

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

**Performance Standards** are covered in this section.

C-1 does not contain this section, but winter grading would fit there.

CCR has this section, but is dated.

NMU is most comprehensive and up to date

### **Comparison County ordinances**

#### Coastside

C-1/S-3 Neighborhood Commercial (generic with additions specific for Midcoast)  
Located east of Hwy 1, except strip along west side of Hwy in Moss Beach.  
C-1 dates from 1950's or earlier; Midcoast restrictions on dwelling units, impervious surface, winter grading added 2012.  
S-3: Midcoast commercial height amended 2012

CCR Coastside Commercial Recreation: visitor-serving  
All commercial districts west of Hwy 1 in Midcoast are CCR, except strip along west side Hwy 1 in Moss Beach.  
Adopted 1980; building height & method of measurement amended 1997 (36 down to 28', direct measurement).

R-1/S-17 Midcoast single-family residential which surrounds all Midcoast C-1 except in downtown El Granada (R-3/S-3)

#### Bayside

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

NMU North Fair Oaks Neighborhood Mixed Use -- adopted 2015

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

NMU/ CMU-1 (North Fair Oaks)	Suggested by CDRC
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**Noise**

No use will be permitted which generates noise levels that exceed San Mateo County Ordinance Code Noise Control standards.	No use will be permitted which generates noise levels that exceed San Mateo County Ordinance Code Noise Control standards.
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**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 Community Development Director that such additional lighting is necessary for public health and safety.	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 Community Development Director that such additional lighting is necessary for public health and safety.
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**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.	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.
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**Winter Grading:** existing in all Midcoast zoning districts - to remain.

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.

**Non-Chartered Financial Institutions:** existing allowed use in C1, with 2 pages of performance standards specific to this use.

Pay-day loan institutions 2 pages of performance standards for this use.	Do we want this use in the Midcoast?
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<b>NMU</b> - North Fair Oaks - similar to WMP)	<b>Suggested by CDRC</b>
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**Farmers Market Standards**

Not an existing allowed use in C-1, but is included in NMU and C-1/WMP.

<p>Farmers Markets are allowed in the C-1/Midcoast Zoning District subject to a Farmers Market Permit and must meet the following standards:</p> <ol style="list-style-type: none"> <li>1. All markets must be California Certified Farmers Markets. All markets must comply with the definitions and standards included in this Chapter.</li> <li>2. No market may operate continuously for more than 6 hours.</li> <li>3. Markets may locate on side streets, public spaces, plazas, or private open spaces such as parking lots or similar areas.</li> <li>4. Markets must be open to the general public during all hours of operation</li> <li>5. All Farmers Markets and their vendors must obtain all required operating and health permits, licenses, and certificates of insurance, and these documents (or copies) shall be in the possession of the Famers Market manager or the vendor, as applicable, on the site of the Farmers Market during all hours of operation.</li> <li>6. All Farmers Markets must provide for composting, recycling, and waste removal in accordance with all applicable federal, state and local laws, including but not limited to the San Mateo County Ordinance Code. The Farmers Market management is responsible for ensuring that the site is restored to a neat condition by no later than the end of the Farmers Market day.</li> </ol>	<p>Farmers Markets are allowed in the C-1/Midcoast Zoning District subject to a Farmers Market Permit and must meet the following standards:</p> <ol style="list-style-type: none"> <li>1. All markets must be California Certified Farmers Markets. All markets must comply with the definitions and standards included in this Chapter.</li> <li>2. No market may operate continuously for more than 6 hours.</li> <li>3. Markets may locate on side streets, public spaces, plazas, or private open spaces such as parking lots or similar areas.</li> <li>4. Markets must be open to the general public during all hours of operation</li> <li>5. All Farmers Markets and their vendors must obtain all required operating and health permits, licenses, and certificates of insurance, and these documents (or copies) shall be in the possession of the Famers Market manager or the vendor, as applicable, on the site of the Farmers Market during all hours of operation.</li> <li>6. All Farmers Markets must provide for composting, recycling, and waste removal in accordance with all applicable federal, state and local laws, including but not limited to the San Mateo County Ordinance Code. The Farmers Market management is responsible for ensuring that the site is restored to a neat condition by no later than the end of the Farmers Market day.</li> </ol>
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