

CHAPTER 8.116. “TS-MU” DISTRICT **(TRANSIT-SUPPORTIVE MIXED-USE DISTRICT)**

SECTION 8.116.010. PURPOSE.

The purpose of the TS-MU District is to:

1. Provide opportunities and establish design standards for high-density residential development to be integrated into and compatible with existing, mixed-use, residential and commercial neighborhoods;
2. Reduce single-occupant vehicle use and support utilization of non-automobile transportation modes by creating walkable neighborhoods with local services and increased residential development intensities on parcels within one-half mile of high-quality transit stops.
3. Encourage the development of densely developed, mixed-use neighborhoods that also support transit ridership;
4. Implement standards and procedures that provide for the efficient entitlement and subsequent construction of housing opportunities for a variety of income levels, that add to the County’s housing stock; and
5. Implement the policies of the San Mateo County General Plan, including the Housing Element policies and programs to increase allowed residential densities on select development opportunity sites.

SECTION 8.116.020. APPLICATION.

The regulations of this chapter shall apply to all land in the TS-MU District.

SECTION 8.116.030. DEFINITIONS. For purposes of this Chapter, certain terms used herein are defined as follows. For a term for which no definition is provided in this Chapter, the term shall be defined as provided in Section 8.04.030 of these Zoning Regulations:

1. Administrative, Professional, and Business Offices. Establishments where management, administrative, professional, or consulting services are conducted, business offices.
 2. Adult Day Care Center. A Day Care Facility operated commercially or by a nonprofit organization that provides non-medical care and supervision, for periods of less than 24 hours, for adult clients over the age of 17 who may not have special needs or disabilities including, but not limited to, individuals who are physically, developmentally or mentally disabled.
 3. Art Centers. Facilities used for the storage, exhibition, preservation, study, sale, or creation of works of artistic value.
-

4. Bus and Rail Transit Facilities. Facilities which support the operation of public bus and rail services, including, but not limited to, stations, loading bays, and bus stop waiting areas.
5. Child Care Center. A Day Care Facility operated commercially or by a nonprofit organization that provides care to children under the age of 17 and is consistent with the definition in Section 8.372.030. A child care center includes afterschool care programs and day camps and may be operated in conjunction with a school or religious facility or as an independent land use.
6. Community Centers. Facilities used for civic activities, performances, presentations, or other similar purposes.
7. Electronic Game and Amusement Arcades. Commercial establishments featuring the operation of six or more coin or token-operated electronic games.
8. Elementary and Secondary Schools. Public or private educational facilities and associated grounds used for academic instruction below the collegiate level.
9. Emergency Shelter. Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person, and that does not deny emergency shelter to any individual or household based on ability to pay.
10. 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, credit unions, or automatic teller machines.
11. Food and Beverage Stores. Commercial establishments engaged in the retail sale primarily of various packaged foods and beverages for home preparation and consumption including, but not limited to, grocery stores, liquor and candy stores, bakeries and delicatessens.
12. Food Establishments with Dine-in or Carry-Out. Commercial establishments engaged in the provision of prepared food to the general public that may offer any combination of indoor or outdoor dining tables and chairs, and walk-in and take-out service, but that do not include drive-through service or on-sale or off-sale of alcoholic beverages.
13. 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.
14. 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.
15. 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.

16. Intermodal Transportation Facilities. Facilities where passengers can transfer from one type of transportation to another while traveling along an established transit route including, but not limited to, park and ride lots where commuters can park private vehicles before boarding public transit.
17. Kiss-n-Ride Area. Designated curbside areas for passenger drop-off and pick-up.
18. Linear Parks and Trails. 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.
19. Long-Term Bicycle Parking Facilities. A space that includes lockers, and/or racks or other devices used to secure and park bicycles for more than four consecutive hours per day.
20. Low-Barrier Navigation Center. A low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. A Low-Barrier Navigation Center may be non-congregate or relocatable. Low-Barrier Navigation Centers operate under the model of Housing First as defined in Welfare and Institutions Code Section 8255.
21. Massage Businesses. Massage or massage therapy businesses engaged in the scientific manipulation of soft tissues of the human body but excluding the practices of licensed cosmetologists, barbers, or chiropractors engaged in healing arts for humans.
22. 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.
23. Mixed-Use Development. A development in which a mix of uses is located in 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 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.
24. Net Leasable Area. The total floor area of a building less the area contained with mechanical rooms, storage rooms, stairwells, and elevators.
25. Night Clubs With Entertainment. 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.

26. Other Compatible Uses. Additional land uses that 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.
27. 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, barber shops, and pet grooming services.
28. Religious Facilities. Facilities or meeting places used for worship, religious instruction, or associated community and social activities, including churches, synagogues, mosques, and temples. Religious facilities may include worship areas, classrooms for non-compulsory education, meeting areas, and a dwelling unit for the principal clergy.
29. Residential Full-Time Care Facilities. State-licensed facilities in a building containing a dwelling unit(s), where 24-hour a day care is provided to persons living in a supportive community residential setting. Residential Full-Time Care Facilities include, but are not limited to, the following: An intermediate care facility/developmentally disabled-habilitative or an intermediate care facility/developmentally disabled-nursing facility, as defined by California Health and Safety Code (HSC) Section 1250; a congregate living health facility, as defined by HSC Section 1250; a community care facility, as defined by HSC Section 1502; a residential care facility for the elderly, as defined by HSC Section 1569.2; a residential care facility for persons with chronic life-threatening illness, as defined by HSC Code Section 1568.01; an alcoholism or drug abuse recovery or treatment facility, as defined by HSC Section 11834.02; a pediatric day health and respite care facility, as defined by HSC Section 1760.2.
30. Residential Multipurpose Accessory Structures. Detached accessory structures that are not intended for sleeping but that may be used for a variety of purposes including, but not limited to, workshops, storage sheds, game rooms, pool houses/cabanas, and greenhouses, but which do not contain kitchens or other cooking facilities.
31. Restaurants. Commercial establishments which primarily serve prepared food to the general public for immediate consumption on the premises. Restaurants may include off-sale of beer and wine. Restaurants may also include on-sale of alcoholic beverages in addition to beer and wine, or a bar as defined in Section

