

ORDINANCE NO. \_\_\_\_\_

**ORDINANCE AMENDING ARTICLES 2, 4, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 23, 24, 26, 28, 29, 30, 32, 36, 43, 45 AND 46 OF THE REDWOOD CITY ZONING CODE RELATED TO STORMWATER CONTROL, INCLUDING PROVISIONS REDUCING PARKING REQUIREMENTS FOR MULTI-FAMILY AND MIXED USE DEVELOPMENT AND ESTABLISHING CREEK SETBACK REQUIREMENTS**

The City Council of Redwood City does ordain as follows:

**SECTION 1.** That Article 2 (Definitions) of the Redwood City Zoning Code is hereby amended to add new Sections 2.53.2 (Impervious Surface), 2.53.3 (Landscape Area), 2.58.3 (Lot coverage), 2.77.5 (Permeable Pavement), 2.77.6 (Pervious Surface), 2.85.5 (Riparian Vegetation), 2.87 (Runoff), 2.88 (Sensitive Area), 2.92.5 (Source Control Measures), 2.92.6 (Stormwater Site Design Measures), 2.92.7 (Stormwater Treatment Measures), 2.101.5 (Top of Bank), 2.107.7 (Vegetated Swale) and 2.107.8 (Watercourse, Protected) to read as follows:

**“Sec. 2.53.2 Impervious Surface.** A surface that hinders the ability of water to percolate through underlying soils. Examples typically include, but are not limited to, pavement (including driveways, parking lots, patios, walkways), rooftops, buildings and compacted soils.”

**“Sec. 2.53.3 Landscape Area.** Land open to the sky that is set apart for the planting of grass, shrubs, trees, or similar living plants, or other pervious ground surface treatment such as decorative rock, bark or stone.”

**“Sec. 2.58.3 Lot Coverage.** The percentage of the total land area within a lot that is covered by buildings, including all projects except the exterior or outermost four (4) feet of any eave or roof overhang, but excluding uncovered ground level paving, landscaping features and uncovered recreational facilities.”

**“Sec. 2.77.5 Permeable Pavement.** An area of a vehicular or pedestrian use or other hardscape areas, paved with material that permits water penetration into the soil. Permeable pavement may consist of any porous surface materials that are installed, laid or poured.”

**“Sec. 2.77.6 Pervious Surface.** Any surface that has the specific quality of allowing the passage of water or other liquid through it.”

**“Sec. 2.85.5 Riparian Vegetation.** Vegetation that is next to, or affected by, water sources such as rivers, creeks, lakes, springs or other natural watercourses.”

**“Sec. 2.87 Runoff.** Water originating from rainfall, irrigation or other sources that flows over the land, building, pavement or other surfaces to drainage facilities, rivers, streams, springs, seeps, ponds, lands, wetlands or the San Francisco Bay.”

**“Sec. 2.88 Sensitive Area.** Areas located less than 200 feet away from a water resource including, but not limited to, a wetland, pond, river, the San Francisco Bay or other bodies of water.”

**“Sec. 2.92.5 Source Control Measures.** Any project design features that aim to prevent stormwater pollution by eliminating or reducing the potential for contamination at the source of the pollution.”

**“Sec. 2.92.6 Stormwater Site Design Measures.** Any project design features that reduce stormwater pollution by decreasing or slowing stormwater runoff or intercepting the flow of runoff across a series of contiguous impervious surfaces.”

**“Sec. 2.92.7 Stormwater Treatment Measures.** Any engineered system designed to remove pollutants from stormwater by simple gravity settling of particulate pollutants, filtration, biological uptake, media adsorption or any other physical, biological or chemical process.”

**“Sec. 2.101.5 Top of Bank.** The line where a distinct change in grade between the ravine of a creek or waterway and the surrounding topography is apparent. Where the top of banks are not distinguishable, the top of banks shall be as determined by the Engineering and Construction Division based on the adjacent slopes and/or the extent of riparian vegetation.”

**“Sec. 2.107.7 Vegetated Swale.** An open vegetated drainage channel that is designed to detain or infiltrate runoff volume associated with a water quality storm event, irrigation or other source of runoff.”

**“Sec. 2.107.8 Watercourse, Protected.** A perennial or intermittent river, stream, creek, watercourse, waterway or channel within the incorporated limits of the City, which specifically includes and is limited to the following: (a) Cordilleras Creek upstream of Highway 101, and (b) Redwood Creek and its tributaries upstream of Highway 101 to Bradford Street and upstream of El Camino Real. A segment of a watercourse located within these defined boundaries but located within concrete channels or culverts, as may be determined by the Engineering and Construction Division, is not considered a protected watercourse.”

