

## **CHAPTER 16.5. "CCR" DISTRICT** **(COASTSIDE COMMERCIAL RECREATION DISTRICT)**

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**SECTION 6265. PURPOSE.** The purpose of the Coastside Commercial Recreation District is to limit and control the use and development of land designated as commercial recreation in the Local Coastal Program in order to establish commercial areas which:

1. Are primarily oriented toward meeting the service and recreational needs of Coastside visitors, boat users and Coastside residents seeking recreation;
2. Are active and pedestrian-oriented, while meeting the need for safe and efficient automobile access and parking;
3. Have an intimate, human scale;
4. Have a unified design theme appropriate to their location;
5. Size of the district permitting, have a balanced diversity of uses, within the limits of Section 6266(a);
6. Provide public access to nearby coastal areas; and
7. Protect coastal resources.

### **SECTION 6266. DEFINITIONS.**

1. Bars (2.02.30)

Commercial establishments primarily engaged in the sale of alcoholic beverages to the general public for immediate consumption on the premises, which may also offer food and entertainment on a limited basis.

2. Boat Building, Repair, Sales and Support Establishments (2.04.10)

Commercial establishments primarily engaged in the assembly, repair, storage or sale of marine vessels and support services including, but not limited to, the sale of fuel.

3. Boat Launching and Docking Facilities (7.05.10)

Ocean or lakeside facilities for small pleasure craft with associated features including piers, docks and boat launch ramps.

4. Commercial Fishing Harbors and Associated Facilities (2.04.40)

Establishments engaged in the operation and maintenance of harbor facilities for commercial fishing vessels including, but not limited to, piers, docks, boat launch ramps and administrative offices associated with such facilities.

5. Financial Institutions (2.06.30)

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

6. Food and Beverage Stores (2.02.40)

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.

7. Home Occupations (1.05.10)

Vocations conducted in a dwelling by a resident which are accessory uses incidental to the principal residential use of the dwelling.

8. Indoor Retail Sales, Rental and Repair Establishments (2.05.10)

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.

9. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals, excluding exotic animals, horses, livestock and poultry, and subject to the following limitations: (a) no more than four (4) dogs, or four (4) cats, or any combination of dogs and cats not exceeding a total of four (4); and (b) no 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 per business establishment in commercial or industrial zoning districts. The number of fish, reptiles, birds or other small animals caged indoors shall not be restricted unless they create noise or odor discernable outside the dwelling, or are kept in such a manner as to constitute a nuisance.

10. Large Hostelries (1.07.20)

Facilities that rent six (6) or more rooms for the overnight accommodation of paying guests, including but not limited to, hotels and motels.

11. 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 manmade linear resource such as stream drainage, bluff line, ridge, utility right-of-way, or service road.

12. Marine Related Clubs, Schools and Administrative Offices (7.05.20)

Facilities used for marine activities including boat charters, boating clubs, sailing and marine skill schools, tour operators, and administration of small craft marinas.

13. 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.

14. Motor Vehicle Service Stations (2.03.20)

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.

15. 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.

16. 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.

17. Outdoor Retail Sales, Rental and 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.

18. 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.

19. Parking Lots and Garages (2.08.10)

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

20. Recreation Areas (7.02.80)

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

21. Retail Cleaning Shops (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.

22. Resort Facilities (1.07.30)

Facilities that rent six (6) or more rooms for overnight accommodation of paying guests that include associated grounds and indoor and outdoor recreation facilities, including, but not limited to, water sports facilities, golf courses, tennis courts, or gymnasiums.

23. 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 2.2.30.

24. Retail Marine Supply Stores (2.04.20)

Commercial establishments primarily engaged in sales to the general public of merchandise customarily used in connection with marine vessels and activities.

25. Sale of Freshly Caught Fish (2.04.50)

Commercial sale of freshly caught fish from either a boat, vehicle, or structure.

26. Shoreline Access (7.05.30)

Areas used for public access from a public road to and along the shoreline including vertical and lateral access as defined in the San Mateo County Local Coastal Program.

27. Shoreline Area

That area which includes those parcels adjacent to the shoreline, as designated on the Shoreline Area Map.

28. 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.

29. 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.

30. Urban Roadside Stands (2.02.53)

Structures in urban areas of either portable or permanent construction used for the sale of produce and other goods and merchandise.