32. Retail Cleaning Establishments. 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.
33. Short-Term Bicycle Parking Facilities. A space that includes lockers and/or racks or other devices used to secure and park bicycles park for up to four consecutive hours.
34. Supportive Housing. Any Dwelling Group or Multiple Dwelling development, whether or not integrated with a Mixed-Use Development, with the following characteristics: 1) units are available for rent with no limit on term of occupancy of the unit by an individual or family; 2) with exception of one unit that may be occupied by the property owner, all units in the development are rental units occupied by persons with disabilities or who are or have experienced homelessness; and 3) the development is linked to onsite or offsite services that assist the supportive housing residents in retaining permanent housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. Supportive housing must meet all requirements of Government Code Section 65651.
35. Tandem Parking Space. A vehicular parking space wherein two or more vehicles park in line with one vehicle behind another.
36. Temporary Living Facilities During Residence Construction. 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.
37. Trade and Vocational Schools. Public or private educational facilities and associated grounds offering specialized trade or commercial instruction, but not academic education, above the secondary level.
38. Transitional Housing. Any Dwelling Group or Multiple Dwelling development, whether or not integrated with a Mixed-Use Development, with the following characteristics: 1) units are available for rent with a six-month limit on the term of occupancy of a unit by an individual or family; and 2) with exception of one unit that may be occupied by the property owner, all units in the development are rental units occupied by the persons with disabilities or who are or have experienced homelessness and who require assistance in the securing of permanent housing.

SECTION 8.116.040. USES PERMITTED.

1. Residential and nonresidential uses of land are allowed in the TS-MU District according to Table 8.116.040.1. The symbol "--" indicates that the use is not allowed.
2. Accessory Residential Use Classifications include only those uses that occur on the premises of or within a principal dwelling.
3. New construction or site development, or alteration to the exterior of any existing

building or modification to existing surface improvements shall be subject to the Minor Development Review process prescribed in Section 8.116.060 in addition to any land use permit required pursuant to Table 8.116.040.1, when the proposed development would result in residential uses occupying 75 percent or more of the development net floor area.

4. New construction or site development, or alteration to the exterior of any existing building or modification to existing surface improvements shall be subject to the Development Review Procedure prescribed in Section 8.296.010 through Section 8.296.080 in addition to any land use permit required pursuant to Table 8.116.040.1, when the proposed development would result in residential uses occupying less than 75 percent of the development net floor area.

Table 8.116.040.1: TS-MU District Permitted Uses

Use Category	Required Planning Permit for TS-MU District
	TS-MU
A. Residential Use Classification	
1. Dwelling, Multiple	None
3. Emergency Shelter ¹	None
4. Low-Barrier Navigation Center	None
5. Supportive Housing	None
6. Transitional Housing	None
B. Accessory Residential Use Classification	
1. Home Occupation	Home Occupation Certificate
2. Large Family Child Care Home	None
3. Limited Keeping of Pets	None
4. Residential Multipurpose Accessory Structure	None
5. Small Family Child Care Home	None
C. Mixed-Use Classification	
1. Mixed-Use Development – Residential Use ≥ 75 Percent of Building Floor Area	None
2. Mixed-Use Development – Residential Use < 75 Percent of Building Floor Area	Use Permit
D. Commercial Use Classification	

Indicates permitting requirements for commercial uses included as part of a residential mixed-use project. All stand-alone commercial uses require a use permit.

Use Category	Required Planning Permit for TS-MU District
	TS-MU
1. Administrative, Professional, and Business Offices	None
2. Art Centers	None
3. Bars	Use Permit
4. Electronic Game and Amusement Arcades	<5,000 sq. ft: None 5,000+ sq. ft: Use Permit
5. Financial Institutions (limited to floor area of 1,500 square feet)	None
6. Food and Beverage Stores	None
7. Food Establishments with Dine-in or Carry-out Service	None; Encroachment Permit required for dining in public right-of-way
8. Hotel	Use Permit
9. Indoor Exercise and Leisure Facilities	<5,000 sq. ft: None 5,000+ sq. ft: Use Permit
10. Indoor Retail Sales, Rental, or Repair Establishments	None
11. Indoor Theaters ²	None
12. Massage Businesses	Use Permit
13. Medical and Dental Offices	None
14. Night Clubs with Entertainment	Use Permit
15. Personal Convenience Service Establishments	None
16. Residential Full-Time Care Facilities	Use Permit
17. Restaurants	None; Use Permit required for live entertainment and/or sale of alcoholic beverages other than beer and wine;
18. Residential Full-Time Care Facilities	Use Permit
19. Retail Cleaning Establishments	None
20. Trade and Vocational Schools	Use Permit