**SECTION 2.** That Article 4 (RH [Residential – Hillside] District) of the Redwood City Zoning Code is hereby amended to add new Sections 4.13 and 4.14 to read as follows:

**“Sec. 4.13 Minimum Pervious Area and Stormwater Requirements.** A minimum of forty percent (40%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the

provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 4.14 Required Pervious Area in Front Yard.** A minimum of sixty percent (60%) of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.”

**SECTION 3.** That Article 5 (R-1 [Residential – Single-Family] District) of the Redwood City Zoning Code is hereby amended to add new Sections 5.11 and 5.12, to read as follows:

**“Sec. 5.11 Minimum Pervious Area and Stormwater Requirements.** A minimum of forty percent (40%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 5.12 Required Pervious Area in Front Yard.** A minimum of sixty percent (60%) of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.”

**SECTION 4.** That Article 6 (R-2 [Residential – Duplex] District) of the Redwood City Zoning Code is hereby amended to add new Sections 6.11 and 6.12, to read as follows:

**“Sec. 6.11 Minimum Pervious Area and Stormwater Requirements.** A minimum of forty percent (40%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 6.12 Required Pervious Area in Front Yard.** A minimum of sixty percent (60%) of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the

road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.”

**SECTION 5.** That Article 8 (R-3 [Multi-Family – Low Density] District) of the Redwood City Zoning Code is hereby amended to add new Sections 8.12 and 8.13, to read as follows:

**“Sec. 8.12 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 8.13 Required Pervious Area in Front Yard.** A minimum of sixty percent (60%) of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.”

**SECTION 6.** That Article 9 (R-4 [Multi-Family – Medium Density] District) of the Redwood City Zoning Code is hereby amended to add new Sections 9.12 and 9.13, to read as follows:

**“Sec. 9.12 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 9.13 Required Pervious Area in Front Yard.** A minimum of sixty percent (60%) of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.”

**SECTION 7.** That Article 10 (R-5 [Multi-Family – High Density] District) of the Redwood City Zoning Code is hereby amended to add new Sections 10.12 and 10.13, to read as follows:

**“Sec. 10.12 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 10.13 Required Pervious Area in Front Yard.** A minimum of sixty percent (60%) of the area of the front yard shall be pervious area, primarily comprised of pervious landscaped material. For lots less than fifty (50) feet in width, however, a maximum paved area of twenty (20) feet in width for a driveway and parking (from the road to the front setback line) is permitted within the front yard. Area devoted to public sidewalks shall not be included in the calculations.”

**SECTION 8.** That Article 11 (PO [Professional Office] District) of the Redwood City Zoning Code is hereby amended to add a new Section 11.10, to read as follows:

**“Sec. 11.10 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 9.** That Article 12 (CA [Central Administrative] District) of the Redwood City Zoning Code is hereby amended to add new Sections 12.10, to read as follows:

**“Sec. 12.10 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 10.** That Article 13 (CN [Neighborhood Commercial] District) of the Redwood City Zoning Code is hereby amended to add a new Section 13.12, to read as follows:

**“Sec. 13.12 Minimum Pervious Area and Stormwater Requirements.** A minimum of ten percent (10%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A

(Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 11.** That Article 14 (CB [Central Business] District) of the Redwood City Zoning Code is hereby amended to add a new Section 14.10, to read as follows:

**“Sec. 14.10 Stormwater Requirements.** All development is subject to the requirements of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, may be amended from time to time. Stormwater treatment, unless the site or project is exempt from those requirements, shall be provided to the satisfaction of the Zoning Administrator and the Engineering and Construction Division, based on the criteria set forth in Chapter 27A.”

**SECTION 12.** That Article 15 (CG [General Commercial] District) of the Redwood City Zoning Code is hereby amended to add a new Section 15.13, to read as follows:

**“Sec. 15.13 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 13.** That Article 16 (CP [Commercial Park] District) of the Redwood City Zoning Code is hereby amended to add a new Section 16.12, to read as follows:

**“Sec. 16.12 Minimum Pervious Area and Stormwater Requirements.** A minimum of forty percent (40%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 14.** That Article 17 (IR [Industrial – Restricted] District) of the Redwood City Zoning Code is hereby amended to add a new Section 17.11, and Section 17.15 (Grandfathered Facilities) is hereby amended in its entirety to read as follows:

**“Sec. 17.11 Minimum Pervious Area and Stormwater Requirements.** A minimum of ten percent (10%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A

(Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 17.15 Grandfathered Facilities.** A nonconforming structure existing on April 1, 2001, may remain, subject to the provisions of Article 33. Such a facility shall be permitted to be remodeled, improved or replaced pursuant to the provisions of Article 33 provided that such remodeling, improvement or replacement shall not result in increased floor area, or any increase in the existing degree of noncompliance. Remodeling, improvement or replacement of medical, professional, general business or administrative office uses in the IR District that are deemed grandfathered pursuant to this Section 17.15, shall not result in increased floor area devoted to such office uses.

