

**SECTION 3. Related Zoning Text Amendments.** In addition to adding a new chapter of the Zoning Regulations pertaining to child care centers, the County proposes zoning text amendments to the following chapters of the Zoning Regulations: R-1, R-2, R-3, R-3-A, R-1/CCP, R-E, RM, PC, TPZ, RH, C-2/NFO, M-1/NFO, M-1/Edison/NFO, I/NFO, PC, NMU, NMU-ECR, CMU-1, CMU-2, CMU-3, and COSC, to eliminate now outdated permit requirements for Small and Large Day Care Homes, separate definitions for child care facility types including centers, and separate permit requirements for child care centers. Those chapters of the Zoning Regulations are amended as indicated below in underline (additions) and ~~strike through~~ (deletions):

**1. Revise the following sections of the Zoning Regulations to remove definitions (including capacity references) for Small and Large Family Care Homes (LFDCH) and/or permit requirements for LFDCH, which is now allowed by right:**

a. One-Family Residential (R-1) (Section 6161.j):

~~(j) Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children), subject to a large family day care permit issued in accordance with the County Zoning Regulations, Chapter 22, Section 6401.2.~~

~~(k)~~(j) The following uses subject to securing a use permit in each case:

1. Churches, schools, libraries and fire stations.
2. Golf courses with standard length fairways and country clubs.
3. Non-commercial clubs.

4. Nurseries and greenhouses used only for the propagating and cultivating of plants, provided that no retail sales shall be allowed. The granting of such use permits shall generally be confined to those areas of the County in which the nurseries and greenhouses are already established, and use permits granted to applicants presently operating such greenhouses and nurseries shall normally cover the proposed future development of all property owned or controlled by the applicant.

5. A second residential unit on a parcel at least 7,000 sq. ft. in size in the Coastal Zone.

~~(h)(k)~~ Keeping of confined animals.

b. Two-Family Residential District (R-2) (Section 6171.c)

~~(c) Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children), subject to a large family day care permit issued in accordance with the County Zoning Regulations, Chapter 22, Section 6401.2.~~

c. Multiple-Family Residential District (R-3) (Section 6181.e)

~~(e) Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children), subject to a large family day care permit issued in accordance with the County Zoning Regulations, Chapter 22, Section 6401.2.~~

d. Affordable Housing District (R-3-A) (Section 6184.d.5)

~~5. Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children), subject to a large family day care permit issued in accordance with the County Zoning Regulations, Chapter 22, Section 6401.2.~~

e. One-Family Residential/Country Club Park (R-1/CCP) (Sections 6163.3.13, 6163.3.29; 6163.3.34, 6163.4.E)

### 13. Institutional Uses

Land uses included in the following use modules: (1) Neighborhood Institutional Facilities (INT-1), (2) Neighborhood Cultural Facilities (INT-2), ~~(3) Residential Community Care Facilities (Large Facilities Only) (RES-11),~~ except Residential Day Care Facilities for Children, and ~~(4) Lodging Facilities for Religious Orders (RES-15).~~

~~29. Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)~~

~~Licensed facilities in a building containing a dwelling unit(s) in which non-medical care, protection, and supervision of children are regularly provided in~~

~~the provider's own home for a period of less than 24 hours a day while parents or guardians are away. Includes small family day care homes (one to six children) and large family day care homes (seven to twelve children).~~

~~3029. Residential Full-Time Care Facilities for Adults/Elderly (1.08.22)~~

~~Licensed facilities in a building containing a dwelling unit(s) in which 24-hour a day non-medical care and supervision are provided to adults or elderly adults who may or may not have special needs or disabilities including, but not limited to, individuals who are physically, developmentally or mentally disabled, or recovering from alcohol or drug addictions. Includes small adult full-time care facilities (one to six adults) and large adult full-time care facilities (seven to fifteen adults).~~

~~3130. Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) (1.08.12)~~

~~Licensed facilities in a building containing a dwelling unit(s) in which 24-hour a day non-medical care and supervision are provided for children who may or may not have special needs or disabilities. Includes small full-time care homes (one to six children) and large full-time care homes (seven to twelve children).~~

~~3231. Residential Multipurpose Accessory Structures (1.06.12)~~

~~Detached accessory structures which are not intended for sleeping, but may be used for variety of purposes including, but not limited to, workshops, storage sheds, game rooms and greenhouses, where bathrooms, if included, are accessible only from the outside. Residential multipurpose accessory structures may not include kitchen facilities.~~

~~3332. Residential Nursing Care Facilities (1.08.30)~~

~~Licensed facilities in a building containing a dwelling unit(s), which provide 24-hour a day intermittent or continuous skilled nursing supervision and supportive care to inpatients. Residential nursing facilities include, but are not limited to, intermediate care, skilled nursing or congregate living health facilities. Includes small nursing facilities (one to six inpatients) and large nursing facilities (seven to twelve inpatients).~~

~~3433. Residential Uses~~

~~Land uses included in the following use modules: (1) One-Family Dwellings (RES-1), (2) Second Dwelling Units (RES-2), (3) Small Hostels (RES-10), (4) Residential Community Care Facilities (Residential Day Care Facilities for Children, Small and Large Facilities; aAll other community care facilities, Small Facilities Only) (RES-11), (54) Residential Accessory Structures (RES-12), and (65) Residential Accessory Uses (RES-13).~~

~~3534. Second Dwelling Units (1.02.10)~~

~~Attached or detached rental dwelling units with kitchens, located on the same parcel as a one-family dwelling.~~

~~3635~~. Small Hostelries (1.07.10)

Facilities that rent five (5) or fewer rooms for the overnight accommodation of paying guests including, but not limited to, rooming houses, boarding houses, tourist homes, country inns, small motels and hotels, and bed and breakfast establishments.

~~3736~~. Small Solid Waste Collection Facilities (4.01.40)

Facilities, 500 sq. ft. or less in area, where discarded glass, paper or clothes or other recyclable materials are bought and/or collected including, but not limited to, containers, igloos, bins, groups of reverse vending machines and mobile units.

~~3837~~. Temporary Living Facilities During Residence Construction (1.10.10)

Temporary dwelling units such as mobilehomes without permanent foundations, travel trailers or recreational vehicles, which are: (1) located on a parcel of land during the construction or reconstruction of a permanent dwelling unit on the same parcel, and (2) removed prior to the granting of a Certificate of Occupancy for the permanent residence.

Section 6163.4.E

<b>PERMITTED USES</b>	<b>REQUIRED PLANNING PERMIT FOR THIS DISTRICT</b>
<b>E. RESIDENTIAL COMMUNITY CARE FACILITIES MODULE (RES-11)</b>  <del>1. Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)</del> Small (1-6 children) Large (7-12 children)  <del>21. Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) (1.08.12)</del>  <del>32. Residential Day Care Facilities for Adults/Elderly (1.08.21)</del>  <del>43. Residential Full-Time Care Facilities for Adults/Elderly (1.08.22)</del>  <del>54. Residential Nursing Care Facilities (1.08.30)</del>	  None Large Family Day Care Permit  1-6 None; 7-12 Use Permit  1-6 None; 7-12 Use Permit  1-6 None; 7-15 Use Permit  1-6 None; 7-12 Use Permit

f. Residential Estates District (R-E) (Section 6151.i)

~~(i) Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children), subject to a large family day care permit issued in accordance with the County Zoning Regulations, Chapter 22, Section 6401.2.~~

~~(j)(i) The following uses subject to securing a use permit in each case:  
(1) Schools, libraries, fire stations, churches, and keeping of confined animals.  
(2) Golf courses with standard length fairways, and other non-commercial clubs.~~

g. Resource Management District (RM) Section 6315(ab) and Footnote ab<sup>5</sup>

~~(ab)<sup>5</sup> Large Residential Day Care Facilities for Children (Family Day Care Homes; 7-12 children).~~

~~(ac~~b~~) Keeping of confined animals.~~

<sup>5</sup>Allowed subject to a large family day care permit

h. Planned Colma District (PC) (References in Sections 6373.48, 6380.1.B.1, 6381.1.C.1, and 6382.1.B.1)

~~48. Residential Day Care Facilities for Children (Family Day Care Homes)  
(1.08.11)~~

~~Licensed facilities in a building containing a dwelling unit(s) in which non-medical care, protection, and supervision of children are regularly provided in the provider's own home for a period of less than 24 hours a day while parents or guardians are away. Includes small family day care homes (one to six children) and large family day care homes (seven to twelve children).  
[re-number following sections accordingly]~~

~~49~~47. Residential Full-Time Care Facilities for Adults/Elderly (1.08.22)

Licensed facilities in a building containing a dwelling unit(s) in which 24-hour a day non-medical care and supervision are provided to adults or elderly adults who may have special needs or disabilities including, but not limited to, individuals who are physically, developmentally or mentally disabled, or recovering from alcohol or drug addictions. Includes small adult full-time facilities (one to six adults) and large adult full-time care facilities (seven to twelve adults).