Use Category	Required Planning Permit for TS-MU District
	TS-MU
E. Institutional Use Classification	
1. Adult Day Care Center	Use Permit
2. Child Care Center	Child Care Center Permit or Use Permit (Section 8.372.070 or Chapter 8.280)
3. Community Centers	Use Permit
4. Elementary and Secondary School	Public: None Private: Use Permit
5. Meeting Hall	Use Permit
6. Religious Facilities	Use Permit
F. Temporary and Other Use Classification	
1. Community Gardens	--
2. Temporary Living Facilities During Residence Construction	None
3. Other Compatible Uses	To be Determined by Director of Planning and Building
Footnotes:	
1. <i>Development and operation of an Emergency Shelter is limited to sites located in unincorporated Colma and must comply with Section 8.116.110.</i> 2. <i>Limited to theaters with no more than 400 seats.</i>	

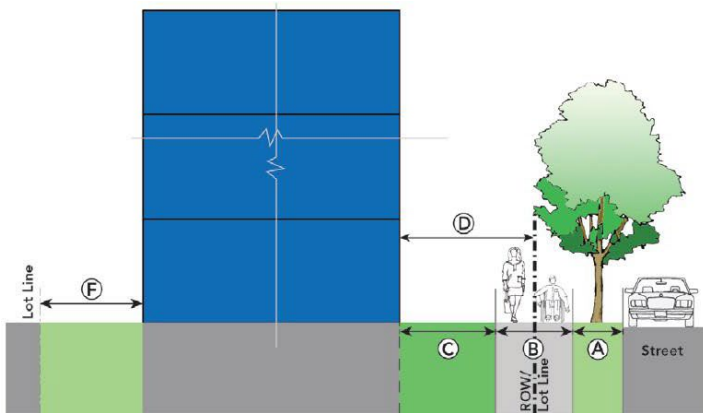
SECTION 8.116.050. DEVELOPMENT STANDARDS. All new development must conform to the following development standards:

1. Minimum Building Site Area and Width: There is no minimum building site area or width requirement.
2. Building Setbacks and Clearances:
 - a. Building Clearances from Street Right-of-way: Buildings shall have clearances from street rights-of-way according to the following standards listed in Table 8.116.050.1 and as illustrated in Figure 8.116.050.1. Where streets do not have a curb and/or sidewalk, Amenity Zone A is measured. from the middle of the "V"-gutter in the public right-of-way:

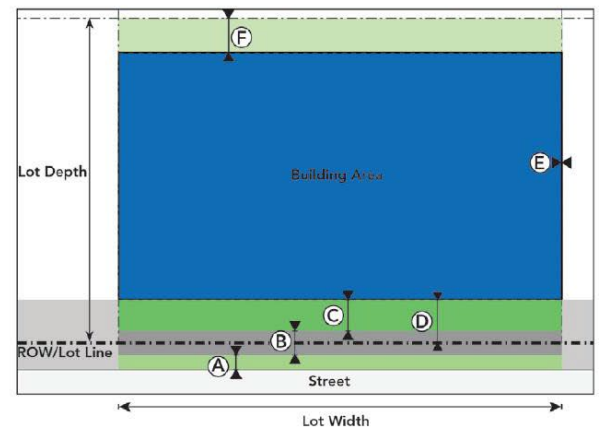
Table 8.116.050.1: Building Setbacks and Clearances

Standard	TSU-MU Zoned Areas within Unincorporated Broadmoor	TSU-MU Zoned Areas within the unincorporated Colma area	TSU-MU Zoned Areas within the unincorporated Harbor/Industrial Area and all other areas
Amenity Zone A	Four feet minimum	Five feet minimum	Five feet minimum; Three feet minimum in areas where trees are planted in parking lane
Pedestrian Zone B	Six feet minimum clear pathway	Five feet minimum clear pathway	Six feet minimum clear pathway
Activity Zone C	Five feet minimum	0 feet minimum	Four feet minimum
Ground Floor Setback Zone D	Min.: distance from right-of-way necessary to accommodate Zones A, B, and C Max.: Residential uses, 20 feet	Min.: distance from right-of-way necessary to accommodate Zones A, B, and C Max.: Residential uses, 15 feet Max.: Nonresidential uses, 10 feet	Min.: distance from right-of-way necessary to accommodate Zones A, B, and C Max.: Residential uses, 20 feet
Interior Side Setback E	0 feet	0 feet	0 feet
Rear Setback F	10 feet minimum	10 feet minimum	10 feet minimum

Figure 8.116.050.1: Building Setbacks and Clearances



Development Standards Section Diagram



Development Standards Plan Diagram

3. Building Height: 35 feet minimum, 75 feet maximum

Chimneys, pipes, mechanical equipment, antennae, and other similar structures that do not occupy more than 10 percent of the area of the roof may extend 8 feet above the maximum building height as necessary for safety or efficient operation.

4. Building Length: 300 feet maximum for development within the unincorporated Colma area; 200 feet maximum in all other areas

5. On-Site Open Space:

a. Residential Use Classification:

- i. Open space shall be provided on-site at a minimum ratio of 80 square feet per residential unit.
- ii. Common open spaces include at-grade or podium level courtyards or rooftop decks. Common open spaces shall be a minimum of six feet in any dimension.
- iii. A minimum of 30 percent of open space provided on-site shall be private open space to serve individual units. Private open spaces provided to each unit shall have no dimension smaller than six feet for ground floor units or three feet for upper floor units.

b. Other Use Classifications:

- i. Open space shall be provided on-site at a minimum ratio of 25 square feet per 1,000 square feet net leasable area for buildings with 25,000 or more square feet.
- ii. No on-site open space is required for buildings with less than 25,000 square feet.