For purposes of this Section, an existing use is defined as:

- A. A use which was being conducted on April 1, 2001; or
- B. A use not being conducted on April 1, 2001, if the use was temporarily discontinued due to a vacancy of six (6) months or less before April 1, 2001.

If a grandfathered use deemed existing pursuant to this Section 17.15 ceases and thereafter remains discontinued for twelve (12) consecutive months, it shall be considered abandoned and may be replaced only by a conforming use.

**SECTION 15.** That Article 18 (IP [Industrial Park] District) of the Redwood City Zoning Code is hereby amended to add a new Section 18.15, and Section 18.18 (Grandfathered Facilities) is hereby amended in its entirety to read as follows:

**“Sec. 18.15 Minimum Pervious Area and Stormwater Requirements.** A minimum of forty percent (40%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**“Sec. 18.18 Grandfathered Facilities.** A nonconforming structure existing on April 1, 2001, may remain, subject to the provisions of Article 33. Such a facility shall be permitted to be remodeled, improved or replaced pursuant to the provisions of Article 33 provided that such remodeling, improvement or replacement shall not result in increased floor area, or any increase in the existing degree of noncompliance. Remodeling, improvement or replacement of medical, professional, general business or administrative office uses of a size exceeding ten thousand (10,000) square feet in the IP District that are deemed grandfathered pursuant to this Section 18.18, shall not result in increased floor area devoted to such office uses.

For purposes of this Section, an existing use is defined as:

- A. A use which was being conducted on April 1, 2001; or
- B. A use not being conducted on April 1, 2001, if the use was temporarily discontinued due to a vacancy of six (6) months or less before April 1, 2001.

If a grandfathered use deemed existing pursuant to this Section 18.18 ceases and thereafter remains discontinued for twelve (12) consecutive months, it shall be considered abandoned and may be replaced only by a conforming use.

**SECTION 16.** That Article 19 (GI [General Industrial] District), Section 19.11 (Grandfathered Facilities) of the Redwood City Zoning Code is hereby amended in its entirety and a new Sections 19.12 is hereby added to read as follows:

**“Sec. 19.11 Grandfathered Facilities.** A nonconforming structure existing on April 1, 2001, may remain, subject to the provisions of Article 33. Such a facility shall be permitted to be remodeled, improved or replaced pursuant to the provisions of Article 33 provided that such remodeling, improvement or replacement shall not result in increased floor area, or any increase in the existing degree of noncompliance. Remodeling, improvement or replacement of medical, professional, general business or administrative office uses of a size exceeding ten thousand (10,000) square feet in the GI District that are deemed grandfathered pursuant to this Section 19.11, shall not result in increased floor area devoted to such office uses.

For purposes of this Section, an existing use is defined as:

- A. A use which was being conducted on April 1, 2001; or
- B. A use not being conducted on April 1, 2001, if the use was temporarily discontinued due to a vacancy of six (6) months or less before April 1, 2001.

If a grandfathered use deemed existing pursuant to this Section 19.11 ceases and thereafter remains discontinued for twelve (12) consecutive months, it shall be considered abandoned and may be replaced only by a conforming use.”

**“Sec. 19.12 Minimum Pervious Area and Stormwater Requirements.** A minimum of ten percent (10%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 17.** That Article 20 (TP [Tidal Plain] District) of the Redwood City Zoning Code is hereby amended to add a new Section 20.9, to read as follows:

**“Sec. 20.9 Minimum Pervious Area and Stormwater Requirements.** A minimum of eighty percent (80%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time. The minimum pervious area requirement may be reduced to not less than forty percent (40%) by the Zoning Administrator upon a request for a conditional use permit, subject to an additional finding that other proposed stormwater treatment methods are adequate to comply with the provisions of Section 32.12 of the Zoning Ordinance and Chapter 27A of the Municipal Code. Such alternate stormwater treatment methods must be determined by the Engineering and Construction Division to reduce stormwater pollutants to an equivalent or greater level than would be achieved providing the required pervious area.”