**SECTION 6267. USES PERMITTED.**

1. A use permit, as provided in Chapter 24 of this Part, shall be required for specified uses in the “CCR” District. The requirement for a use permit shall apply to all new construction or upon alteration of, addition to, or change in occupancy or use of, a structure legally in existence prior to adoption of this Chapter.
2. The granting of a use permit as required in Section 6267(a) shall be based on the following required findings, in addition to those specified in Chapter 24 of this Part:
  - a. The design and operation of the proposed use will further the purpose of this Chapter as stated in Section 6265.
  - b. The design and operation of the proposed use will conform with the development standards stated in Section 6269.
3. Prior to granting a use permit for any parcel, the granting authority may require the owner of that parcel to submit a site plan for all lands owned or controlled by the owner, in total or in part, in the same CCR District. The site plan shall be reviewed and approved by the granting authority prior to approval of any use permit for property shown thereon. The site plan shall show ultimate development plans including: property lines; streets, parking, pedestrian and bicycle facilities; building sites and all proposed structures; reserved open space; coastal access routes; and major natural and manmade landscape features. In subsequent use permit applications, the owner or his/her successors in interest shall make reference to the approved site plan and explain any proposed changes to it.

| PERMITTED USES  | REQUIRED PLANNING PERMIT FOR THIS DISTRICT* |             |
|---|---|-------------|
|   | SHORELINE AREA                              | INLAND AREA |
| <b>A. <u>MARINE-RELATED RECREATION MODULE (REC-8)</u></b>             |   |             |
| 1. Boat Launching and Docking Facilities (7.05.10)                    | Use Permit                                  | Use Permit  |
| 2. Marine-Related Clubs, Schools and Administrative Offices (7.05.20) | Use Permit                                  | Use Permit  |
| 3. Recreation Areas (7.02.80)   | Use Permit                                  | Use Permit  |
| 4. Shoreline Access (7.05.30)   | Use Permit                                  | Use Permit  |

| PERMITTED USES  | REQUIRED PLANNING PERMIT FOR THIS DISTRICT*   |  |
|---|---|--|
|   | SHORELINE AREA  | INLAND AREA  |
| <b>B. <u>HOSTELRIES MODULE (RES-9)</u></b><br>1. Small Hostelries (1.07.10)<br>2. Large Hostelries (1.07.20)<br>3. Resort Facilities (1.07.30)  | Use Permit<br>Use Permit<br>Use Permit  | Use Permit<br>Use Permit<br>Use Permit   |
| <b>C. <u>COASTSIDE FOOD SERVICES MODULE (TSW-4)</u></b><br>1. Restaurants (2.02.10)<br>2. Bars (2.02.30)  | Use Permit<br>Use Not Allowed   | Use Permit<br>Use Permit   |
| <b>D. <u>RETAIL SALES, RENTAL AND REPAIR ESTABLISHMENTS MODULE (TSW-2)</u></b><br>1. Food and Beverage Stores (limit at 2,500 sq. ft. floor area per establishment) (2.02.40)<br>2. Indoor Retail Sales, Rental and Repair Establishments (limit at 2,500 sq. ft. floor area per establishment) (2.05.10)<br>3. Outdoor Retail Sales, Rental and Repair Establishments (2.05.20)<br>4. Retail Cleaning Establishments (limit at 1,500 sq. ft. floor area per establishment) (2.01.10)<br>5. Financial Institutions (limit to ATM's) (2.06.30)<br>6. Urban Roadside Stands (2.02.53) | Use Not Allowed<br>Use Not Allowed<br>Use Not Allowed<br>Use Not Allowed<br>Use Permit<br>Use Not Allowed | Use Permit<br>Use Permit<br>Use Permit<br>Use Permit<br>Use Permit<br>Use Permit |