6. Building Form and Articulation:

- a. Glass curtain walls, reflective glass, rough-textured stucco, unfinished cinder block, unfinished cement block, corrugated metal siding, and scored plywood are prohibited.
- b. At least 50 percent of the planes of exterior walls facing public streets shall vary in depth or direction through the use of cornices, recesses, and vertical or horizontal overhangs.
- c. Residential entrances on the ground floor shall be accompanied by one of the following: a porch covered entirely by a roof, a stoop with a doorway recessed at least two feet, or an interior lobby. The landing or floor for these features shall have an unobstructed (clear) width of not less than four feet.
- d. Front door entries to residential units on street-facing façades shall have uninterrupted access from a public sidewalk and be no more than 30 feet apart from another building entry.
- e. At least 50 percent of each building façade shall be articulated by use of a change in plane, color, arrangement of façade elements, or a change in materials (including glazing) to break up the building mass.
- f. A flat building façade shall incorporate details such as window trim, window projections and recesses, shade and anti-glare elements above doors, cornices, changes in material, color, or other design elements in an integrated composition. At least three architectural features applied to the street-facing façade or façades shall be applied also to rear and interior side elevations.
- g. There shall be the same or greater level of detail and articulation on the ground floor as on the upper floors of a building.
- h. At least 75 percent of any ground floor façade facing onto a street right-of-way shall consist of clear and transparent windows, including windows in doors. This standard applies to non-residential use classifications.
- i. At least 30 percent of any ground floor façade facing onto a street right-of-way shall consist of clear and transparent windows, including windows in doors. This standard applies to uses in the Residential Use classification.
- j. At least 25 percent of any upper-floor façade facing onto a street right-of-way shall be transparent windows.
- k. Exterior windows for inhabited space shall use clear glass having at least 90 percent light transmission within the visible spectrum, and shall not be mirrored or frosted, except for bathroom and utility room windows.
- l. Ground floor awnings and upper floor bays and balconies may extend up to six feet into the public right-of-way, provided there is a minimum nine feet of vertical clearance between the awning, upper floor bay, or upper floor balcony,

and the sidewalk upon issuance of an encroachment permit by the Director of Public Works or the Director's duly qualified representative.

- m. An anti-graffiti coating shall be applied to the portions floor walls within 15 feet of public sidewalks.
- n. Mechanical equipment located on a roof, shall be entirely recessed within a sloped roof or surrounded on all sides by an opaque parapet with a top edge as high as topmost point of the equipment.

The following are exempt: solar panels, wireless communications equipment, window cleaning systems, equipment required by fire departments and other public agencies, and appurtenances associated with the above.

- 7. Fencing and Walls. Fences, walls, and hedges shall comply with the height and location standards in Chapter 8.332, with the following exceptions:
 - a. Fencing within a building setback adjoining a street right-of-way shall not exceed three feet, six inches in height, as measured from grade of the adjacent sidewalk.
 - b. Chain link and corrugated metal fences are prohibited.

SECTION.116.060. STANDARDS FOR EMERGENCY SHELTERS IN UNINCORPORATED COLMA. The following design standards shall apply to emergency shelters proposed on any land zoned TS-MU District in unincorporated Colma.

- 1. Maximum Number of Persons Served Nightly. Shelters shall be allowed to serve a maximum of one person per every 50 square feet of living space, not to exceed 50 persons per facility per night.
- 2. Waiting and Intake Areas.
 - a. An emergency shelter building shall provide an interior intake area of at least 120 square feet in size, located entirely within the building. The intake area must be accessible from a main entrance which is accessed from a street, pedestrian way, kiss-n-ride area, central courtyard, or plaza, rather than the interior of a block or a parking lot.
 - b. An exterior waiting area of up to 200 square feet may be provided.
 - c. Queuing must occur at either the interior intake area or the exterior waiting area, and not in the public right of way. Signage which outlines these rules in addition to the intake hours for the shelter must be posted at all entrances to the shelter.
- 3. On-Site Supervision.
 - a. A minimum of one trained, on-site security staff person shall be on duty when the emergency shelter is in operation and at all times when clients are present on site.
 - b. A minimum of one administrative or program staff person per every eight clients

during daytime hours, 7:00 a.m. to 9:00 p.m., and a minimum of two administrative or program staff people at the facility during nighttime hours, 9:00 p.m. to 7:00 a.m.

4. Proximity to other Shelters. Any new emergency shelter shall be a minimum of 300 feet from an existing emergency shelter, as measured from the property line.
5. Maximum Length of Stay. The maximum length of stay at an emergency shelter shall be six months in any consecutive twelve (12) month period.
6. Lighting. Exterior lighting shall be located along all pedestrian pathways, parking lots, entrances and exits, common outdoor areas, and at the front of the building. All lighting shall be maintained in good operating condition and shall be fully-shielded.
7. Reporting Information for Substandard Shelter. The emergency shelter shall prominently display in a common, interior location information about an occupant's rights and the process for reporting a complaint alleging a homeless shelter is substandard pursuant to Government Code Section 17920.3, including the contact information for all of the following:
 - a. The owner or operator of the homeless shelter.
 - b. The city or county.
 - c. The department.
 - d. A homeless shelter shall provide in writing the notice specified in subdivision (a) to any new occupant during intake.
8. Emergency Shelter Management Plan. As a part of the initial application for an emergency shelter, and annually thereafter, the shelter shall prepare and file a management plan with the Community Development Department that discusses operational rules and standards, including, but not limited to:
 - a. Number of proposed staff, including the minimum requirement for administrative/program staff and security staff;
 - b. Procedures for staff training to meet the needs of the shelter residents, and have processes to address the following topics: client intake, confidentiality, health and safety training, mental health, and substance abuse treatment and referrals;
 - c. Operational rules and standards of conduct for residents, including policies prohibiting the use or possession of controlled substances by residents, rules concerning the use or possession of alcohol, curfew, prohibition of loitering, and any other provisions necessary to ensure compatibility with surrounding uses;
 - d. Policies and procedures for eviction from the facility for violation of rules and standards of conduct;
 - e. A safety and security plan to protect shelter residents and surrounding uses
 - f. A process for resident screening and identification;
 - g. Provisions for on-site or partnerships with off-site organizations to provide job training, counseling, and treatment programs, and services to assist residents with obtaining permanent shelter and income;

- h. Provisions to keep the exterior of the building, landscaping, and parking areas in a good state of repair and free of weeds, loose trash, unauthorized vehicles or carts, debris and other litter.