**SECTION 18.** That Article 21 (AG [Agricultural -- Greenhouse] District) of the Redwood City Zoning Code is hereby amended to add a new Section 21.9, to read as follows:

**“Sec. 21.9 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 19.** That Article 23 (PF [Public Facilities] District) of the Redwood City Zoning Code is hereby amended to add a new Section 23.11, to read as follows:

**“Sec. 23.11 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 20.** That Article 24 (MH [Mobile Home] District) of the Redwood City Zoning Code is hereby amended to add a new Section 24.11, to read as follows:

**“Sec. 24.11 Minimum Pervious Area and Stormwater Requirements.** A minimum of forty percent (40%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A

(Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 21.** That Article 26 (CBR [Central Business Retail] District) of the Redwood City Zoning Code is hereby amended to add a new Section 26.13 (Stormwater Requirements), to read as follows:

**“Sec. 26.13 Stormwater Requirements.** All development is subject to the requirements of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, may be amended from time to time. Stormwater treatment, unless the site or project is exempt from those requirements, shall be provided to the satisfaction of the Zoning Administrator and the Engineering and Construction Division, based on the criteria set forth in Chapter 27A.”

**SECTION 22.** That Article 28 (RSB [Redwood Shores Bay Front] District) of the Redwood City Zoning Code is hereby amended to add a new Section 28.11, to read as follows:

**“Sec. 28.11 Minimum Pervious Area and Stormwater Requirements.** A minimum of eighty percent (80%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time. The minimum pervious area requirement may be reduced to not less than forty percent (40%) by the Zoning Administrator upon a request for a conditional use permit, subject to an additional finding that other proposed stormwater treatment methods are adequate to comply with the provisions of Section 32.12 of the Zoning Ordinance and Chapter 27A of the Municipal Code. Such alternate stormwater treatment methods must be determined by the Engineering and Construction Division to reduce stormwater pollutants to an equivalent or greater level than would be achieved providing the required pervious area.”

**SECTION 23.** That Article 29 (CO [Commercial Office] District) of the Redwood City Zoning Code is hereby amended to add a new Section 29.10, to read as follows:

**“Sec. 29.10 Minimum Pervious Area and Stormwater Requirements.** A minimum of twenty percent (20%) of each lot shall be pervious area, to be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12 of the Zoning Ordinance, as that section may be amended from time to time. All development is also subject to the requirements of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time.”

**SECTION 24.** That the following Sections of Article 30 (Off-Street Parking and Loading) of the Redwood City Zoning Code are hereby amended to read as follows:

**Section 30.2.1.E** is hereby amended as follows:

**“Sec. 30.2.1 E.** Dwellings, multiple family: includes townhomes, condominiums and rental apartments: two (2) spaces per unit, one (1) covered for each unit, plus one (1) space for every four (4) units for guest or visitor parking; not located within any front or side yard. For all multiple dwelling developments containing four (4) or more dwelling units on a single site, all required off-street guest or visitor parking spaces shall be clearly marked as “reserved for guests” or “reserved for visitor” parking, or similarly so marked, designated and maintained at all times.

The following exceptions to the requirements may be allowed:

1. For any multiple dwelling development, any portion of which is located within five hundred (500) feet of the right-of-way of El Camino Real or Woodside Road (between Alameda de las Pulgas and Highway 101): two (2) spaces per unit for two (2) bedroom or larger units; and one and one-half (1-1/2) spaces per unit for studio or one (1) bedroom units; including one (1) covered space for each unit; plus one space for every four (4) units for guest or visitor parking.
2. The Zoning Administrator may reduce or eliminate the required number of guest or visitor spaces (a) if adequate street parking is available, and/or (b) if only one (1) parking space is reserved per unit for residents, and/or (c) if the site is in close proximity to retail shopping facilities.”

**Section 30.3 E** is hereby amended as follows:

**“Sec. 30.3 E. Mixed use, combining residential with commercial uses:** One (1) space for each residential unit for studio or one (1) bedroom units, one and one-half (1-1/2) spaces for two (2) bedroom or larger units; plus a minimum of seventy-five percent (75%) of the normal required commercial parking as otherwise required in this Article, if an adequate number of residential spaces are made available to the commercial tenants and customers, and subject to the approval of the Zoning Administrator upon application submitted in the manner provided by Section 30.4. The Zoning Administrator may require the applicant to provide a report evaluating the parking requirements of each use and peak parking demand times, using established shared parking methodologies, such as those used by the Urban Land Institute (ULI) or the Institute of Transportation Engineers (ITE), prior to action on the application.”