~~50~~48. Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) (1.08.12)

Licensed facilities in a building containing a dwelling unit(s) in which 24-hour a day non-medical care and supervision are provided for children who may or may not have special needs or disabilities. Includes small full-time care homes (one to six children) and large full-time care homes (seven to twelve children).

5149. Residential Multipurpose Accessory Structures (1.06.12)

Detached accessory structures which are not intended for sleeping, but may be used for a variety of purposes including, but not limited to, workshops, storage sheds, game rooms and greenhouses. Residential multipurpose accessory structures may not include kitchen facilities.

5250. Residential Shared Housing Facilities for the Elderly (1.08.32)

Licensed facilities in a building containing a dwelling unit(s) in which varying levels of supportive services or non-medical care are provided to no more than six (6) elderly adults on a 24-hour a day basis including, but not limited to, small rest homes or retirement homes.

5351. Restaurants (2.02.10)

Commercial establishments which primarily serve prepared food to the general public for immediate consumption on the premises. Restaurants may include a bar as defined in Section 2.02.030.

5452. Retail Cleaning Establishments (2.01.10)

Commercial establishments engaged in the washing, cleaning or dyeing of clothing, linens and other fabrics including, but not limited to, dry cleaners, laundries and laundromats where coin-operated washers and dryers are provided for self-service to the public.

5553. Seaport and Marine Terminals (8.01.32)

Facilities for loading and unloading freight from boats or ships including, but not limited to, piers, boat launches, dry docks, boat storage and repair yards, cargo handling equipment, and storage areas.

5654. Second Dwelling Units (1.02.10)

Attached or detached rental dwelling units with kitchens, located on the same parcel as a one-family dwelling.

5755. Short-Term Bicycle Parking Facilities

A space that includes lockers and/or racks or other devices used to secure and park bicycles park for short-time periods.

5856. Single-Family Home

A building containing a one-family dwelling.

5957. Single-Story Commercial Building

A building containing commercial uses within one story.

6058. Small Apartment Building

A multiple-story building containing multiple-family dwellings with shared entrances.

6159. Small Apartment Building with Ground Floor Retail  
A multiple-story building containing multiple-family dwellings with shared entrances and ground floor retail use.

6260. Temporary Living Facilities During Residence Construction (1.10.10)  
Temporary dwelling units such as mobilehomes without permanent foundations, travel trailers or recreational vehicles, which are: (1) located on a parcel of land during the construction or reconstruction of a permanent dwelling unit on the same parcel, and (2) removed prior to the granting of a Certificate of Occupancy for the permanent residence.

6361. Townhouse  
A multiple-story building containing one-family dwellings with each unit side-by-side and individual entrances.

6462. Trade and Vocational Schools (5.01.20)  
Public or private educational facilities and associated grounds offering specialized trade or commercial instruction, but not academic education, above the secondary level.

6563. Transit Terminal Facilities (8.01.15)  
Public transit facilities where trains or buses accept riders and are repaired, maintained and stored, including offices from which operations are directed.

6664. Truck Facilities (8.01.13)  
Truck terminals and other facilities used by trucks to haul freight to local and regional destinations including, but not limited to, drayage yards, loading docks or bays, maneuvering areas, and short-term parking and storage of freight and trucks.

6765. Tuck-Under Parking  
Single-car covered parking integrated into the overall facade of a building. Garage shall be a maximum of 10 feet wide.

6866. Two-Family Dwellings (1.03.10)  
Buildings, one per parcel, containing two attached dwelling units which are intended for use by two separate households.

6967. Two One-Family Dwellings (1.03.20)  
Two detached buildings on the same parcel, each containing a single-dwelling unit, which are intended for use by two separate households.

7068. Two-Story Commercial Building  
A building containing commercial uses within two stories.

7169. Veterinary Hospitals for Small Animals (9.02.30)  
Establishments where cats, dogs and other domestic animals generally of the

same size or smaller are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.

Section 6380.1

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>In all areas designated High Density Residential:</b>	
<p><b>B. RESIDENTIAL COMMUNITY CARE FACILITIES MODULE (RES-11)</b></p> <p><del>1. Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)</del>  <del>Small (1-6 children)</del>  <del>Large (7-12 children)</del></p> <p><del>21. Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) (1.08.12)</del>  <del>1 - 6 children</del>  <del>7 - 12 children</del></p> <p><del>32. Residential Day Care Facilities for Adults/Elderly (1.08.21)</del>  <del>1 - 6 residents</del>  <del>7 - 12 residents</del></p> <p><del>43. Residential Full-Time Care Facilities for Adults/Elderly (1.08.22)</del>  <del>1 - 6 residents</del>  <del>7 - 12 residents</del></p> <p><del>54. Residential Nursing Care Facilities (1.08.30)</del>  <del>1 - 6 residents</del>  <del>7 - 12 residents</del></p>	<p>None  Large Family Day Care Permit</p> <p>None  None</p> <p>None  None</p> <p>None  None</p> <p>None  None</p>

Section 6381.1

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>C. RESIDENTIAL COMMUNITY CARE FACILITIES MODULE (RES-11)</b>	



<del>1. Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)</del> <del>Small (1-6 children)</del> <del>Large (7-12 children)</del>	None Large Family Day Care Permit
<del>21. Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) (1.08.12)</del> <del>1 - 6 children</del> <del>7 - 12 children</del>	None None
<del>32. Residential Day Care Facilities for Adults/Elderly (1.08.21)</del> <del>1 - 6 residents</del> <del>7 - 12 residents</del>	None None
<del>43. Residential Full-Time Care Facilities for Adults/Elderly (1.08.22)</del> <del>1 - 6 residents</del> <del>7 - 12 residents</del>	None None
<del>54. Residential Nursing Care Facilities (1.08.30)</del> <del>1 - 6 residents</del> <del>7 - 12 residents</del>	None None

Section 6382.1

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>B. PARKS (REC-2)</b>  <del>1. Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)</del> <del>Small (1-6 children)</del> <del>Large (7-12 children)</del>	None Large Family Day Care Permit
2. Linear Parks and Trails (7.03.30)	None

Section 6383.1

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<p><b>B. RESIDENTIAL COMMUNITY CARE FACILITIES (RES-11)</b></p> <p><del>1. Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)</del>  <del>1 - 6 children</del>  <del>7 - 12 children</del></p> <p>21. Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) (1.08.12)            1 - 6 children            7 - 12 children</p> <p><del>32. Residential Day Care Facilities for Adults/Elderly (1.08.21)</del>  <del>1 - 6 residents</del>  <del>7 - 12 residents</del></p> <p>43. Residential Full-Time Care Facilities for Adults/Elderly (1.08.22)            1 - 6 residents            7 - 12 residents</p> <p><del>54. Residential Nursing Care Facilities (1.08.30)</del>  <del>1 - 6 residents</del>  <del>7 - 12 residents</del></p>	<p>None None</p> <p>None None</p> <p>None None</p> <p>None None</p> <p>None None</p>

i. Timberland Preserve Zone (TPZ) (Section 6710.1.17)

~~17. Large Residential Day Care Facilities for Children (Family Day Care Homes; 7 to 12 children), subject to a large family day care permit.~~

~~17. Keeping of confined animals.~~

j. Residential Hillside District (RH) (Sections 6801.18 and 6802.H.1)

~~18. Residential Day Care Facilities for Children (Family Day Care Homes) (1.8.11)~~

~~Licensed facilities in a building containing a dwelling unit in which non-medical care, protection, and supervision of children are regularly provided in the provider's own home for a period of less than 24 hours a day while parents or~~

~~guardians are away. Includes small family day care~~

~~19~~18. Residential Full-Time Care Facilities for Children (1.8.12)

Dwelling units in which 24-hour non-medical care and supervision are provided in a licensee's family residence for not more than six (6) children who may or may not have special needs or disabilities.

~~20~~19. Residential Foster Family Homes (1.8.13)

Dwelling units in which 24-hour non-medical care and supervision are provided in

a family setting in a licensee's family residence for not more than six (6) foster children, exclusive of licensee's family members.