| PERMITTED USES   | REQUIRED PLANNING PERMIT FOR THIS DISTRICT*                      |  |
|--|--|--|
|  | SHORELINE AREA   | INLAND AREA  |
| <b>E. <u>MOTOR VEHICLE-RELATED TRADES AND SERVICES MODULE (TSW-5)</u></b><br><br>1. Motor Vehicle Fuel Sales (2.03.10)<br><br>2. Motor Vehicle Service Stations (2.03.20)  | Use Not Allowed<br><br>Use Not Allowed                           | Use Permit<br><br>Use Permit                                     |
| <b>F. <u>MARINE-RELATED TRADES AND SERVICES MODULE (COMMERCIAL) (TSW-8)</u></b><br><br>1. Commercial Fishing Harbors and Associated Facilities (2.04.40)<br><br>2. Boat Building, Repair, Sales and Support Establishments (2.04.10)<br><br>3. Retail Marine Supply Stores (2.04.20)<br><br>4. Sale of Freshly Caught Fish (2.04.50) | Use Permit<br><br>Use Permit<br><br>Use Permit<br><br>Use Permit | Use Permit<br><br>Use Permit<br><br>Use Permit<br><br>Use Permit |
| <b>G. <u>MULTIPLE-FAMILY DWELLINGS - MIXED USE MODULE (RES-5)</u></b><br><br>Multiple-Family Dwellings - Mixed Use (1.04.20)   | Use Permit   | Use Permit   |
| <b>H. <u>RESIDENTIAL ACCESSORY USES MODULE (RES-13)</u></b><br><br>Home Occupations (1.05.10)  | None   | None   |
| <b>I. <u>LIMITED KEEPING OF PETS MODULE</u></b><br><br>Limited Keeping of Pets   | None   | None   |



| PERMITTED USES   | REQUIRED PLANNING PERMIT FOR THIS DISTRICT* |                          |
|--|---|--------------------------|
|  | SHORELINE AREA                              | INLAND AREA              |
| <b>J. <u>PARKS MODULE (REC-2)</u></b><br>1. Parks (7.02.70)<br>2. Linear Parks and Trails (7.03.30)                                | Use Permit<br>Use Permit                    | Use Permit<br>Use Permit |
| <b>K. <u>NEIGHBORHOOD SOLID WASTE RECYCLING FACILITIES MODULE (WMT-1)</u></b><br>Small Solid Waste Collection Facilities (4.01.41) | Use Not Allowed                             | Use Permit               |
| <b>L. <u>PARKING MODULE (TSW-12)</u></b><br>Parking Lots and Garages (2.08.11)   | Use Not Allowed                             | Use Permit               |
| <b>M. <u>OTHER COMPATIBLE USES MODULE (OCU-1)</u></b><br>Other Compatible Uses (10.01.10)  | Use Permit                                  | Use Permit               |
| *Other permits may be required by a combining district, e.g., Coastal Development Permit or Design Review approval.                |   |                          |

**SECTION 6268. DESIGN REVIEW.** Design Review (“DR”) district regulations, as set forth in Chapter 28.1 of this Part, shall apply in all “CCR” Districts. Development must comply with the design guidelines and criteria of the Community Design Manual and the Local Coastal Program Visual Resources and Special Communities Component.

**SECTION 6269. DEVELOPMENT STANDARDS.** All new development must meet the following minimum standards. Where appropriate, more restrictive requirements may be imposed as a condition of use permit approval.

1. Coastal Access. All development between the mean high tide line and the nearest public road must comply with the requirements of the Local Coastal Program Shoreline Access Component. In addition, as a condition of use permit approval, all development in the CCR District may be required to provide easements or dedicated right-of-ways for trails or pathways connecting upland areas to established shoreline access points, or as part of a trail or pathway included in the Local Coastal Program Recreation and Visitor Serving Facilities Component or Bikeways Plan.

2. Protection of Coastal Resources. Development shall be located and designed so as to provide maximum feasible protection of coastal resources, including, but not limited to, marine views, significant natural landforms, major vegetation and marine, estuarine and riparian habitats. To achieve this objective, development must comply with the requirements of the Local Coastal Program Sensitive Habitats and Visual Resources Components. Appropriate restrictions, such as increased setbacks, reduced height limits and reduced lot coverage, may be imposed as conditions of use permit approval.
3. Building Height Limit. The maximum building height is thirty-six (36) feet, except when a lower limit is imposed in accordance with this Chapter, and except in areas east of Denniston Creek, where the maximum building height shall be twenty-eight (28) feet from the natural or finished grade, whichever is lower. Height is measured from finished grade to the highest point of the roof.
4. Lot Coverage. Not more than fifty (50) percent of the building site may be covered by buildings.
5. Yards Required. Side yard setbacks: A combined total of fifteen (15) feet with a minimum of five (5) feet on any side is required.
6. Impervious Surface Area