SECTION 8.116.070. MINOR DEVELOPMENT REVIEW FOR RESIDENTIAL USES.

This section applies to developments wherein the area occupied by the residential use is 75 percent or more of the net floor area of the development.

1. New development that incorporates any combination of one or more One-Family Dwellings or Multiple-Family Dwellings, whether or not part of a Mixed-Use Development and with or without Accessory Dwellings, shall be subject to the development review and certification procedure for Minor Developments established in Chapter 8.296.090.
2. In reviewing applications for Minor Developments, the Director of Planning and Building, shall approve building permit issuance for a Minor Development if the Director finds and certifies that the development conforms to all development and design standards in this Chapter.
3. The Director of Planning and Building shall approve exceptions for no more than one of the applicable standards in Section 8.116.050 upon finding that the exceptions: 1) are necessary for compliance with the building and site design requirements; 2) will not jeopardize public safety; 3) promote or enhance good design, site relationships and other aesthetic considerations, in accordance with the applicable Area Plan and San Mateo County General Plan Policy 4.15; 4) will be compatible with the neighborhood surrounding the parcel; and 5) will not be detrimental to the public welfare. The Director may require modifications to the proposed exception, including design, location, materials, colors, and landscaping requirements. The decision on an exception authorized by the Director or the Director's authorized designed pursuant to this Section shall not require a public hearing but may be appealed to the Planning Commission.
4. Requests for exceptions for two or more of the applicable subdistrict standards in Section 8.116.050 shall be subject to the decision of the Zoning Hearing Officer. The Zoning Hearing Officer may approve requests for two or more standards upon making the findings in Section 8.116.070.3.

SECTION 8.116.080. GENERAL PARKING REQUIREMENTS. The parking requirements in this Chapter shall replace Zoning Regulations Chapter 8.344 for all residential, commercial, and institutional building types which require off-street parking. This section includes general parking standards, while specific parking requirements are contained in land use designation sections.

1. Applicability. Whenever in any building there is a change in use, or increase in floor area, or in the number of employees or other unit measurements specified hereinafter to indicate the number of required off-street parking spaces, and such change or increase creates a need for an increase of more than ten percent in the number of off-street parking spaces required pursuant to subsection 2 of this Section, additional off-street parking spaces shall be provided on the basis of the increased requirements of the new use or on the basis of the total increase in net floor area, as applicable. Notwithstanding the foregoing, if a change in use creates a need for an increase of less than five off-street parking spaces, no additional parking facilities shall be required.
2. Automobile Off-Street Parking Spaces Required.
 - a. Residential Use Classification.
 - (1) Maximum one-half parking space per residential unit in TSMU-zoned areas within the unincorporated Harbor Industrial area; maximum one parking space per residential unit in all other TSMU-zoned areas.
 - (2) Stacked and valet parking may be used to meet parking requirements. Tandem parking spaces may be used to meet parking requirements provided that:
 - i. Each tandem space is allocated to one residential unit.
 - ii. No tandem parking space is a required accessible parking space.
 - (3) All parking serving a Multiple Dwelling development shall be unbundled.
 - b. Commercial or Institutional Use Classification.
 - (1) Building with less than 3,000 square feet of net leasable floor area intended for occupancy by a Commercial or Institutional Use Classification: No off-street parking required.
 - (2) Building with 3,000 or more square feet of net leasable floor area intended for occupancy by a Commercial or Institutional Use Classification: Maximum one parking space is required for each 1,000 square feet of net leasable area.
 - (3) Tandem, stacked, and valet parking may be used to meet parking requirements. Stacked and tandem parking is allowed only if it is valet parked.
 - c. Mixed Occupancies and Uses Not Specified. In the case of a use not specifically listed in Section 8.116.040, the requirements for off-street parking facilities for a use which is so listed and to which said use is similar shall apply. In the case of mixed uses, the total requirements for off-street parking facilities shall be the sum of the requirements for the various uses computed separately. Off-street parking facilities for one use shall not be considered as providing

required parking facilities for any other use except as hereinafter specified for joint use.

d. Exceptions to Required Parking Spaces.

- (1) For an Emergency Shelter, off-street parking shall be provided at a ratio of one space per full-time staff member per shift, with a minimum of two on-site parking spaces.
- (2) No off-street parking spaces are required for Supportive Housing.

e. Parking Spaces Above Requirement. Requests to provide a number of off-street parking spaces in excess of the maximum number of parking stalls permissible pursuant to subsections a, b, and c of this Section are subject to Planning Commission approval of a conditional use permit in accordance with the procedure in Chapter 8.280.030, except that the conditional use permit shall be considered and approved by the Zoning Hearing Officer.