~~21~~20. Residential Day Care Facilities for Adults (1.8.21)

Dwelling units in which non-medical care and supervision are provided to no more than six (6) adults on less than a 24-hour per day basis.

~~22~~21. Residential Full-Time Care Facilities for Adults (1.8.22)

Dwellings units in which 24-hour a day non-medical care and supervision are provided to no more than six (6) adults.

~~23~~22. Residential Rehabilitation Facilities (1.8.23)

Dwelling units in which 24-hour a day non-medical care and supervision are provided in a group setting to no more than six (6) adults and/or emancipated minors recovering from drug or alcohol misuse.

~~24~~23. Residential Day Care Facilities for the Elderly (1.8.31)

Dwellings units in which non-medical care and supervision are provided to no more than six (6) elderly adults, age 62 and over, on less than a 24-hour per day basis.

~~25~~24. Residential Shared Housing Facilities for the Elderly (1.8.32)

Group housing arrangements for no more than six (6) adults chosen voluntarily by residents who are 62 years of age or older, and who are provided varying levels of supportive services or non-medical care as agreed upon at the time of admission, based upon varying needs.

## **NEIGHBORHOOD INSTITUTIONAL FACILITIES MODULE**

~~26~~25. Elementary and Secondary Schools (5.1.10)

Public or private educational facilities and associated grounds used for academic instruction below the collegiate level.

~~27~~26. Religious Facilities (5.2.10)

Facilities or meeting places used for worship and religious instruction including churches, synagogues, mosques and temples.

~~2827.~~ Club and Organization Meeting Facilities (5.3.60)

Facilities used for gatherings of groups primarily for social or political purposes including, but not limited to, social and fraternal clubs and lodges, union halls and philanthropic and charitable institutions.

Section 6802.H.1

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<p><b>H. RESIDENTIAL COMMUNITY CARE FACILITIES MODULE (RES-11)</b></p> <p><del>1.</del> Residential Day Care Facilities for Children (Family Day Care Homes) (1.08.11)            Small (1-6 children)            Large (7-12 children)</p> <p><del>21.</del> Residential Full-Time Care Facilities for Children . . . (1.8.12)</p> <p><del>32.</del> Residential Foster Family Homes (1.8.13)</p> <p><del>43.</del> Residential Day Care Facilities for Adults (1.8.21)</p> <p><del>54.</del> Residential Full-Time Care Facilities for Adults (1.8.22)</p> <p><del>65.</del> Residential Rehabilitation Facilities (1.8.23)</p> <p><del>76.</del> Residential Day Care Facilities for the Elderly (1.8.31)</p> <p><del>87.</del> Residential Shared Housing for the Elderly (1.8.32)</p>	<p>None</p> <p>Large Family Day Care Permit</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p> <p>None</p>

**2. Revise the following sections of the Zoning Regulations to remove definitions of Day Care Centers and Child Care Centers:**

- a. General Commercial Districts/North Fair Oaks (C-2/NFO) – (Reference to Institutional Day Care Facilities in Section 6263.2.25)

~~25. Institutional Day Care Facilities for Children (Day Care Centers) (5.04.11)~~  
 Licensed facilities including infant centers, pre-schools and extended day care facilities, located in buildings that do not contain a dwelling unit, which regularly provide non-medical care, protection, and supervision of children for a period of less than 24 hours a day while parents or guardians are away.

~~26~~25. Institutional Day Care Facilities for the Elderly (5.04.31)

Licensed facilities in buildings that do not contain a dwelling unit(s), which provide non-medical care and supervision to elderly adults on less than a 24-hour a day basis.

~~27~~26. Institutional Shared Housing Facilities for the Elderly (5.04.32)

Facilities for seven (7) or more elderly adults where varying levels of supportive services or non-medical care are provided on a 24-hour a day basis including, but not limited to, rest homes or retirement homes.

~~28~~27. Institutional Full-Time Care Facilities for Children (5.04.12)

Licensed facilities which provide 24-hour a day non-medical care and supervision to seven (7) or more children, who may or may not have special needs or disabilities, in a structured environment.

~~29~~28. Institutional Full-Time Care Facilities for Adults (5.04.22)

Licensed facilities which provide 24-hour a day non-medical care and supervision to seven (7) or more adults including, but not limited to, individuals who are physically handicapped, mentally impaired, abused or recovering from alcohol or drug addictions.

~~30~~29. Intermediate Care Facilities (5.05.22)

Facilities providing basic health care to inpatients who have intermittent, though not continuous, need for skilled nursing care but need continuous 24-hour a day supportive health care and skilled nursing supervision.

~~31~~30. Interpretive Centers (5.03.70)

Facilities used for the education of the public with respect to natural, historical and cultural environments and legacies.

~~32~~31. Large Solid Waste Collection Facilities (4.01.42)

Facilities, more than 500 sq. ft. in area, where discarded glass, paper or clothes or any other recyclable materials are bought and/or collected.

~~33~~32. Libraries (5.03.10)

Facilities used for storage, exhibition and lending of various media including, but not limited to, books, periodicals, documents, audio and video tapes and visual art.

~~34~~33. Limited Keeping of Pets (9.01.20)

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock and poultry, and subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per two-family dwelling unit, multiple-family dwelling unit, or lawfully permitted and occupied second unit or farm labor housing unit; or (b) per business establishment in commercial or industrial zoning districts.

~~3534~~. Medical and Dental Offices (2.06.20)

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories and associated prescription pharmacies.

~~3635~~. Motor Vehicle Fuel Sales (2.03.10)

Commercial establishments primarily engaged in the sale of gasoline or other combustible fuels to the general public, often on a self-service basis.

~~3736~~. Motor Vehicle Sales or Rentals (2.03.50)

Commercial establishments primarily engaged in the retail sale or rental of motor vehicles or mobile homes, and which may include repair or service departments and sales of replacement parts and accessories.

~~3837~~. Motor Vehicle Service Stations (2.03.20)

Commercial establishments primarily engaged in the sale of fuel, the servicing of motor vehicles and the provision of services to motorists including, but not limited to, the sale of vehicle parts and accessories, the performance of minor repairs and the sale of refreshments and sundry items.

~~3938~~. Museums (5.03.20)

Facilities used for the storage, exhibition, preservation or study of culturally, historically or scientifically valued works and phenomena.

~~4039~~. Night Clubs with Entertainment (7.01.40)

Commercial establishments that primarily provide entertainment such as musical or comedic performances but do not provide adult entertainment. Night clubs with entertainment may serve drinks and food.

~~40-540~~ Non-Chartered Financial Institution

See Section 6102.63.1 (Zoning Definitions) for definition.

- b. Light Industrial Districts/North Fair Oaks (M-1/NFO) – (Reference to Child Care Facilities in Section 6276.2.10)

~~10. Child Care Facilities~~

~~State-licensed care facility of any capacity, in which less than 24-hour per day non-medical care and supervision are provided to children in a group setting, including but not limited to, infant centers, preschools, and school-age child care centers, not including small or large family child care homes.~~

4110. Construction and Maintenance Trade and Service Establishments  
Indoor business establishments consisting of offices, workshops and incidental areas for storage of equipment and supplies that provide services, which are primarily delivered off-site including, but not limited to, building contractors, janitorial services, or landscape maintenance services.

4211. Distillation of Spirits and Wine and Brewing of Beer  
Breweries, microbreweries, wineries and distilleries for the manufacture, blending, fermentation of beer, wine or spirits, which may include tasting rooms, tours, and temporary special events and food trucks, and which have a current and applicable California Alcohol Beverage Control license.

4312. Dwelling, Multiple  
A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.

4413. Educational Facilities  
Public or private educational facilities, or schools offering instruction, including academic, trade or other specialized instruction, to students, including conservatories for the instruction of music and the arts.

4514. Electronic Game Amusement Arcades  
Commercial establishments featuring the operation of six or more coin or token-operated electronic games.

4615. Energy Utility Facilities  
All gas compression stations, electrical power substations and associated service facilities.

4716. Financial Institutions  
Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.

4817. Food Establishments Specializing in Carry-Out or Delivery Service  
Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption elsewhere, but may include limited seating or drive-through take-out service.

4918. Indoor Exercise and Leisure Facilities  
Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

2019. Indoor Kennels  
A place for the keeping, boarding or other handling of more than ten (10) dogs, or more than ten (10) dogs and cats per dwelling unit or per business establishment. Ancillary activities that may be conducted in association with

the keeping of animals at a kennel include, but are not limited to, grooming, training, and sales of animals and supplies.

