant or activity located on the premises or facility on which the sign is located. This definition also includes on-premises traffic signs.

Sign, Pan Channel Letter. A specific type of sign letter consisting of a metal pan enclosure fabricated in the shape of a letter, numeral, or other shape in which the metal pan enclosure is used to house the lighting and electrical components of the letter and can be mounted directly to a wall. The sign face is usually made of colored plastic attached to the metal pan so that the letters are illuminated and to seal it off from pests and harsh weather.

Sign, Permanent. A sign constructed of durable materials and intended to exist for the duration of time that the use or occupant is located on the premises.

Sign, Pole. A permanent sign supported wholly by a pole or poles placed in, or upon, the ground and which are not part of a building.

Sign, Portable. Any temporary sign over six square feet in size designed to be easily transported, including, but not limited to, signs designed to be transported by means of wheels; signs made as A-frames or T-frames; menu and sandwich board signs; and signs attached to or painted on vehicles parked and visible from the public right-of-way. This definition expressly excludes hand-held signs and signs affixed to vehicles that are less than six square feet in size.

Sign, Projecting. Any permanent sign which is attached perpendicular to the face of a building or other structure and projects outward from the building face.

Sign, Roof. Any permanent sign of any nature, together with all its parts and supports, which is erected, constructed, painted upon, or maintained on or above the roof of a building or structure, or affixed to the wall of a building so that it projects above the eave line of a roof or parapet of any building.

Sign, Shingle. Any permanent type of sign suspended beneath an overhead structure, covered walkway, or canopy and visible to pedestrians from the sidewalk.

Sign, Spinner. A lightweight, durable, and colorful device designed to be affected by the movement of air so that it spins or rotates in a manner to capture attention.

Sign, Temporary. A sign that is designed to be temporarily mounted or displayed and that is not intended for permanent or long-term use.

Sign, Traffic. A sign designed to direct or guide pedestrian or vehicular traffic by identifying an attraction, service, or use and providing directional information (e.g., handicapped parking, one-way, exit, and entrance).

Sign, Vehicle. Any temporary sign on or affixed to a truck, van, automobile, trailer, or other vehicle.

Sign, Wall. Any permanent sign attached to, painted on, or erected against, and in a plane parallel to, the exterior front, rear, or side wall of any building or other structure; wall signs include painted wall signs and individual letter signs.

Sign, Wall Banner. Any temporary sign and constructed of cloth, bunting, plastic, paper, or similar nonrigid material, and securely attached to the wall or support structure for which it is advertising. Flags are not considered temporary wall banners.

Sign, Window. Any permanent or temporary sign painted or installed on a glass window or door or located within 12 inches from inside the window in a manner that it can be viewed from the exterior of a structure.

Sign, Yard Type I. A small temporary sign typically constructed of corrugated plastic and supported on either an H-shaped wire frame or mounted so as to swing between two pairs of support legs, used for example, for advertising by local businesses or by election campaigns (Synonym: Lawn Sign). A type I yard sign is not an A-frame sign.

Sign, Yard Type II. A temporary sign mounted on a single post installed securely in the ground with a small sign hanging from a cross-bar mounted parallel to the ground.

Sign, Yard Type III. A large temporary typically wooden sign mounted on two posts installed securely in the ground.

Sidewalk. The portion of a right-of-way that is paved and intended exclusively for pedestrian use, and often installed between the curb and adjacent property lines.

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Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground.

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Structure, Accessory. A detached subordinate structure used only as incidental to the main structure on the same lot. Excludes Accessory Dwelling Unit (see Section 20.620.020, "Residential Use Classifications").

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Townhouse. See "Rowhouse."

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Unit. See "Dwelling Unit."

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

Use, Accessory. A use that is customarily associated with, and is incidental and subordinate to, the primary use and located on the same lot as the primary use and occupies not more than 30 percent of the gross floor area.

Use, Incidental. A secondary use of a lot and/or building that is located on the same lot but is not customarily associated with the primary use.

Use, Primary. A primary, principal or dominant use established, or proposed to be established, on a lot and occupies at least 70 percent of the gross floor area of the tenant space or building.

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Yard. An open space other than a court on a lot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by this Ordinance. (See Figure 20.621(A)).

Yard, Front. A yard extending across the front of a lot for the full width of the lot between the side lot lines. The depth of a front yard shall be a distance specified by this Ordinance for the district in which it is located and measured inward from the front lot line.

Yard, Interior Side. A yard extending along an interior side of a lot from the front lot line to the rear lot line, and to a depth specified by this Ordinance for the district in which it is located and measured inward from the interior side lot line.

Yard, Rear. A yard extending across the rear of a lot for its full width between side lot lines, and to a depth specified by this Ordinance for the district in which it is located. If a lot has no rear lot line, a line 10 feet in length within the lot, parallel to and at the maximum possible distance from the front lot line, will be deemed the rear lot line for the purpose of establishing the minimum rear yard. (See Figure 20.621(B)).

Yard, Street Side. A yard extending along the street side of a corner lot from the front lot line to the rear lot line, and to a depth specified by this Ordinance for the district in which it is located and measured inward from the street side lot line.

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