

CHAPTER 15. "C-1" DISTRICTS **(NEIGHBORHOOD BUSINESS DISTRICTS)**

SECTION 6250. REGULATIONS FOR "C-1" DISTRICTS. The following regulations shall apply in all "C-1" Districts and shall be subject to the provisions of Chapter 22 of this Part.

SECTION 6251. USES PERMITTED.

- (a) A use permit as provided in Chapter 24 of this Part shall be required for the following uses:
1. Hospitals, rest homes, sanitariums, clinics.
 2. Philanthropic and charitable institutions.
 3. Automobile courts.
 4. Hotels.
 5. Any residential use, including accessory buildings and uses. The Planning Director may, on a case-by-case basis, exempt accessory buildings and uses from the use permit requirement.
 6. Large collection facilities for recyclable materials.
 7. Bed and breakfast inns (outside Coastal Zone only).
- (b) Residential dwelling units in the Midcoast LCP Update Project Area, as delineated on the map that is part of this Chapter, shall be 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 as permitted by subsection (c).
- (c) The floor area of the dwelling units may exceed the floor area of the commercial uses occupying the building only 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.
- (d) The following retail stores, shops, or businesses:
1. Automobile service stations for only the sale of gasoline, oil, and new accessories, including washing and lubrication services. Used tires accepted in trade on the premises may be resold.

2. Bakeries but not including the wholesale baking or bakery goods to be sold off the premises.
3. Banks.
4. Bars.
5. Barber shops.
6. Beauty parlors.
7. Book or stationary stores.
8. Clothes cleaning agency or pressing establishment.
9. Confectionery stores.
10. Conservatories for instruction in music and the arts.
11. Dressmaking or millinery.
12. Drug store.
13. Dry goods or notion store.
14. Florist or gift shop.
15. Grocery, fruit or vegetable store.
16. Hardware or electric appliance store.
17. Jewelry store.
18. Laundry agency.
19. Meat market or delicatessen store.
20. Offices, business or professional.
21. Photographic or camera store.
22. Restaurant, tea room, or cafe.
23. Shoe store or shoe repair store.
24. Tailor, clothing or wearing apparel.

25. Theaters.
 26. Dry cleaning establishments using self-service coin operated machines.
 27. Bowling alleys.
 28. Massage establishments.
 29. Maintenance and operation of up to five electronic amusement devices, provided, however, no such amusement device or devices may be located, operated, or maintained within three hundred (300) feet of the nearest entrance to or exit from any public or private school of elementary or high school grades.
 30. Reverse vending machines.
 31. Small collection facilities for recyclable materials, subject to obtaining a building permit, provided there is no additional mechanical processing equipment on site, that collection facilities shall not be located within 30 feet of any property zoned or occupied for residential use unless there is a recognized service corridor and acoustical shielding between containers and residential use, that there is no decrease in traffic or pedestrian circulation or the required number of on-site parking spaces for the primary use, and all litter and loose debris shall be removed on a daily basis.
 32. Pet sales and/or grooming establishments.
 33. Limited keeping of pets.
- (e) Exterior signs pertaining to the business uses conducted on the premises and subject to the following limitations:
1. Signs shall not exceed one hundred fifty (150) feet in area on one face and not more than three hundred (300) sq. ft. in total area on the premises. Larger areas may be authorized by the use permit in exceptional cases.
 2. Signs shall not project more than one (1) foot beyond the street property line, but if a building is set back from a street property line, then such sign shall not project more than eight (8) feet from the face of the building.
 3. Attached signs shall not project above the roofline or cornice except when in the opinion of the Planning Commission the sign is an architectural part or feature of the building.
 4. Freestanding signs shall not extend to a height more than twenty (20) feet above the sidewalk or paved area except when in the opinion of the Planning Commission the sign is an architectural feature of the site.

5. Signs shall not face the side line of any adjoining lot in any "R" District when such sign is within twenty-five (25) feet of said side line.
- (f) The following uses subject to securing a **use permit** as specified in Chapter 24 of this Part.
1. Mortuaries.
 2. Outdoor advertising structures or signs as defined in Sections 5202 and 5203 of the Business and Professions Code of the State of California.
 3. Retail dry cleaning establishments.
 4. Patio and garden supply sales.
 5. Bulk storage plants for liquefied petroleum gas and similar types of home fuels.
 6. Veterinary hospitals for small animals.
 7. The sale of used merchandise or vehicles.
 8. Non-Chartered Financial Institutions, subject to the following requirements:
 - a. No Non-Chartered Financial Institution may be located within a radius of one thousand (1,000) feet from the nearest existing Non-Chartered Financial Institution.
 - b. No Non-Chartered Financial Institution may be located within a radius of five hundred (500) feet from the following land uses:
 - (1) Residentially zoned parcels.
 - (2) Any State or Federally chartered bank, savings association, credit union, or industrial loan company.
 - (3) Religious institution.
 - (4) School or Day Care Facility.
 - (5) Bar or Liquor Store, excluding full service restaurants and alcoholic beverage sales establishments with twenty-five (25) or more full time equivalent (FTE) employees and a total floor area of twenty thousand (20,000) square feet or more.
 - (6) Pawn Shops.