2120. Indoor Light Manufacturing

Manufacturing operations, including fabricating, assembling, or processing products from previously manufactured raw, or prepared materials that are conducted entirely within an enclosed, covered building. Indoor low to moderate impact manufacturing operations have a low to moderate impact on surrounding development with regard to noise, smoke, odor, fumes, vibration, heat and glare and visual impacts, and do not use acutely hazardous materials, as identified in the California Administrative Code. Indoor light manufacturing operations include, but are not limited to, cabinet making and woodworking, plastic and ceramic products manufacturing, metal working, machining and welding, electronic products and parts manufacturing, and textile manufacturing.

2221. Indoor Wholesale Establishments

Commercial establishments engaged in bulk sales of goods primarily to licensed merchants and members of consumer discount associations or clubs.

2322. Indoor Storage of Non-Hazardous Goods, Warehouses, and Distribution Establishments for receiving, storing and transporting goods and materials that require protection from the elements, including but not limited to associated handling equipment, facilities for refrigeration shipping operations and associated trucking, and the needs of the operating personnel within one or more completely enclosed, covered structures, excluding acutely hazardous materials, as defined in the California Administrative Code.

2423. Indoor Theaters

Enclosed facilities used for the presentation of motion pictures, plays or other dramatic performances except adult motion pictures and live performances featuring sexually explicit behavior intended to arouse sexual excitement.

2524. Institutional Facilities

Schools, religious institutions (facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques, and temples), municipal buildings, hospitals, or uses of a similar nature.

2625. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock and poultry, and subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per two-family dwelling unit, multiple-family dwelling unit, or lawfully permitted and occupied second unit or farm labor housing unit; or (b) per business establishment in commercial or industrial zoning districts.



2726. Live/Work Units

A single unit (e.g., studio, loft, or one bedroom) consisting of both commercial/office and residential components that is occupied by, and is the primary residence of, the same resident.

2827. Medical and Dental Offices

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories and associated prescription pharmacies.

2928. Mixed-Use Development

A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.

3029. Motor Vehicle Fuel Sales or Charging Stations

Commercial establishments primarily engaged in the sale of gasoline or other combustible fuels to the general public, often on a self-service basis.

3430. Motor Vehicle Sales or Rentals

Indoor commercial establishments primarily engaged in the retail sale or rental of motor vehicles or mobile homes, and which may include repair or service departments and sales of replacement parts and accessories.

3231. Motor Vehicle Service Stations

Commercial establishments primarily engaged in the sale of fuel, or provision of electric vehicle charging, the servicing of motor vehicles and the provision of services to motorists including, but not limited to, the sale of vehicle parts and accessories, the performance of minor repairs and the sale of refreshments and sundry items.

3332. Night Clubs with Entertainment

Commercial establishments that provide food, drink, and entertainment, such as musical or comedic performances, but do not provide adult entertainment featuring sexually explicit behavior intended to arouse sexual excitement.

3433. Other Compatible Uses

Additional land uses may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

3534. Parking Garages

Public and private facilities which provide designated spaces for temporary storage of operable and currently registered motor vehicles only within a multistory structure, including but not limited to the storage and retrieval of autonomous vehicles.

3635. Radio and Television Stations

Facilities primarily engaged in activities involving the production and transmission of radio and television programs to the public.

3736. Research and Development Facilities

Establishments engaged in study, testing, design, analysis, and experimental development of products, processes, or services, including incidental manufacturing of products or provision of services.

3837. Restaurants

Commercial establishments which primarily serve prepared food to the general public for immediate consumption on the premises. Restaurants may include a bar as defined in Section 6102.13.1.

3938. Server Farm

A collection of computers or servers, usually maintained to store data or supply server functionality beyond the capability of a single machine.

4039. Small Solid Waste Collection Facilities

Facilities, 500 sq. ft. or less in area, where discarded glass, paper or clothes or other recyclable materials are bought and/or collected including, but not limited to, containers, igloos, bins, groups of reverse vending machines and mobile units.

4140. Telephone Communication Facilities

Facilities primarily engaged in furnishing telephone communication services including, but not limited to, establishments providing paging and telephone services containing telephone equipment, relay stations and service facilities.

4241. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic pets are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.

4342. Wholesale Cleaning Establishments

Commercial establishments involving the washing, cleaning or dyeing of clothing, linens or other fabrics in large bulk, primarily for other businesses or institutions.

- c. Light Industrial Districts/Edison/North Fair Oaks (M-1/Edison/NFO) (Section 6277.2.6)

~~6. Child Care Centers (Institutional Day Care Facilities for Children)~~

~~Licensed facilities including infant centers, pre-schools, and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children in a non-residential setting.~~

~~76. Civil Defense Operations~~

~~Facilities used for emergency supply, storage and shelter.~~

~~87. Construction and Maintenance Trade and Service Establishments~~

~~Business establishments consisting of offices, workshops and limited areas for storage of equipment and supplies that provide services which are primarily delivered off-site including, but not limited to, building contractors, janitorial services, or landscape maintenance services.~~

~~98. Distillation of Spirits and Wine and Brewing of Beer~~

~~Breweries, microbreweries, wineries and distilleries for the manufacture, blending, fermentation of beer, wine or spirits, which may include tasting rooms, tours, and temporary special events and food trucks, and which have a current and applicable California Alcohol Beverage Control license.~~

~~409. Dwelling, Multiple~~

~~A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.~~

~~4410. Educational Facilities~~

~~Public or private educational facilities, or schools offering instruction, including academic, trade, vocational or other specialized instruction, to students, including conservatories for the instruction of music and the arts.~~

~~4211. Financial Institutions~~

~~Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.~~

~~4312. Indoor Exercise and Leisure Facilities~~

~~Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.~~

~~4413. Indoor Kennels~~

~~A place for the keeping, boarding or other handling of more than ten (10) dogs, or more than ten (10) dogs and cats per dwelling unit or per business establishment. Ancillary activities that may be conducted in association with the keeping of animals at a kennel include, but are not limited to, grooming, training, and sales of animals and supplies.~~

4514. Indoor Light Manufacturing

Manufacturing operations including fabricating, assembling, or processing products from previously manufactured or prepared materials (rather than from raw materials) that are conducted entirely within an enclosed, covered building. Indoor low to moderate impact manufacturing operations have a low to moderate impact on surrounding development with regard to noise, smoke, odor, fumes, vibration, heat and glare and visual impacts, and do not use acutely hazardous materials, as identified in the California Administrative Code. Indoor low to moderate impact manufacturing operations include, but are not limited to, cabinet making and woodworking, plastic and ceramic products manufacturing, metal working, machining and welding, electronic products and parts manufacturing, and textile manufacturing.

4615. Indoor Wholesale Establishments

Commercial establishments engaged in bulk sales of goods primarily to licensed merchants and members of consumer discount associations or clubs.

4716. Institutional Facilities

Schools, religious institutions (facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques, and temples), municipal buildings, hospitals, or permitted uses of a similar nature.

4817. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock and poultry, and subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per two-family dwelling unit, multiple-family dwelling unit, or lawfully permitted and occupied second unit or farm labor housing unit; or (b) per business establishment in commercial or industrial zoning districts.

4918. Live/Work Units

A single unit (e.g. studio, loft, or one bedroom) consisting of both a commercial/office and residential components that are occupied and operated by the same resident/business owner. The live/work unit shall be the primary dwelling of the occupant.

2019. Medical and Dental Offices

Establishments, only as part of a mixed use project, providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories and associated prescription pharmacies.

2120. Mixed-Use Development

A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.

2221. Other Compatible Uses

Additional land uses may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

2322. Radio and Television Stations

Facilities primarily engaged in activities involving the production and transmission of radio and television programs to the public.

2423. Research and Development Facilities

Establishments engaged in study, testing, design, analysis, and experimental development of products, processes, or services, including incidental manufacturing of products or provision of services.

2524. Server Farm

A collection of computers or servers, usually maintained to store data or supply server functionality beyond the capability of a single machine.

2625. Telephone Communication Facilities

Facilities primarily engaged in furnishing telephone communication services including, but not limited to, establishments providing paging and telephone services containing telephone equipment, relay stations and service facilities.

2726. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic pets are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.

2827. Wholesale Cleaning Establishments

Commercial establishments involving the washing, cleaning or dyeing of clothing, linens or other fabrics in large bulk, primarily for other businesses or institutions.