A new **Section 30.3 F** is hereby added as follows:

**“Sec. 30.3 F. Mixed use, combining commercial uses:** Parking for mixed uses, combining commercial uses, such as for retail, service and/or office uses, shall provide a minimum of seventy-five percent (75%) of the normally required commercial

parking as otherwise required in this Article, if an adequate number of spaces are made available to each commercial tenant and customer, according to differing hours of usage during the day, and subject to the approval of the Zoning Administrator upon application submitted in the manner provided by Section 30.4. The Zoning Administrator may require the applicant to provide a report evaluating the parking requirements of each use and peak parking demand times, using established shared parking methodologies, such as those used by the Urban Land Institute (ULI) or the Institute of Transportation Engineers (ITE), prior to action on the application.”

**Sec. 30.5 A** is hereby amended to read as follows:

**“Sec. 30.5 Size and Spaces.**

- A. Standard Spaces:** A standard parking space shall have a minimum width of not less than eight and one-half (8-1/2) feet and minimum length of not less than eighteen (18) feet.

**Existing Sections 30.5 B (Compact Spaces) and 30.5 C (Private Employee Parking Lot Option)** are hereby deleted.

A new **Section 30.5 B** is hereby added to read as follows:

**B. Garage and Carport Sizes:**

1. A standard enclosed two (2) car garage shall be a minimum of nineteen (19) feet wide by twenty and one-half (20-1/2) feet deep in the clear interior dimension. A standard enclosed one (1) car garage shall be a minimum of ten (10) feet wide by twenty and one-half (20-1/2) feet deep in the clear interior dimension.
2. A carport shall provide for the required parking space(s) clear of any obstructions, subject to the additional spacing requirements outlined in Subsection (3) below.
3. No required off-street parking space shall be situated within one (1) foot of any wall or vertical obstruction above curb height. Structural columns between adjacent parking spaces are excluded from this requirement when such columns are located at least three (3) feet, but not more than five (5) feet, from either or both ends of the respective parking spaces.”

**Section 30.5 E** is hereby deleted.

**Sections 30.5 D and 30.5 F to 30.5 I** are renumbered to **30.5 C to 30.5 G**.

**Section 30.6 A 1** is hereby amended to read as follows:

Minimum Parking Dimensions in Feet			
	Stall Width Parallel to Aisle	Stall Depth to Wall	Aisle Width
45 degree			
7.5 stall	10.6	17.0	11.0
8.5 stall	12.0	19.5	13.0
9.0 stall	12.7	19.5	12.0
9.5 stall	13.4	19.5	11.0
60 degree			
7.5 stall	8.7	17.7	14.0
8.5 stall	9.8	20.5	18.0
9.0 stall	10.4	20.5	16.0
9.5 stall	11.0	20.5	15.0
75 degree			
7.5 stall	7.8	17.3	17.4
8.5 stall	8.3	20.0	24.0
9.0 stall	9.3	20.0	23.0
9.5 stall	9.8	20.0	22.0
90 degree			
7.5 stall	7.5	16.0	20.0
8.5 stall	8.5	18.5	25.0
9.0 stall	9.0	18.5	25.0
9.5 stall	9.5	18.5	24.0

**Sec. 30.6 A 2** is hereby amended to read as follows:

"2. For intermediate-angle parking, the aisle width shall be determined by straight-line interpolation between specified standards."

**Sec. 30.8** is hereby amended in its entirety to read as follows:

**"30.8 Access Drives.**

- A. Every required parking space, garage space or carport space for more than five (5) vehicles, and every required loading space, shall have access to a dedicated public right-of-way by means of an access drive of not less than eighteen (18) feet in surface width with a minimum unobstructed

width of twenty (20) feet, unless two (2) one-way (1-way) access drives are provided, in which case each drive shall be at least nine (9) feet in surface width with a minimum unobstructed width of ten (10) feet. Additional width may be required at the curb for safe turning movements. These standards do not apply to public or private streets, serving multiple parcels.

- B. Every required parking space, garage space or carport space serving five (5) or less vehicles, including those for single-family residences, shall have access to a dedicated public right-of-way by means of an access drive of not less than nine (9) feet in surface width, with a minimum unobstructed width of ten (10) feet. Additional width may be required at the curb for safe turning movements. Joint use of driveways and turning space shall be permitted when the rights to such use are conveyed to and recorded by the mutual owners.”

**Section 30.17 B 1** is hereby amended to read as follows:

- “1. The surface of every such parking and loading facility shall be designed and graded to provide adequate drainage, and such surface shall be constructed with a compacted base paved or surfaced with plant mix, asphalt pavement, concrete or other equivalent surfacing, approved by the City’s Engineering and Construction Division. Permeable paving materials may be used subject to the determination by the Engineering and Construction Division that such materials will support anticipated vehicle weights and traffic and are constructed such that the surface will not erode or cause other maintenance problems.”