3. Location.

- a. Except as provided herein, required parking facilities shall be located on the same building site as the development for which they are required.
- b. Automobile parking serving the use on-site shall be located behind habitable space or occupied space, underground, or on the interior or rear of the building.
- c. Parking may be located behind an exterior wall fronting on a public right-of-way, provided that the wall is articulated in accordance with the applicable standards of Section 8.116.050.
- d. All off-street parking areas shall be separated at least five feet from buildings to accommodate sidewalks, landscaping, and other plantings between the building and the parking area. This separation may be eliminated to the rear of buildings in areas designed for unloading and loading of materials.
- e. Automobile parking areas are not allowed in a front yard setback.
- f. Automobile parking areas are not allowed in a side yard setback adjoining a street right-of-way unless the parking space is a minimum of 20 feet from the side lot line and the parking space is setback further from the right-of-way than the building.
- g. Parking required to serve a use may be on a different site under the same or different ownership as the use served so long as that parking is within a pedestrian travel distance of no more than 1,000 feet of the use served in the case of a Commercial Use Classification or 500 feet of the use served in the case of a Residential Use Classification, as measured from the near corner of the parking facility to the entrance of the use served via the shortest pedestrian route. The facility for off-site parking must be restricted to that use by a recorded deed, lease, or agreement for a minimum period of 10 years from the date that a certificate of occupancy or final building permit inspection has

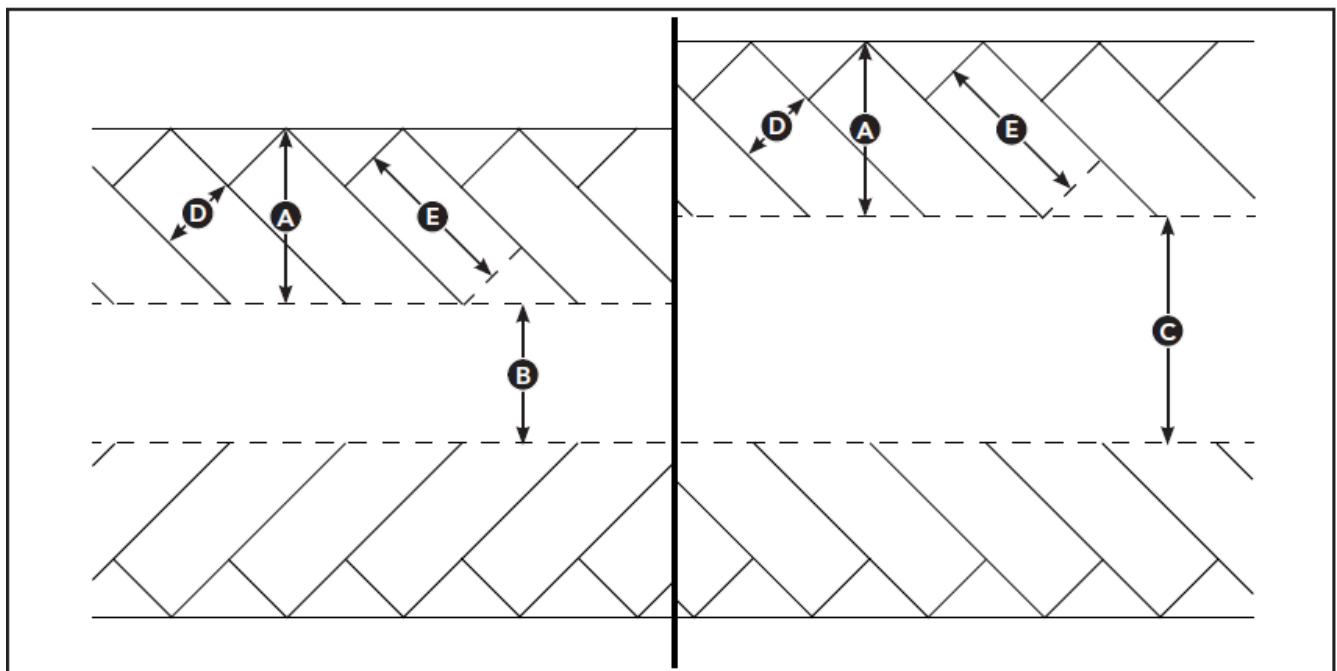
occurred for the use or the use has otherwise been established.

4. Size of Spaces.

- a. Standard car parking spaces and parking lot aisles shall comply with the minimum dimension standards established in Table 8.116.040.4: Minimal Dimensional Requirements for Parking Spaces and Aisles.

Table 8.116.040.4: Minimal Dimensional Requirements for Parking Spaces and

Angle	Parking Row Depth (A)	Drive Aisle Width		Space width (D)	Space Length (E)
		One-way (B)	Two-way (C)		
Parallel	8'	12'	20'	8'	20'
30°	17'	11'	24'	9'	20'
45°	20'	13'	24'	9'	20'
60°	21'	18'	24'	9'	18'
Perpendicular	18'	24'	24'	9'	18'
Tandem	36'	24'	24'	9'	36'



- b. When a parking space abuts a sidewalk or planter, the front two feet of the required parking space length may overhang the planter or sidewalk, provided that wheel stops or curbing are provided, and the remaining area outside of the overhang meets the minimum width requirements of the sidewalk or planter.
- c. When the side of a parking space abuts a wall or other structure that is taller than six inches, the width of the parking space shall be increased by two feet. This provision does not apply to parking spaces abutting support columns in a

parking garage.

- d. Up to 25 percent of nonparallel parking spaces may be compact stalls, but in no case shall a parking stall be less than seven and a half feet wide and 15 feet long.
- e. Parking stalls shall have a vertical clearance of no less than seven feet from the parking surface to ceiling fixtures, pipes, structural elements, or shade structures. Accessible parking stalls shall have vertical clearance in compliance with California Administrative Code, Title 24, Chapter 2-71.