- c. Each new Non-Chartered Financial Institution shall meet the following minimum standards of performance, which shall be included as conditions of approval for such uses, provided that nothing in this Ordinance Code shall limit the discretion of the decision making body to impose additional performance standards as may be warranted in any given case. These standards are obligations of the owner(s) of the Non-Chartered Financial Institution and are intended to ensure the Non-Chartered Financial Institution does not negatively impact the public health and safety:
- (1) A lighting plan shall be reviewed and approved by the County Planning and Building Department prior to the issuance of building permits and all lighting required by the approved plan shall be installed prior to final approval on the building permit. Exterior lighting shall be provided on all frontages. Exterior lighting shall be designed so as not to cast glare off-site.
 - (2) Storefronts shall have glass or transparent glazing in the windows and doors. No more than ten (10) percent of any window or door area shall be covered by signs, banners, or opaque coverings of any kind.
 - (3) Days and hours of operation shall be limited to 7:00 a.m. to 7:00 p.m., seven days a week. Patrons shall be discouraged from loitering prior to, during and/or after hours of operation. At least one "no loitering" sign with a typeface at least two (2) inches tall shall be installed and maintained where it will be visible to pedestrians on each side of the building in which the activity is located including, but not limited to, street frontages and parking lots.
 - (4) Graffiti shall be removed from the building that houses the Non-Chartered Financial Institution within seventy-two (72) hours of application.
 - (5) Litter shall be removed at least two (2) times daily or as needed from in front of the building that houses the Non-Chartered Financial Institution, and for twenty (20) feet beyond the building along adjacent street(s). Crates, mattresses, and all other material placed within this area shall be removed immediately.
 - (6) The applicant shall post at least one (1) uniformed security guard on duty at all times the business is open. The security guard shall patrol the interior and all exterior portions of the property under control of the owner or operator of the Non-Chartered Financial Institution including, but not limited to, parking lots and any open public spaces such as lobbies.

SECTION 6252. YARDS REQUIRED.

- (a) Front yards required: None.
- (b) Side and rear yards required:
 - 1. Every building or portion thereof which is designed, intended and/or used for any purpose permitted in any "R" District shall comply with the provisions of this Part as to side and rear yards which are required by any combined "S" District, provided that when the ground floor of any such building is used exclusively for any commercial purpose, no side or rear yard shall be required for said ground floor except as set forth in the following subparagraphs 2 and 3.
 - 2. There shall be a side yard of at least three (3) feet along the side of every lot in a "C-1" District, which side is bordering on property in any "R" District.
 - 3. There shall be a rear yard of at least six (6) feet along the rear of every lot in a "C-1" District, which rear is bordering on property in any "R" District.

SECTION 6253. MIDCOAST IMPERVIOUS SURFACE AREA. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, 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 upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing 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.

SECTION 6254. MIDCOAST WINTER GRADING. In the Midcoast LCP Update Project Area, as shown on the map that is a part of this Chapter, 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, covering stored equipment and materials, stabilizing site entrances and exposed slopes, containing or reducing runoff, and protecting drain inlets.

(Section 6251(a) - Amended by Ordinance No. 2204 - June 19, 1973)

(Section 6251(a)(5) - Amended by Ordinance No. 3433 - November 10, 1992)

(Section 6251(a)(6) - Added by Ordinance No. 3157 - September 13, 1988)

(Section 6251(a)(7) - Added by Ordinance No. 4225 - July 27, 2004)
 (Section 6251(b) - Amended by Ordinance No. 1248 - November 5, 1957)
 (Section 6251(b) - Amended by Ordinance No. 1545 - October 23, 1962)
 (Section 6251(b) - Amended by Ordinance No. 1610 - August 20, 1963)
 (Section 6251(b) - Amended by Ordinance No. 2205 - June 19, 1973)
 (Section 6251(b)(29) - Added by Ordinance No. 2796 - September 7, 1982)
 (Section 6251(b)(30) - Added by Ordinance No. 3131 - December 15, 1987)
 (Section 6251(b)(30) - Amended by Ordinance No. 3157 - September 13, 1988)
 (Section 6251(b)(31) - Added by Ordinance No. 3157 - September 13, 1987)
 (Section 6251(b)(32) - Added by Ordinance No. 3433 - November 10, 1992)
 (Section 6251(b)(33) - Added by Ordinance No. 3433 - November 10, 1992)
 (Section 6251(b) - Added by Ordinance No. 4556 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
 (Section 6251(c) - Added by Ordinance No. 4556 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
 (Section 6251(d) - Amended by Ordinance No. 1244 - October 8, 1957)
 (Section 6251(d) - Amended by Ordinance No. 1367 - October 20, 1959)
 (Section 6251(d) - Amended by Ordinance No. 1617 - September 24, 1963)
 (Section 6251(d) - Amended by Ordinance No. 1655 - June 16, 1964)
 (Section 6251(d) - Amended by Ordinance No. 2169 - November 21, 1972)
 (Section 6251(d)(6) - Amended by Ordinance No. 3433 - November 10, 1992)
 (Section 6251(d)-(f) – Renumbered by Ordinance No. 4556 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
 (Section 6251(f) - Amended by Ordinance No. 4621 - June 26, 2012)
 (Section 6252 - Amended by Ordinance No. 1483 - October 10, 1961)
 (Section 6253 - Added by Ordinance No. 4556 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)
 (Section 6254 - Added by Ordinance No. 4556 - May 24, 2011, certified by the California Coastal Commission on August 8, 2012 and effective in the Coastal Zone on September 7, 2012)