- d. Institutional/North Fair Oaks District (I/NFO) (Section 6290.2.11)

~~41. Institutional Day Care Facilities for Children (Day Care Centers) (5.04.11)~~  
~~Licensed facilities including infant centers, pre-schools and extended day care facilities, located in buildings that do not contain a dwelling unit, which regularly provide non-medical care, protection, and supervision of children for a period of less than 24 hours a day while parents or guardians are away.~~

4211. Institutional Day Care Facilities for the Elderly (5.04.31)  
Licensed facilities in buildings that do not contain a dwelling unit(s), which provide non-medical care and supervision to elderly adults on less than a 24-hour a day basis.

4312. Institutional Full-Time Care Facilities for Adults (5.04.22)  
Licensed facilities which provide 24-hour a day non-medical care and supervision to seven (7) or more adults including, but not limited to, individuals who are physically handicapped, mentally impaired, abused or recovering from alcohol or drug addictions.

4413. Institutional Full-Time Care Facilities for Children (5.04.12)  
Licensed facilities which provide 24-hour a day non-medical care and supervision to seven (7) or more children, who may or may not have special needs or disabilities, in a structured environment.

4514. Institutional Shared Housing Facilities for the Elderly (5.04.32)  
Facilities for seven (7) or more elderly adults where varying levels of supportive services or non-medical care are provided on a 24-hour a day basis including, but not limited to, rest homes or retirement homes.

4615. Interpretive Centers (5.03.70)  
Facilities used for the education of the public with respect to natural, historical and cultural environments and legacies.

4716. Libraries (5.03.10)  
Facilities used for storage, exhibition and lending of various media including, but not limited to, books, periodicals, documents, audio and video tapes and visual art.

4817. Limited Institutional Intermediate Care Facilities (5.05.22)  
Licensed facilities in buildings that do not contain a dwelling unit which provide 24-hour a day care to six (6) or fewer inpatients who have recurring need for skilled nursing supervision and supportive care, but who do not require availability of continuous skilled nursing care.

4918. Limited Institutional Skilled Nursing Facilities (5.05.32)  
Licensed facilities in buildings that do not contain a dwelling unit which provide 24-hour a day skilled nursing care and supportive care to only six (6) or fewer inpatients whose primary need is for availability of skilled nursing care on an extended basis.

2019. Museums (5.03.20)

Facilities used for the storage, exhibition, preservation or study of culturally, historically or scientifically valued works and phenomena.

2120. Other Compatible Uses (10.01.10)

Additional land uses may be allowed if the Planning Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

2221. Parking Lots and Garages (2.08.10)

Public and private facilities which provide designated spaces for temporary storage of operable and currently registered motor vehicles either in an open area or within a structure.

2322. Performing Arts Centers (5.03.40)

Facilities used for the presentation of live musical, dance, dramatic or other artistic performances.

2423. Police Stations (5.07.10)

Facilities used for the administration of law enforcement services, usually with limited space for holding lawfully detained persons.

2524. Religious Facilities (5.02.10)

Facilities or meeting places used for worship or religious instruction including churches, synagogues, mosques and temples.

2625. Small Solid Waste Collection Facilities (4.01.41)

Facilities, 500 sq. ft. or less in area, where discarded glass, paper or clothes or other recyclable materials are bought and/or collected including, but not limited to, containers, igloos, bins, groups of reverse vending machines and mobile units.

e. Planned Colma District (Sections 6373.25)

~~25. Institutional Day Care Facilities for Children (Day Care Centers) (5.04.11)~~

~~Licensed facilities including infant centers, preschools and extended day care facilities, located in buildings that do not contain a dwelling unit, which regularly provide non-medical care, protection, and supervision of children for a period of less than 24 hours a day while parents or guardians are away.~~

2625. Intermodal Transportation Facilities (8.01.14)

Facilities where passengers can transfer from one type of transportation to another while traveling along an established transit route including, but not boarding public transit.

2726. Kiss-N-Ride Area

Designated curbside areas for passenger drop-off and pick-up.

~~28~~27. Libraries (5.03.10)

Facilities used for storage, exhibition and lending of various media including, but not limited to, books, periodicals, documents, audio and video tapes and visual art.

~~29~~28. Limited Keeping of Pets (9.01.20)

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock and poultry, and subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per two-family dwelling unit, multiple-family dwelling unit, or lawfully permitted and occupied second unit or farm labor housing unit; or (b) per business establishment in commercial or industrial zoning districts.

~~30~~29. Linear Parks and Trails (7.03.30)

Linear strips of land established for the purposes of walking, hiking, bicycling, horseback riding and boating, and comprising a natural or man-made linear resource such as stream drainage, bluff line, ridge, utility right-of-way, or service road.

~~31~~30. Long-Term Bicycle Parking Facilities

A space that includes lockers, and/or racks or other devices used to secure and park bicycles all day.

~~32~~31. Medical and Dental Offices (2.06.20)

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories and associated prescription pharmacies.

~~33~~32. Mobilehomes/Manufactured Homes (1.09.10)

Transportable structures constructed on a permanent chassis, designed to be used as dwelling units. Each structure may or may not be on a permanent foundation.

~~34~~33. Multiple-Family Dwellings (1.04.10)

Buildings containing three or more dwelling units on a single parcel which are intended for use by three or more separate households.

~~35~~34. Multiple-Family Dwellings - Mixed Use (1.04.20)

Single or multiple-dwelling units located above the first floor of the main building on the parcel. The floor area of the dwelling units shall not exceed the floor area of the commercial uses occupying the building.



~~36~~35. Night Clubs with Entertainment (7.01.40)

Commercial establishments that primarily provide entertainment such as musical or comedic performances but do not provide adult entertainment featuring sexually explicit behavior intended to arouse sexual excitement. Night clubs with entertainment may serve drinks and food.

~~37~~36. One-Family Dwellings (1.01.10)

Buildings, one per parcel, containing a single-dwelling unit which is intended for use by one household.

~~38~~37. Other Compatible Uses (10.01.10)

Additional land uses may be allowed if the Planning Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

~~39~~38. Outdoor Retail Sales, Rental or Repair Establishments (2.05.20)

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all or some storage of such items outside a fully enclosed, covered building.

~~40~~39. Parks (7.02.70)

Spacious areas of scenic and natural character where outdoor active recreation opportunities and facilities may be provided for public convenience and enjoyment, and within which special natural areas, geologic exhibits or historic places can be set aside.

~~41~~40. Personal Convenience Service Establishments (2.06.40)

Commercial establishments providing services related to personal convenience where customers are typically served on the premises including, but not limited to, beauty salons, barber shops, massage parlors, pet grooming and escort services.

~~42~~41. Podium Apartment Building

A multiple-story building containing multiple-family dwellings with shared entrances over subsurface or ground floor parking.

~~43~~42. Pool Houses and Cabanas (1.06.11)

Detached accessory structures which are not intended for sleeping, but may be used for private dressing, bathing or recreational activities. Pool houses and cabanas may not include kitchen facilities.

~~44~~43. Rail Transit Facilities and Rail Lines (8.01.12)

Facilities located on a railroad line where trains make regular, scheduled stops to load and unload passengers or freight.

~~4544~~. Recreation Area (7.02.80)

Outdoor areas used for a variety of outdoor recreational purposes, including areas that will provide for public use of natural and man-made water features, as well as for special recreation activities.

~~4645~~. Religious Facilities (5.02.10)

Facilities or meeting places used for worship or religious instruction including churches, synagogues, mosques and temples.

~~4746~~. Residential Day Care Facilities for Adults/Elderly (1.08.21)

Licensed facilities in a building containing a dwelling unit(s) in which non-medical care and supervision are provided on less than a 24-hour basis to adults or elderly adults who may have special needs or disabilities including, but not limited to, individuals who are physically, developmentally or mentally disabled, or recovering from alcohol or drug addictions. Includes small adult day care facilities (one to six adults) and large day care facilities (seven to twelve adults).

f. Neighborhood Mixed-Use District (NMU) (Section 6392.4)

~~4. Child Care Centers (Institutional Day Care Facilities for Children)~~

~~Licensed facilities including infant centers, pre-schools, and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children in a non-residential setting.~~

~~54~~. Dwelling, Multiple

A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.

~~65~~. Educational Facilities

Public or private educational facilities, or schools offering instruction, including academic or specialized instruction, to students, including conservatories for the instruction of music and the arts.