The amount of parcel area covered by impervious structures less than eighteen inches (18") in height is limited to ten percent (10%) parcel size. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

7. Siting. Structures and parking areas must be sited in a manner which maximizes public views of, and access to, the shoreline or ocean.
8. Landscaping. Landscaping must be provided in the following areas:
  - a. Yards. All yards abutting a public street, except that portion necessary for driveways and sidewalks. All landscaping must be cared for and maintained in a clean and neat condition.
  - b. Parking Areas. In accordance with Chapter 3 of this Part, where Chapter 3 would require more than 10 off-street parking spaces for development within a 1/4 mile along the nearest public road from an established shoreline

access, a minimum of twenty (20) percent of these parking spaces shall be available for shoreline access parking between 10:00 a.m. and 4:00 p.m. Signs shall be posted designating spaces available for shoreline access parking.

c. Additional Landscaping Requirements. In certain cases, landscaping may be required as a condition of use permit approval in order to: (a) provide a buffer between dissimilar uses, (b) screen equipment or materials stored out of doors, or (c) enhance the appearance of buildings.

9. Loading. Where feasible, a loading bay for loading and unloading may be required on site in order to minimize traffic hazards and congestion on roadways.

**SECTION 6270. PERFORMANCE STANDARDS**. No use may be conducted in a manner which, in the determination of the Planning Director, does not meet the performance standards below. Measurement, observation, or other means of determination must be made at the limits of the property, unless otherwise specified.

1. Noise. No use will be permitted which exceeds the following sound levels more than thirty minutes in any hour:

| Time of Day            | Level (in dBA) Not To Be Exceeded |                                 |               |
|------------------------|-----------------------------------|---------------------------------|---------------|
|                        | More Than 30 Minutes In Any Hour  | More Than 5 Minutes In Any Hour | At Any Moment |
| 7:00 a.m. - 10:00 p.m. | 60                                | 70                              | 80            |
| 10:00 p.m. - 7:00 a.m. | 55                                | 65                              | 75            |

2. Odor. No use will be permitted which emits an odor or air pollutant, detectable without instruments, beyond the boundaries of the “CCR” District.

3. Lighting. All lighting, exterior and interior, must be designed and located so as to confine direct rays to the premises.

4. Vibration. No use will be permitted that causes vibration perceptible without instruments on adjoining property, except for a temporary construction operation.

5. Enclosed Uses. All commercial and office uses and their related products must be contained entirely within an enclosed structure, except for outdoor uses, such as boat storage expressly permitted by an approved use permit.

6. Trash and Storage. All storage of cartons, containers and trash must be enclosed by a building or wall not less than six (6) feet in height. Trash and stored materials may not be located in front yard setback areas.

7. Winter Grading

Development related grading, e.g., site preparation, shall not occur between October 15 and April 15 in any given year unless the applicant demonstrates to the satisfaction of the Community Development Director and Building Official that the development site will be effectively contained to prevent erosion and sedimentation, and that such site containment has been established and is ongoing. Site containment shall include, but not be limited to, converting stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

(Chapter 16.5, Sections 6265, 6266, 6267, 6268, 6269 - Added by Ordinance No. 2695 - December 16, 1980)

(Section 6266.9 - Amended by Ordinance No. 3453 - December 15, 1992)

(Section 6267(d) - Amended by Ordinance No. 2775 - April 6, 1982)

(Section 6267(e) - Amended by Ordinance No. 3157 - September 13, 1988)

(Section 6267(H) - Amended by Ordinance No. 3453 - December 15, 1992)

(Section 6267(I) - Added by Ordinance No. 3453 - December 15, 1992)

(Chapter 16.5 - Amended by Ordinance No. 3296 - March 12, 1991)

(Section 6269 Subsection 3 - Amended Ordinance No. 3802 - November 18, 1997)

(Section 6269.6 - Amended by Ordinance No. 4558 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)

(Section 6269.6-6269.8 renumbered to 6269.7-6269.9 by Ordinance No. 4558 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)

(Section 6270.7 - Added by Ordinance No. 4558 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)

Chapter 16.5 (CCR District)  
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