5. Layout.

- a. Driveways from a public thoroughfare to off-street parking areas shall comply with all of the following standards:
 - (1) Driveways shall be a minimum of 10 feet wide.
 - (2) No curb cut shall be more than 24 feet wide.
 - (3) One curb cut shall be allowed per site. Additional curb cuts will require a conditional permit.
 - (4) Driveways shall provide a four-foot wide, level, accessible path of travel across the driveway.
- b. Parking spaces in any parking lot or parking structure for any use shall not be designed or located so as to permit a vehicle to enter or exit a parking space directly from a public thoroughfare. Driveways to the public thoroughfares shall be by forward motion of the vehicle. Ingress to and egress from parking spaces shall be from an on-site aisle or driveway.

6. Materials.

- a. Off-street parking areas shall be surfaced with an asphaltic or Portland cement binder pavement. Pervious or semi-pervious parking area surfacing materials—including, but not limited to “grasscrete,” or recycled materials such as glass, rubber, used asphalt, brick, block and concrete—may be approved by the Director of Public Works for required vehicular surface area on a site, provided such areas are properly maintained and can achieve County storm drainage and stormwater quality permit standards.
- b. Driveway materials shall extend and include the area between the property line and the street.
- c. Driveways and curb cuts shall be constructed, surfaced, and maintained in accordance with the County of San Mateo Standard Structures details and as approved by the Director of Public Works.

7. Surface Parking Lot Landscaping and Screening.

- a. At least one tree shall be planted for each five automobile parking stalls in a surface parking lot. Trees shall be minimum 15-gallon size, minimum one-inch caliper and minimum six feet tall at planting and shall have a minimum canopy of 40 feet at maturity. Tree wells shall have a minimum five feet of width and length and be installed with root barriers and deep root irrigation.
- b. Landscaped planters shall be installed between or at the back of parking bays and at both ends of each row of parking spaces.
- c. All parking areas shall be screened from streets and adjoining properties as follows.

(1) Parking Areas Adjoining a Side Street Right-of-way.

- i. A parking area shall be designed to provide a landscaped planting strip between the street right-of-way and parking area. The planting strip shall be equal in depth to the required setback or 10 feet, whichever is greater.
- ii. Landscaping shall be designed and maintained to screen cars from the street to a minimum height of three feet.
- iii. Screening materials may include a combination of plant materials, earth berms, raised planters, decorative walls, or other screening devices that meet the intent of this requirement.

(2) Parking Areas Adjacent to Side and Rear Property Lines.

- i. Parking areas shall include a perimeter landscape strip at least five feet wide (inside dimension) where the parking area adjoins a side or rear property line.
- ii. A fence, wall, or hedge or combined open fence and planter, at least three feet, six inches feet in height but no higher than the maximum height permitted by Chapter 8.332 is permitted, wherever the parking area is within 20 feet of the side or rear property line.

(3) Parking Areas Adjacent to Residential Use.

- i. A parking area abutting a residential use shall provide a landscaped buffer with a minimum dimension of 10-feet between the parking area and the property line of the residential use.
 - ii. A six-foot high solid decorative masonry wall or fence and landscape buffer shall be provided along the property line, except at approved pedestrian access points, to address land use compatibility issues (e.g., light/glare and nuisance noise). The height of the wall or fence may be increased up to eight feet upon granting of an exception pursuant to Chapter 8.332.
- d. Notwithstanding the above, no landscaping is required for a parking lot with six

or fewer parking spaces. Parking lots with more than six parking spaces shall be landscaped according to the following ranges:

Number of Parking Spaces	Percent of Gross Parking Area in Landscaping
7 to 15	4%
16 to 30	8%
31 to 70	12%
71 or more	16%

8. Parking Garage Design. Podium apartment parking garages shall be designed as follows:
- a. A minimum vertical clearance of at least seven feet shall be provided; eight feet, two inches is acceptable to accommodate accessible van parking.
 - b. Separate one-way inbound and outbound routes shall be provided.
 - c. Principal pedestrian access points shall be located away from the primary vehicle circulation route.
 - d. Multiple entrance and exit points shall be provided a minimum of 200 feet apart to distribute traffic and shorten travel distances.
 - e. Back-up capacity shall be provided behind each exit control point, to the satisfaction of the County Engineer.
 - f. All vents to the street shall be screened with louvers or screen walls. Forced air vents shall not be oriented toward any sidewalks or other pedestrian areas.
 - g. Garage lighting and automobile headlights shall be shielded so they are not visible from the street.
 - h. The stacking of two or more automobiles via a mechanical car lift or computerized parking structure is permitted within enclosed parking areas. The platform of the mechanical lift on which the automobile is first placed shall be individually and easily accessible and shall be placed so that the location of the platform and drive aisles ensures adequate provision for ingress and egress to all parking spaces in the platform system. The lift equipment or computerized parking structure shall meet all applicable building, mechanical, and electrical code requirements as approved by the Building Official.
9. Loading Spaces. Any use that requires the receipt or distribution of material or merchandise by vehicles or trucks shall provide at least one permanent loading space for the first 5,000 square feet of net leasable floor area, plus one additional loading space for each additional 10,000 square feet of net leasable floor area. Each required loading space shall be at least 10 feet wide by 25 feet long, with 15 feet of

vertical clearance, exclusive of driveways, aisle ways, turnarounds, and other maneuvering areas. Each loading space shall be provided with driveways for entry and exit and maneuvering space of the same type required for parking spaces.