~~76~~. Farmers Markets

An outdoor market at a fixed location, open to the public, operated by a government agency, a nonprofit corporation, or one or more Producers, in accordance with the San Mateo County Farmer's Market Guidelines, at which (a) at least 75 percent of the vendors sell Farm Products or Value-added Farm Products and (b) at least 75 percent of the vendors who regularly participate during the market's hours of operation are Producers, or family members or employees of Producers.

Farm Products - Fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey, or other bee products, flowers, nursery stock, livestock food products (including meat, milk, cheese, and other dairy products), and fish.

Producer - A person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or leases.

Value-added Farm Product - Any product processed by a Producer from a Farm Product, such as baked goods, jams, and jellies.

87. Financial Institutions

Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.

98. Food and Beverage Stores

Commercial establishments engaged in the retail sale primarily of various fresh and packaged foods and beverages for home preparation and consumption including, but not limited to, grocery stores, produce markets, bakeries and delicatessens, not including drive-through restaurants, wholesale bakeries or other large-scale food production or processing establishments.

109. Food Establishments Specializing in Take-Out Service

Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption off the premises, which may include limited seating, walk up or take-out service, but not including drive-through restaurants or businesses engaged exclusively in catering.

110. Home Occupations

Accessory businesses conducted in a dwelling solely by its occupants in a manner incidental to the residential use of the dwelling, in accordance with the provisions of the County's Home Occupation Regulations (Section 6102.46).

121. Indoor Retail Sales, Rental or Repair Establishments

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all storage of such items within a fully enclosed, covered building.

1312. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock, and poultry, subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per dwelling unit, or lawfully permitted and occupied second unit, or per business establishment. This use does not include "pet sitting" or "doggie day care" establishments where care and supervision is provided to pets that do not belong to the occupants of the dwelling unit or business establishment.

1413. Liquor Stores

A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

4514. Medical and Dental Offices

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories, acupuncturists, chiropractors, and associated prescription pharmacies.

4615. Mixed-Use Development

A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.

4716. Non-Chartered Financial Institution

A use, other than a State or Federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee. The term “non-chartered financial institution” shall include, but is not limited to, deferred deposit transaction (payday loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle. Non-profit financial institutions are not encompassed by the term “non-chartered financial institution”.

4817. Other Compatible Uses

Additional land uses that may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

4918. Outdoor Retail Sales, Rental or Repair Establishments

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all or some storage of such items outside a fully enclosed, covered building.

2019. Parking Lots and Garages

Public and private facilities which provide designated spaces for parking of operable and currently registered motor vehicles either in an open area or within a structure.

2120. Personal Convenience Service Establishments

Commercial establishments providing services related to personal convenience where customers are typically served on the premises including, but not limited to, beauty salons, and barber shops.

2221. Pet Sales and/or Grooming Establishments

Establishments for the retail sale of pet animals, pet food and supplies, with all storage of such items within a fully enclosed, covered building. Pet sales and/or grooming establishments may offer pet bathing, grooming and obedience training conducted within a fully enclosed, covered building. Other than the animals held as inventory until sold, there shall be no boarding of animals overnight for compensation.

2322. Religious Facilities

Facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques, and temples.

2423. Restaurants

Establishments with the primary purpose of serving food to the public for immediate consumption on the premises. A restaurant must have a working kitchen, able to prepare full meals from basic ingredients. The kitchen must be in operation and the restaurant must be serving the majority of its full menu during the entire hours of operation. Persons under 21 must be legally allowed on the premises during the entire hours of operation. Establishments which close the kitchen during some hours of operation and cease serving food, but remain open serving alcoholic beverages, are classified as bars and are subject to bar permitting requirements.

2524. Retail Cleaning Establishments

Commercial establishments engaged in the washing or cleaning of clothing, linens and other fabrics including, but not limited to, dry cleaning pick up stores with limited equipment, except dry cleaners using hazardous materials, such as perchloroethylene or other hazardous materials, and laundromats where coin-operated washers and dryers are provided for self-service to the public.

2625. Small Collection Facilities for Recyclable Materials

A small collection facility occupies an area of not more than 500 square feet, is intended for the collection of recyclable materials, and may include kiosks, igloos, bins, trailers, or bulk reverse vending machines. These facilities are generally temporary and must be accessory to a primary use on the same parcel.

2726. Small Indoor Exercise and Leisure Facilities

Facilities of 2,000 square feet or less located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to, exercise facilities, dance academies and martial arts studios.

2827. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic animals generally of the same size or smaller are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary, for their proper medical or surgical treatment.

2928. Walking Distance

For purposes of off-site or shared parking, walking distance is defined as the total distance traveled by foot along the shortest feasible route between the parking and the primary use. For the purposes of this Section, walking distance shall be measured from the primary entrance of the primary use served, along a connection that meets Americans with Disabilities Act (ADA) requirements.

g. Commercial Mixed Use-1 District (CMU-1) (Section 6567.2.6)

~~6. Child Care Centers (Institutional Day Care Facilities for Children)~~

~~Licensed facilities including infant centers, pre-schools, and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children in a non-residential setting.~~

76. Dwelling, Multiple

A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.

87. Educational Facilities

Public or private educational facilities, or schools offering instruction, including academic or specialized instruction, to students, including conservatories for the instruction of music and the arts.

98. Farmers Markets

An outdoor market at a fixed location, open to the public, operated by a government agency, a nonprofit corporation, or one or more Producers, in accordance with the San Mateo County Farmer's Market Guidelines, at which (a) at least 75 percent of the vendors sell Farm Products or Value-added Farm Products and (b) at least 75 percent of the vendors who regularly participate during the market's hours of operation are Producers, or family members or employees of Producers.

Farm Products - Fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey, or other bee products, flowers, nursery stock, livestock food products (including meat, milk, cheese, and other dairy products), and fish.

Producer - A person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or leases.

Value-added Farm Product - Any product processed by a Producer from a Farm Product, such as baked goods, jams, and jellies.

#### 409. Financial Institutions

Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.

#### 4410. Food and Beverage Stores

Commercial establishments engaged in the retail sale primarily of various fresh and packaged foods and beverages for home preparation and consumption including, but not limited to, grocery stores, produce markets, bakeries and delicatessens, not including drive-through restaurants, wholesale bakeries or other large-scale food production or processing establishments.

#### 4211. Food Establishments Specializing in Take-Out Service

Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption off the premises, which may include limited seating, walk up or take-out service, but not including drive-through restaurants or businesses engaged exclusively in catering.

#### 4312. Home Occupations

Accessory businesses conducted in a dwelling solely by its occupants in a manner incidental to the residential use of the dwelling, in accordance with the provisions of the County's Home Occupation Regulations (Section 6102.46).

#### 4413. Hotels

Any building or portion thereof containing six (6) or more guest rooms used, designed, or intended to be used, let or hired out to be occupied.

#### 4514. Indoor Retail Sales, Rental or Repair Establishments

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all storage of such items within a fully enclosed, covered building.

#### 4615. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock, and poultry, subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per dwelling unit, or lawfully permitted and occupied second unit, or per business establishment. This use does not include "pet sitting" or "doggie day care" establishments where care and supervision is provided to

pets that do not belong to the occupants of the dwelling unit or business establishment.

#### 1716. Liquor Stores

A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

#### 1717. Massage Businesses

Massage or massage therapy, means and refers to any method of treating the external parts of the body for remedial, health, or hygienic purposes for any form of compensation by means of pressure on or friction against, or stroking, kneading, rubbing, tapping, pounding, or stimulating the external parts of the body, with or without the aid of any mechanical or electrical apparatus or appliances; or with or without supplementary aids, such as rubbing alcohol, liniments, antiseptics, oils, powders, creams, lotions, ointments, or other similar preparations commonly used in this practice; or by baths, including but not limited to Turkish, Russian, Swedish, Japanese, vapor, shower, electric tub, sponge, mineral, fomentation, or any other type of bath. "Massage business" means 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. Any business that offers any combination of massage therapy and bath facilities - including, but not limited to, showers, baths, wet and dry heat rooms, pools and hot tubs - shall be deemed a massage business under this chapter. 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.

#### 1718. Medical and Dental Offices

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories, acupuncturists, chiropractors, and associated prescription pharmacies.

#### 1719. Mixed-Use Development

A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.



2120. Mobile Vending/Food Carts

Any vehicle, wagon, or pushcart that is self-propelled or can be pushed/pulled down a street or sidewalk that is regularly located on site, on which food is displayed, prepared, or processed for the purpose of selling food to a consumer, as defined in San Mateo County Ordinance Code, Chapter 5.52.