**Section 30.17 B 7 b** is hereby amended to read as follows:

- “b. Landscaped areas shall be distributed throughout the parking lot or as appropriate, based on the lot configuration, to minimize the amount of directly connected impervious areas. Concave (rather than convex) landscape forms are encouraged to receive runoff from impervious areas and to allow for infiltration and/or detention.”

A new **Section 30.17 B 8** is hereby added to read as follows:

“8. **Permeable Surfaces and Drainage.** Parking lot design shall provide measures to enhance stormwater treatment by maximizing permeable surfaces and incorporating site design, source control and stormwater treatment measures to the extent feasible, as determined by the City’s Engineering and Construction Division in accordance with the provisions of Chapter 27A, as may be amended from time to time. Criteria to be considered in the design of parking lots shall include the following:

- a. All parking in excess of the minimum parking spaces required shall be designed and constructed of permeable surfacing materials. Materials that may be

considered include, but are not limited to, permeable pavements, decomposed granite, gravel, grasscrete and turfblock. Final approval of any surface is subject to the approval of the Engineering and Construction Division.

- b. Parking areas and access drives may be designed and constructed of permeable materials and permeable perimeter parking spaces are encouraged, subject to the approval of the Planning Division and Engineering and Construction Division.
- c. Where possible, drainage from parking areas and other impervious surfaces on a site shall be directed to landscape areas or other permeable surfaces for infiltration and/or detention of stormwater flows.
- d. Where possible, best management practices shall be incorporated into parking and landscape design to facilitate infiltration of stormwater prior to discharge from a site. Techniques to treat stormwater include, but are not limited to, using wheel stops rather than curbs to disperse drainage discharge, providing vegetated swales between rows of parking and/or at the perimeter of parking lots, use of permeable parking materials (hybrid parking lots) and creating parking groves within a parking lot. These and other best management practices are outlined in stormwater manuals, such as the "Start at the Source Handbook," prepared by the Bay Area Stormwater Management Agencies Association (BASMAA)."

**SECTION 25.** That Article 32 (Supplementary Provisions), Section 32.9 (Open Space Requirements) Subsection B of the Redwood City Zoning Code is hereby amended to read as follows:

**Sec. 32.9 Open Space Requirements.**

"B. Usable open space may consist of outdoor area on the ground, in side or rear setbacks (but not in any required front yard setbacks) or on any balcony, deck, porch or rooftop which is designed and accessible for outdoor living, recreation, pedestrian access or landscaping complying with the following provisions:

- 1. Required parking areas and their driveways and required basic minimum front yards shall not be included in computing usable open space;
- 2. Area included in computing common usable open space shall be accessible to all units in common and no such required space shall be less than three hundred (300) square feet in area and shall have no dimension less than fifteen (15) feet; rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy this requirement;
- 3. Private usable open space may be substituted for common usable open space at a ratio of three (3) square feet of private open space for every two (2) square feet of common open space required, provided such element of open space either has an area of at least one hundred fifty (150) square feet, with no dimension less than ten (10) feet, if located at ground level, or an area of at least fifty (50) square feet, with no dimension less than six (6) feet, if located above ground level;

4. Each element of usable open space shall be completely open on at least one (1) side and shall have a clear vertical height of not less than seven (7) feet, and not less than fifty percent (50%) of the total required usable open space shall be unobstructed to the sky;
5. Usable open space shall be improved to support passive or active use by residents. Such open space shall be located on the same lot as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, small changing facilities, fountains, planters, benches and landscaping;
6. Where possible, pervious areas set aside as usable open space may also serve as areas for infiltration of stormwater runoff, subject to review and approval by the Engineering and Construction Division. Use of open space areas for stormwater control shall be incorporated into plans to comply with the provisions of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and Chapter 27A (Stormwater Treatment and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, may be amended from time to time.”

