

A Neighborhood Commercial Ordinance specific for the Midcoast would contain the following sections:

Purpose	Design Review (reference to applicable ordinance)
Definitions	Development Standards
Uses Permitted	Performance Standards

Uses Permitted & Definitions are covered in this section.

NOTE:

- C-1 contains lengthy, antiquated listing of undefined uses, many of which are now included under current, more general, definitions.
- Use Permits (Zoning Regs, Chapter 24, Section 6500) - When may be issued: Location of the following uses in any district, within the Urban Areas of the Coastal Zone, when found to be necessary for the public health, safety, convenience or welfare:
 - Hospital,
 - Rest Home,
 - Sanitarium,
 - Institution of a philanthropic or charitable nature,
 - Directional signs for public information purposes,
 - Keeping of domestic livestock or farm animals in conjunction with 4-H or similar projects on parcels of land not less than one acre in size,
 - Roadside stand, for a period of one year, subject to annual review and reapplication, in a district where it is not otherwise permitted, not to exceed four hundred (400) square feet in floor area, for the sale of agricultural products grown on the premises or elsewhere within San Mateo County by the operator or members of his immediate family

Comparison County ordinances

Coastside

C-1 Neighborhood Commercial: generic countywide ordinance dating from 1950's or earlier.
 Midcoast restrictions on dwelling units were added in 2012.
 Located east of Hwy 1, except strip along west side of Hwy in Moss Beach.

CCR Coastside Commercial Recreation (visitor-serving) -- adopted 1980
 All commercial districts west of Hwy 1 in Midcoast are CCR, except strip along west side Hwy 1 in Moss Beach.

Bayside

C-1/WMP West Menlo Park Neighborhood Commercial -- adopted 1998

NMU North Fair Oaks Neighborhood Mixed Use -- adopted 2015
 CMU-1 North Fair Oaks Commercial Mixed Use -- adopted 2019

Links to these ordinances are found on MCC website, Neighborhood Commercial page:
<http://www.midcoastcommunitycouncil.org/neighborhood-commercial/>

Uses Permitted & Definitions: C-1/MIDCOAST

updated 9/23/19

Uses Permitted	Existing C-1 & comparison districts that allow this use, with or without Use Permit (UP)				Recommended for Midcoast
Specialized Neighborhood Trades/Services					
Personal Convenience Services	C-1		WMP-UP >6K s/f	NMU-UP	Yes
Retail Cleaning Establishments	C-1	CCR-UP	WMP-UP >6K s/f	NMU	Yes
Pet Sales and/or Grooming Establishments	C-1		WMP-UP >6K s/f	NMU-UP	Yes
Veterinary Hospitals for Small Animals	C-1-UP		WMP-UP	NMU-UP	Yes - UP
Retail Sales, Rental, or Repair Establishments					
Food & Beverage Stores	C-1	CCR-UP	WMP-UP >6K s/f	NMU	Yes
Liquor Stores		CCR-UP	WMP-UP	NMU-UP	Yes - UP
Indoor Retail Sales, Rental, or Repair	C-1	CCR-UP	WMP-UP >6K s/f	NMU	Yes
Outdoor Retail Sales, Rental, or Repair		CCR-UP	WMP-UP	NMU-UP	Yes - UP
Sale of used merchandise or vehicles	C-1-UP	>> see indoor/outdoor retail sales <<			Delete
Bulk storage plants for LPG gas/ home fuels	C-1-UP				Delete
Food services					
Restaurants	C-1	CCR-UP	WMP-UP >6K s/f	NMU	Yes
Bars	C-1	CCR-UP		NMU-UP	Yes
Food Establishments specializing in take-out service			WMP-UP >6K s/f	NMU-UP	Yes
Farmers Markets				NMU-FM	Yes
Professional services					
Administrative, Professional, Business Offices	C-1		WMP-UP >3K s/f	NMU	Yes
Medical & Dental Offices	C-1		WMP	NMU	Yes
Financial institutions (CCR limit to ATM's)	C-1	CCR-UP	WMP-UP >3K s/f	NMU	Yes
Non-chartered financial institutions	C-1-UP		WMP-UP	NMU-UP	Yes - UP
Indoor Recreation					
Indoor exercise/leisure facilities: Small (≤2K s/f)			WMP-UP >6K s/f	NMU	Yes
Indoor exercise/leisure facilities: Large (>2K s/f)	C-1			CMU-UP	Yes - UP
Theaters	C-1			CMU-UP	Yes - UP