2221. Non-Chartered Financial Institution

A use, other than a State or Federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee. The term “non-chartered financial institution” shall include, but is not limited to, deferred deposit transaction (payday loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle. Non-profit financial institutions are not encompassed by the term “non-chartered financial institution”.

2322. Other Compatible Uses

Additional land uses that may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

2423. Parking Lots and Garages

Public and private facilities which provide designated spaces for parking of operable and currently registered motor vehicles either in an open area or within a structure.

2524. Personal Convenience Service Establishments

Commercial establishments providing services related to personal convenience where customers are typically served on the premises including, but not limited to, beauty salons, and barber shops.

2625. Pet Sales and/or Grooming Establishments

Establishments for the retail sale of pet animals, pet food and supplies, with all storage of such items within a fully enclosed, covered building. Pet sales and/or grooming establishments may offer pet bathing, grooming and obedience training conducted within a fully enclosed, covered building. Other than the animals held as inventory until sold, there shall be no boarding of animals overnight for compensation.

2726. Religious Facilities

Facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques, and temples.

### 2827. Restaurants

Establishments with the primary purpose of serving food to the public for immediate consumption on the premises. A restaurant must have a working kitchen, able to prepare full meals from basic ingredients. The kitchen must be in operation and the restaurant must be serving the majority of its full menu during the entire hours of operation. Persons under 21 must be legally allowed on the premises during the entire hours of operation. Establishments which close the kitchen during some hours of operation and cease serving food, but remain open serving alcoholic beverages, are classified as bars and are subject to bar permitting requirements.

### 2928. Retail Cleaning Establishments

Commercial establishments engaged in the washing or cleaning of clothing, linens and other fabrics including, but not limited to, dry cleaning pick up stores with limited equipment, except dry cleaners using hazardous materials, such as perchloroethylene or other hazardous materials, and laundromats where coin-operated washers and dryers are provided for self-service to the public.

### 3029. Small Collection Facilities for Recyclable Materials

A small collection facility occupies an area of not more than 500 square feet, is intended for the collection of recyclable materials, and may include kiosks, igloos, bins, trailers, or bulk reverse vending machines. These facilities are generally temporary, and must be accessory to a primary use on the same parcel.

### 3430. Indoor Exercise and Leisure Facilities: Small

Facilities of 2,000 square feet or less located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to exercise facilities, dance academies and martial arts studios.

### 3231. Indoor Exercise and Leisure Facilities: Large

Facilities greater than 2,000 square located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to gyms, swimming pools, martial arts studios, and other exercise and recreational facilities.

### 3332. Theaters

Enclosed facilities used for the presentation of motion pictures, plays or other dramatic performances except adult motion pictures and live performances featuring sexually explicit behavior intended to arouse sexual excitement.

~~34~~33. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic animals generally of the same size or smaller are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.

~~35~~34. Walking Distance

For purposes of off-site or shared parking, walking distance is defined as the total distance traveled by foot along the shortest feasible route between the parking and the primary use. For the purposes of this Section, walking distance shall be measured from the primary entrance of the primary use served, along a connection that meets Americans with Disabilities Act (ADA) requirements.

h. Commercial Mixed Use-1 District (CMU-3) (Section 6570.3.6)

~~6. Child Care Centers (Institutional Day Care Facilities for Children)~~

~~Licensed facilities, including infant centers, pre-schools, and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children in a non-residential setting.~~

~~7~~6. Dwelling, Multiple

A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.

~~8~~7. Educational Facilities

Public or private educational facilities, or schools offering instruction, including academic or specialized instruction, to students, including conservatories for the instruction of music and the arts.

~~9~~8. Financial Institutions

Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.

~~40~~9. Food and Beverage Stores

Commercial establishments engaged in the retail sale primarily of various fresh and packaged foods and beverages for home preparation and consumption including, but not limited to, grocery stores, produce markets, bakeries and delicatessens, not including drive-through restaurants, wholesale bakeries or other large-scale food production or processing establishments.

4110. Food Establishments Specializing in Take-Out Service

Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption off the premises, which may include limited seating, walk up or take-out service, but not including drive-through restaurants or businesses engaged exclusively in catering.

4211. Home Occupations

Accessory businesses conducted in a dwelling solely by its occupants in a manner incidental to the residential use of the dwelling, in accordance with the provisions of the County's Home Occupation Regulations (Section 6102.46).

4312. Hotels

Any building or portion thereof containing six (6) or more guest rooms used, designed, or intended to be used, let or hired out to be occupied.

4413. Indoor Exercise and Leisure Facilities: Small

Facilities of 2,000 square feet or less located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to exercise facilities, dance academies and martial arts studios.

4514. Indoor Exercise and Leisure Facilities: Large

Facilities greater than 2,000 square feet located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to gyms, swimming pools, martial arts studios, and other exercise and recreational facilities.

4615. Indoor Retail Sales, Rental or Repair Establishments

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all storage of such items within a fully enclosed, covered building.

4716. Light Industrial and Production, Distribution and Repair (PDR)

Establishments which provide for wholesale and warehousing uses as well as those industrial uses that include fabrication, manufacturing, assembly or processing of materials that are in refined form and that do not in their transformation create smoke, gas, odor, dust, noise, vibration of earth, soot or lighting to a degree that is offensive when measured at the property line of subject property, nor create impacts on adjacent residential, commercial, or other uses. Light industrial and Production, Distribution and Repair uses include those uses defined in Zoning Regulation Section 6277.2.10, "Indoor Low to Moderate Impact Manufacturing" which do not substantially impact surrounding properties.

4817. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock, and poultry, subject to the following limitations: (a) no more

than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per dwelling unit, or lawfully permitted and occupied second unit, or per business establishment. This use does not include “pet sitting” or “doggie day care” establishments where care and supervision is provided to pets that do not belong to the occupants of the dwelling unit or business establishment.

1918. Liquor Stores

A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

2019. Massage Businesses

Massage or massage therapy businesses as defined in Zoning Regulations Section 6567.2.417.

2420. Medical and Dental Offices

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories, acupuncturists, chiropractors, and associated prescription pharmacies.

2221. Mixed-Use Development

A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.

2322. Mobile Vending/Food Carts

Any vehicle, wagon, or pushcart that is self-propelled or can be pushed/pulled down a street or sidewalk that is regularly located on site, on which food is displayed, prepared, or processed for the purpose of selling food to a consumer, as defined in San Mateo County Ordinance Code, Chapter 5.52.

2423. Non-Chartered Financial Institution

Non-Chartered Financial Institutions as defined in Zoning Regulations Section 6567.2.2221.

2524. Other Compatible Uses

Additional land uses that may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

2625. Performing Arts Centers

Facilities used for the presentation of live musical, dance, dramatic or other artistic performances.

2726. Parking Garages

Public and private facilities which provide designated spaces for parking of operable and currently registered motor vehicles within a structure.

2827. Personal Convenience Service Establishments

Commercial establishments providing services related to personal convenience where customers are typically served on the premises including, but not limited to, beauty salons, and barber shops.

2928. Pet Sales, Supplies, and/or Grooming Establishments

Establishments for the retail sale of pet animals, pet food and supplies, with all storage of such items within a fully enclosed, covered building. Pet sales and/or grooming establishments may offer pet bathing, grooming and obedience training conducted within a fully enclosed, covered building. Other than the animals held as inventory until sold, there shall be no boarding of animals overnight for compensation.

3029. Podium Parking

Surface level parking that is sheltered under an elevated building, often entirely enclosed.

3130. Religious Facilities

Facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques, and temples.

3231. Restaurants

Establishments with the primary purpose of serving food to the public for immediate consumption on the premises. A restaurant must have a working kitchen, able to prepare full meals from basic ingredients. The kitchen must be in operation and the restaurant must be serving the majority of its full menu during the entire hours of operation. Persons under 21 must be legally allowed on the premises during the entire hours of operation. Establishments which close the kitchen during some hours of operation and cease serving food, but remain open serving alcoholic beverages, are classified as bars and are subject to bar permitting requirements.

3332. Retail Cleaning Establishments

Commercial establishments engaged in the washing or cleaning of clothing, linens and other fabrics including, but not limited to, dry cleaning pick up stores with limited equipment, except dry cleaners using hazardous materials, such as perchloroethylene or other hazardous materials, and laundromats where coin-operated washers and dryers are provided for self-service to the public.