10. Accessible Parking Requirements. The number, arrangement, and design of accessible parking spaces for persons with disabilities shall conform with California Administrative Code, Title 24, Chapter 2-71 and be designated in accordance with California State Vehicle Code Section 22511.8.
11. Exceptions. The Director of Planning and Building may grant an exception to modify the number of spaces, size, location, or design of required parking areas upon finding that:
 - a. extenuating and/or unusual circumstances exist that impair compliance with the regulations; and
 - b. establishment, maintenance, or conducting of the off-street parking facilities as pro[posed] are as nearly in compliance with the requirements set forth in this section as are reasonably possible.

SECTION 8.116.090. GENERAL BICYCLE PARKING FACILITY REQUIREMENTS. The bicycle parking requirements in this section shall apply to all uses and building types which require off-street automobile parking.

1. Number and Type of Bicycle Parking Spaces Required
 - a. For Residential Use Classifications:
 - i. One short-term bicycle parking space shall be provided for every 10 residential units; and
 - ii. One long-term bicycle parking space shall be provided for each residential unit.
 - b. For all use classifications other than Residential:
 - i. One short-term bicycle parking space shall be provided for each 3,000 square feet of net leasable area; and
 - ii. One long-term bicycle parking space shall be provided for each 10,000 square feet of net leasable area.
2. Design of Bicycle Parking
 - a. Bicycle parking facilities shall be designed to:
 - i. Secure bicycles from vandalism and theft;
 - ii. Accommodate a range of bicycle types and locking mechanisms;
 - iii. Use a simple mechanism and operation to secure the bicycle; and

- iv. Use rust-proof materials constructed to minimize or eliminate structural and mechanical failures.
 - b. Bicycle parking facilities for long-term bicycle parking shall incorporate the design elements listed in Section 8.116.090.2.a and shall also be designed to:
 - i. Shelter the bicycle from rain, or fully enclose the bicycle in a locker or a controlled storage area; and
 - ii. Fully secure the bicycle frame and its wheels with a user-supplied lock.
- 3. Exceptions. The Director of Planning and Building may grant an exception to modify the number of bicycle parking spaces required, the location of bicycle parking requirements, or the design of bicycle parking requirements if the applicant demonstrates that at least one of the following conditions exist:
 - a. The number of spaces, location, and design of existing bicycle parking would adequately serve the new building occupants.
 - b. Extenuating or unusual circumstances exist relating to property shape or location of development that impairs compliance with the regulations.

SECTION 8.116.100. GENERAL SIGN REQUIREMENTS. The following requirements apply to all residential, commercial, and institutional signs.

- 1. Sign Plan. A coordinated sign plan shall be provided for all signs on the exterior of each building. The plan shall show sign placement, size, lettering style, and materials.
- 2. Prohibited Signs. The following signs shall be prohibited:
 - a. Any sign that, because of its location, construction, colors, or operating characteristics, can be confused with a traffic control device or emergency vehicle.
 - b. Signs having animated, moving, rotating, inflatable, or flashing parts.
 - c. Signs emitting intense and focused beams of light, including beacons.
 - d. Off-premises signs.
 - e. Abandoned signs.
 - f. Billboards.
- 3. Maximum Number of Signs. The maximum number of signs allowed on a parcel is one sign per parcel, or one sign per 200 feet of parcel street frontage, or one sign per use, whichever is greatest.

4. Maximum Total Sign Display Area. The maximum total display area for all signs on a parcel is three-quarters (0.75) square foot per foot of parcel street frontage.
5. Maximum Sign Height. The maximum height of signs on a parcel is as follows:
 - a. Attached signs shall not exceed the height of the building or structure to which the sign is attached and shall not extend above the roofline.
 - b. Freestanding signs shall not exceed 15 feet tall.
6. Sign Projection. Attached signs shall not project more than four feet horizontally from the building or structure to which the sign is attached. Attached or freestanding signs shall not project beyond any parcel boundary except that signs may project into the public right-of-way subject to the approval of the Director of Public Works.
7. Sign Design. The design of signs on the parcel shall reflect the architectural design of the building or structure with which the sign is associated, and incorporate unifying colors, materials, and features. Window and awning signs are encouraged over wall signs or internally lit signs. Window signs must maintain the transparency of the window and must be permanently attached.

SECTION 8.116.110. GENERAL PERFORMANCE STANDARDS. No use may be conducted in a manner which, in the determination of the Director of Planning and Building, does not meet the following performance standards. Measurement, observation, or other means of determination shall be made at the perimeter of the adjoining use, unless otherwise specified.

1. Noise. No use will be permitted which exceeds the noise standards and thresholds established in County Ordinance Code Chapter 4.88
2. Vibration. No use will be permitted which causes vibration perceptible without instruments on adjoining property, except for temporary construction operations.
3. Lighting. All exterior and interior lighting shall be dark-sky compliant and designed and located so that direct rays and glare are confined to the premises, with the exception of lighting on the front building façade which may light the public sidewalk. Flood lights shall be prohibited, unless an applicant demonstrates to the satisfaction of the Director of Planning and Building that such additional lighting is necessary for public health and safety.
4. Trash and Debris. All trash, boxes, or similar debris shall be picked up on a regular basis and stored in refuse containers that are screened from public view.
5. Stormwater Management. Projects shall conform to San Mateo County Stormwater Pollution Prevention Program's C.3 Technical Guidance in the design and location of buildings and other site features.

6. Transportation. Development projects that generate at least 100 average daily trips (ADT) shall adhere to the City/County Association of Governments of San Mateo County (C/CAG) TDM Policy, which requires applicants to submit a TDM Checklist with their development application that lists measures to be implemented to mitigate traffic impacts at desired trip reduction target thresholds. San Mateo County staff will notify C/CAG of any new development project within its purview that is estimated to generate at least 100 ADT within 10 days of receipt of an application.

(Adopted by Ordinance No. 4917, April 21, 2026)