**SECTION 26.** That Article 32 (Supplementary Provisions), of the Redwood City Zoning Code is hereby amended to add a new Section 32.12 (Stormwater Treatment) to read in its entirety as follows:

**“Sec. 32.12 Stormwater Treatment.**

- A. Purpose:** The purpose of the requirements set forth in this Section 32.12 is to provide zoning standards that minimize the quantity of runoff and associated pollutants in stormwater runoff from developed sites to creeks, the storm drain system and, ultimately, to the San Francisco Bay. Enhanced stormwater quality can be achieved through reduction of impervious surfaces, the protection of watercourses and riparian vegetation, providing for infiltration of stormwater on-site through vegetation and soils, and with engineered treatment systems.
- B. Applicability and Compliance with Article 27A:** All new development, additions and reconstruction as outlined below are subject to the provisions of this Section and of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Chapter may be amended from time to time, which outlines technical requirements for stormwater control. Chapter 27A assures engineering review of all applicable plans for compliance with the requirements of the San Mateo County City/County Nationwide Pollution Discharge Elimination System (NPDES) permit, as approved by the San Francisco Bay Regional Water Quality Control Board. The following development is subject to this Section 32.12 and its applicable subsections:

1. All new development that proposes a net increase in impervious area on a site or that removes and replaces more than fifty percent (50%) of the existing impervious area on a site (but not less than five thousand (10,000) square feet) shall comply with the provisions of Subsection C (Minimum Pervious Areas) of this Section. Compliance is not required when no net increase in impervious area is proposed and replacement of existing impervious area comprises no more than fifty percent (50%) of the existing impervious area or less than five thousand (10,000) square feet of impervious area.
2. All new development that proposes an increase in impervious area and/or replacement of impervious area of more than five thousand (10,000) square feet on a site, and the total of which comprises fifty percent (50%) or more of the existing impervious area of the site shall comply with the provisions of Subsections D (Infiltration of Stormwater) and E (On-Site Treatment of Runoff) of this Section for the entire site.
3. All new development that proposes an increase in impervious area and/or replacement of impervious area of more than five thousand (10,000) square feet on a site, and the total of which does not comprise more than fifty percent (50%) of the existing impervious area of the site, shall comply with the provisions of Subsections D (Infiltration of Stormwater) and E (On-Site Treatment of Runoff) of this Section for the portion(s) of the site where impervious area is added or replaced.
4. All new development shall comply with the provisions of Subsection F (Creek Protection and Setbacks).
5. Notwithstanding the above provisions, any project that adds and/or replaces impervious area of one acre or greater shall comply with the provisions of all Subsections C, D, E and F of this Section.
6. Increases in impervious area and replacement of existing impervious area shall include all (cumulative) development of a site over any five (5) year period, as determined by the Zoning Administrator, to assure compliance in the event of multiple phases of development.

**C. Minimum Pervious Areas:** All development as outlined in Subsection B(1) shall comply with the minimum pervious area requirements for the pertinent zoning district within which the site is located, subject to the following provisions:

1. Pervious area may be comprised of pervious landscape area, vegetated open space or pervious paving materials, subject to the Engineering and Construction Division's determination of the appropriate permeability ratio for such materials. The Engineering and Construction Division shall maintain a listing of acceptable materials and assumed permeability ratios, which may vary depending on site factors.
2. Areas in park strips in the public right-of-way (between the sidewalk and the roadway) or in an easement may be included as pervious area for the site if: a) the park strip area is paved or is barren (without vegetation) prior to development; and b) the area is converted to landscaping and is used to capture and treat a portion of the drainage from the site, subject to approval of the Engineering and Construction Divisions.
3. Where the replacement of impervious area comprises greater than fifty percent (50%) of the existing impervious area on the site, but no net increase in impervious area is proposed, the Zoning Administrator may allow the use of engineering on-site treatment (in-line filtration or similar means) for stormwater management in lieu of pervious area requirements, subject to approval by the Engineering and Construction Division.
4. For land uses that require a high percentage of impervious surface area and that have a potential to generate significant quantities of surface pollutants such as service stations, car washes, automobile repair services or similar uses, the Zoning Administrator may require the use of grease traps, water recycling systems, and/or other means of stormwater protection in lieu of or in addition to pervious area limitations.

**D. Infiltration of Stormwater:** Drainage from development sites, and particularly from parking lots, shall be directed to landscape, vegetated swales or other permeable areas for filtration of runoff prior to discharge from the site, unless the Zoning Administrator, with the approval of the Engineering and Construction Division, allows for alternate methods of treatment including, but not limited to, infiltration basins and in-line filtration. Drainage from parking garage surfaces shall be collected and treated prior to discharge from the site or may be directed to permeable areas of the site for treatment, subject to approval by the Engineering and Construction Division.

**E. On-Site Treatment of Runoff:** All treatment of runoff, whether through site design, source control or stormwater treatment measures, shall require approval by the Engineering and Construction Division consistent

with the requirements of Chapter 27A of the Municipal Code, as that Chapter may be amended from time to time. Applicants are advised to review and incorporate stormwater management concepts outlined in relevant publications, such as the "Start at the Source Handbook" and the "Start at the Source Tools" prepared by the Bay Area Stormwater Management Agencies Association (BASMAA). Special treatment measures may be required to assure protection of Sensitive Areas, consistent with the Countywide Stormwater Pollution Prevention Program (STOPPP).