3433. Small Collection Facilities for Recyclable Materials

A small collection facility occupies an area of not more than 500 square feet, is intended for the collection of recyclable materials, and may include kiosks, igloos, bins, trailers, or bulk reverse vending machines. These facilities are generally temporary, and must be accessory to a primary use on the same parcel.

3534. Theaters

Enclosed facilities used for the presentation of motion pictures, plays or other dramatic performances except adult motion pictures and live performances featuring sexually explicit behavior intended to arouse sexual excitement.

3635. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic animals generally of the same size or smaller are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.

3736. Walking Distance

For purposes of off-site or shared parking, walking distance is defined as the total distance traveled by foot along the shortest feasible route between the parking and the primary use. For the purposes of this Section, walking distance shall be measured from the primary entrance of the primary use served, along a connection that meets Americans with Disabilities Act (ADA) requirements.

i. RH (Section 6801.29)

~~29. Institutional Day Care Facilities for Children (Day Care Centers) (5.4.11)~~

~~Facilities not in a dwelling unit, including infant centers, preschools and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children for a period of less than 24 hours per day while parents and guardians are away.~~

3028. Institutional Full-Time Care Facilities for Children (5.4.12)

Facilities not in a dwelling unit which provide 24-hour a day non-medical care and supervision to children, who may or may not have special needs or disabilities, in a structured environment with services provided at least in part by employed staff of a licensee.

3129. Skilled Nursing Facilities (5.5.21)

Facilities providing 24-hour a day intensive nursing care and supportive health care to inpatients requiring care over a prolonged period of time.

3230. Intermediate Care Facilities (5.5.22)

Facilities providing basic health care to inpatients who have intermittent, though not continuous, need for skilled nursing care but need continuous 24-hour a day supportive health care and skilled nursing supervision.

3331. Fire Stations (5.7.20)

Facilities used for fire fighting services, sometimes including associated paramedic services.

3432. Cemeteries (5.8.10)

Facilities used for the burial of human and pet remains, usually outside.

## **PARK MODULE**

3533. Parks (7.2.70)

Spacious areas of scenic and natural character where outdoor active recreation opportunities and facilities may be provided for public convenience and enjoyment, and within which special natural areas, geologic exhibits or historic places can be set aside.

3634. Linear Parks and Trails (7.3.30)

Linear strips of land established for the purposes of walking, hiking, bicycling, horseback riding and boating, and comprising a natural or man-made linear resource such as stream drainage, bluff line, ridge, utility right-of-way, or service road.

## **OUTDOOR SPORTS AND GOLF FACILITIES MODULE**

3735. Outdoor Sports Facilities (7.2.10)

Outdoor facilities, associated grounds and accessory structures used for active recreation including swimming clubs, tennis clubs, playing fields or similar uses.

3836. Golf Courses and Clubs (7.2.31)

Facilities comprising large tracts of land and associated accessory structures laid out for the game of golf including incidental driving range facilities.

## **NEIGHBORHOOD SOLID WASTE RECYCLING FACILITIES MODULE**

3937. Small Solid Waste Collection Facilities (4.1.41)

Facilities, 500 sq. ft. or less in area, where discarded glass, paper or clothes or other recyclable materials are bought and/or collected including, but not limited to, containers, igloos, bins, groups of reverse vending machines and mobile units.



**3. Revise the following sections of the Zoning Regulations to remove Use Permit requirements for Child Care Centers:**

- j. CMU-1, CMU-2, and Neighborhood Mixed Use District, El Camino Real - 5th Avenue, North Fair Oaks (NMU-ECR) (Section 6567.3.4.a)

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>4. INSTITUTIONAL USE CLASSIFICATION</b>	
<b>A. NEIGHBORHOOD INSTITUTIONAL FACILITIES</b>	
<del>2. Child Care Centers</del>	<del>Use Permit</del>
<del>32. Religious Facilities Use Permit</del>	<del>Use Permit</del>
<del>43. Educational Facilities</del>	<del>Use Permit</del>

- k. NMU (Section 6393.4.a.2)

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>4. INSTITUTIONAL USE CLASSIFICATION</b>	
<b>A. NEIGHBORHOOD INSTITUTIONAL FACILITIES</b>	
<del>2. Child Care Centers</del>	<del>Use Permit</del>
<del>32. Religious Facilities Use Permit</del>	<del>Use Permit</del>
<del>43. Educational Facilities</del>	<del>Use Permit</del>

- l. M-1/NFO (Section 6276.3.Q.2)

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>Q. INSTITUTIONAL USE CLASSIFICATION</b>	
<del>2. Child Care Centers</del>	<del>Use Permit</del>
<del>32. Religious Facilities Use Permit</del>	<del>Use Permit</del>
<del>43. Educational Facilities, Trade and Vocational Schools</del>	<del>Use Permit</del>

- m. M-1/Edison/NFO (Section 6277.3.M.2)

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<b>M. INSTITUTIONAL USE CLASSIFICATION</b>	
<del>2.</del> Child Care Centers	Use Permit
<del>3</del> 2. Religious Facilities	Use Permit
<del>4</del> 3. Educational Facilities, Trade and Vocational Schools	Use Permit

- n. Community Open Space Conservation Districts (COSC) in La Honda (Section 6227(b).4.b)

(b) The following uses shall be permitted in the Community Open Space Conservation District subject to the securing of a use permit in each case:

4. Institutional Facilities, including but not limited to the following:

- ~~b.~~ Day care centers
- ~~e~~b. Interpretive centers

- o. PC Colma (reference in High Density Residential in Section 6380.K)

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
<del>In areas shown designated High Density Residential Day Care:</del>	
<del><b>K. INSTUTIONAL DAY CARE FACILITIES FOR CHILDREN (INT-16)</b></del>	
<del>Institutional Day Care Facilities for Children (Day Care Centers) (5.04.11)</del>	Use Permit

**4. Revise the following sections of the Zoning Regulations to remove parking requirements for Child Care Centers:**

- p. Light Industrial Districts/North Fair Oaks (M-1/NFO) – Parking requirement of 1 space per 500 sq. ft. in Section 6276.7, Table 1, Section F.2

<b>TABLE 1 REQUIRED PARKING</b>		
<b>USE</b>	<b>PARKING SPACES REQUIRED</b>	
<b>F. PROFESSIONAL SERVICES, COMMERCIAL/OFFICE</b>		
<del>2.</del> Child Care Center	1 space per 500 sq. ft.	
<del>32.</del> Medical and Dental Offices	1 space per 250 sq. ft.	
<del>43.</del> Financial Institutions	1 space per 400 sq. ft.	
<del>54.</del> Trade and Vocational Schools	1 space per 200 sq. ft.	
<del>65.</del> Private Bicycle Parking, All Professional Services and Commercial/Office	1 space per 1,000 sq. ft. (consistent with Design Guidelines)	
<del>76.</del> Public Bicycle Parking, All Professional Services and Commercial/Office	Each 35 feet of street frontage	2 (consistent with Design Guidelines)
<del>87.</del> Electric Vehicle Charging	Per Project	1 minimum and 10 percent of required parking over 10 spaces

**SECTION 4. California Environmental Quality Act.** Approval of the County’s proposal is considered a “Project” as that term is defined under the California Environmental Quality Act (“CEQA”) Guidelines. The County prepared an Initial Study and Negative Declaration for this project, consistent with the requirements of the California Environmental Quality Act, and determined that the proposed zoning text amendments would not have a significant effect on the environment because all potential impacts of the project would be below established CEQA thresholds of significance.

**SECTION 5. Severability.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of a court of competent jurisdiction, it shall not affect the remaining portions of this Ordinance.

**SECTION 6. Publication.** The Clerk shall publish this Ordinance in accordance with applicable law.

**SECTION 7. Effective Date.** This Ordinance shall be effective thirty (30) days from the passage date thereof, except in the County's Coastal Zone, where it shall be effective immediately upon certification by the California Coastal Commission.

\* \* \* \* \*

Regularly passed and adopted this 4<sup>th</sup> day of May, 2021

*AYES and in favor of said ordinance:*

Supervisors: DAVE PINE

CAROLE GROOM

DON HORSLEY

WARREN SLOCUM

DAVID J. CANEPA

*NOES and against said ordinance:*

Supervisors: NONE

\_\_\_\_\_  
President, Board of Supervisors  
County of San Mateo  
State of California

Certificate of Delivery

*I certify that a copy of the original ordinance filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.*

\_\_\_\_\_  
Assistant Clerk of the Board of Supervisors