Uses Permitted & Definitions: C-1/MIDCOAST

updated 9/23/19

Uses Permitted	Existing C-1 & comparison districts that allow this use, with or without Use Permit (UP)			Recommended for Midcoast	
Neighborhood Institutional Facilities					
Community Centers			WMP	NMU-UP	Yes - UP
Child Care Centers				NMU-UP	Yes
Religious Facilities				NMU-UP	Yes - UP
Educational Facilities	C-1			NMU-UP	Yes - UP
Libraries			WMP		Yes - UP
Hospitals, rest homes, sanitariums, clinics	C-1-UP	>> see note on Use Permits on p. 1 <<			Delete
Philanthropic/charitable institutions	C-1-UP	>> see Professional services section <<			Delete
Lodging					
Hotels/Motels (6 or more rooms)	C-1-UP	CCR-UP	>>	further discussion on limit # rooms?	Yes - UP
Hostelries - small (5 or fewer rooms)		CCR-UP		"	Yes - UP
Motor vehicle related trades & services					
Motor vehicle fuel sales		CCR-UP	WMP		Yes
Motor vehicle service stations	C-1	CCR-UP			Yes - UP
Multiple-Family Dwelling - Mixed Use					
	C-1-UP	CCR-UP	WMP	NMU	Yes (UP)
>> Shall be above first floor of main building, and shall not exceed floor area of commercial uses, except when add'l floor area is affordable (very low, low or moderate income) housing, subject to income & cost/rent restriction contracts with SMC.					
					Discuss ratio?
Residential accessory uses					
Home Occupations		CCR	WMP	NMU-cert	Yes
Limited keeping of pets	C-1	CCR	WMP	NMU	Yes
Neighborhood solid waste/recycling facilities					
Small Collection Facilities (≤500 s/f)	C-1	CCR-UP	WMP	NMU	Yes
Large Collection Facilities (>500 s/f)	C-1-UP				Delete
Parking Lots & Parking Garages					
		CCR-UP	WMP (UP structure)	NMU-UP	Yes - UP
Other Compatible Uses (determined by Director)					
		CCR-UP	WMP	NMU	Yes - UP

DEFINITIONS

C-1 generic countywide ordinance contains no Definitions section.

The following definitions are from the 2015 NMU ordinance, unless otherwise noted.

- Administrative, Professional and Business Offices

Establishments where management, administrative, professional or consulting services are conducted including, but not limited to, government, law, real estate, accounting and other business offices.

- Bars

Commercial establishments engaged in the sale of alcoholic beverages to the general public for immediate consumption on the premises as a primary use, which may also offer food and entertainment on a limited basis, but not adult entertainment as defined in Section 6102.1.5.

- Community Centers

Facilities used by local residents for civic activities, classes, meetings, performances, presentations or other purposes. Includes “clubs” (Section 6102.25) and “meeting halls” (Section 6201.62.5).

- 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.

- Educational Facilities

Public or private educational facilities, or schools offering instruction, including academic or specialized instruction, to students.

- Farmers Markets

An outdoor market at a fixed location, open to the public, operated by a government agency, a non-profit 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.

- 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.

- 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.

- Food Establishments Specializing in Take-Out Service (WMP)

Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption off the premises, which may include limited indoor or outdoor seating.

- 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.

- Hostelries, Small (CCR, R-1/CCP 1994, RH)

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, small motels and hotels, and bed and breakfast establishments.

- Hotel (Chapter 1 - Definitions)

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.

- 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.

- Indoor Exercise and Leisure Facilities - Large (CMU-1 North Fair Oaks)

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.

- 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.

- Libraries (WMP)

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.

- 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.

- Liquor Stores

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

- 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.

- Motel (Tourist Court - Chapter 1, Definitions)

A group of attached buildings containing guest rooms or dwelling units, some or all of which have a separate entrance leading directly from the outside of the building with garage attached or parking space conveniently located on the lot and which is designed, used, or intended wholly or in part for the accommodation of automobile transients.

- Multiple-Family Dwellings - Mixed Use (C-1 added for Midcoast 2012)

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, except when the additional floor area is developed as affordable (very low, low or moderate income) housing, subject to income and cost/rent restriction contracts with San Mateo County.

- Motor Vehicle Fuel Sales

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

- Motor Vehicle Service Stations

Commercial establishments primarily engaged in the sale of gasoline, 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.

- 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.”

- 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.

- 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.

- Parking Lots and Parking 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.

- 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, massage establishments.

- 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.

- Religious Facilities

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

- 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.

- 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 and laundromats where coin-operated washers and dryers are provided for self-service to the public.

- Small Collection Facilities for Recyclable Materials

A small collection facility occupies an area of not more than 500 sq. ft., 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.

- Theaters (CMU-1 Commercial Mixed Use North Fair Oaks 2019)

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.

- 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.