**F. Creek Protection and Setbacks:** All areas within thirty (30) feet of the centerline or twenty-five (25) feet of the top of the bank, whichever is greater, of a protected watercourse shall be subject to the following regulations:

1. Existing structures shall be maintained so that such structures will not become a hazard to the use, function or physical integrity of the watercourse.
2. The stream banks or other land within such setback area shall not be filled, graded or disturbed, and no riparian vegetation shall be removed, except for normal maintenance of vegetation and protective restoration or maintenance to prevent flooding, reduce siltation or otherwise provide for the public health or safety, if approved by the City Engineer or his/her designee.
3. No development of structures and no addition of new impervious surfaces are allowed within the setback area except for: 1) unpaved trails, or 2) paved trails if approved by the Zoning Administrator and Engineering and Construction Division, unless a Use Permit is approved by the Zoning Administrator, consistent with the findings outlined in Article 42 and the following additional findings:
  - (a) The development will not disturb riparian vegetation.
  - (b) The development will maintain the stability of the slopes of the creek bank.
  - (c) The development will be designed to avoid discharge of pollutants directly to the watercourse and will assure that the discharge of runoff will be filtered over a minimum of 25 feet of vegetation or through other equivalent means to the satisfaction of the Engineering and Construction Division.

All existing structures and impervious surfaces may remain, subject to the provisions of Article 33 (Nonconforming Lots, Uses, Structures and

Parking) of the Zoning Ordinance. Structures within the creek setback may be modified only in accordance with Article 33 and the Use Permit provisions of Subsection 3 above.”

**SECTION 27.** That Article 36 (Streetscape Provisions), Section 36.1 (Purpose) is hereby amended and a new Section 36.9 (Stormwater Control) of the Redwood City Zoning Code is hereby added to read as follows:

**“Sec. 36.1 Purpose.** To encourage greater variety and quality design in the general streetscape by prescribing fence, landscape and stormwater control regulations, which will improve the overall appearance of individual properties, neighborhoods and the City.”

**“Sec. 36.9 Stormwater Control.** Sidewalks, park strips and drainage design shall be integrated into adjacent development where possible to provide for the treatment of stormwater prior to discharge to creeks, other watercourses or channels, or the storm drain system. Techniques that may be allowed include, but are not limited to, the use of park strips for infiltration of runoff, the use of permeable materials for sidewalks and the use of vegetated swales rather than asphalt or concrete ditches for drainage. All such methods are subject to review and approval by the Engineering and Construction Division. Stormwater control measures shall be consistent with the provisions of Section 32.12 (Stormwater Treatment) of the Zoning Ordinance and of Chapter 27A (Stormwater Treatment Measures and Maintenance Program) of the Municipal Code, as that Section and Chapter, respectively, may be amended from time to time.”

**SECTION 28.** That Article 43 (Variances), Section 43.1 (Variances) of the Redwood City Zoning Code is hereby amended to read as follows:

**“Sec. 43.1 Variances.** The Zoning Administrator shall have the power to grant variances from the terms of this Ordinance in respect to height regulations, minimum building site areas, minimum average lot widths, minimum lot frontages, lot coverages, minimum pervious areas, yard requirements and off-street parking and loading facilities, in accordance with this Article.”

**SECTION 29.** That Article 45 (Architectural Permits), Section 45.8 (Architectural Standards) of the Redwood City Zoning Code is hereby amended to add a new Subsection 45.8 (I) to read as follows:

**“Sec. 45.8 Architectural Standards.**

- I. The provision of permeable areas and drainage design appropriate to capture and treat stormwater runoff prior to its discharge from the site including, but not limited to, the use of vegetated swales, landscape features, permeable pavement materials, infiltration basins or engineered designs.”

**SECTION 30.** That Article 46 (Planned Development Permits), Section 46.1 (Purpose) is hereby amended; a new Subsection 46.4(A)(5) (Stormwater Plans) of Section 46.4 (Development Plan) is hereby added; a new Subsection 46.7(A)(6) is hereby added; and Subsection 46.7(B) is hereby amended to read as follows:

**“Sec. 46.1 Purpose.** To provide a vehicle for planned development within the existing zoning districts of the City of Redwood City; to encourage flexibility of design and development of land in such a manner as to promote its most appropriate use; to encourage the development of innovative projects which incorporate the highest quality architectural solutions, building materials and landscaping concepts; to promote the most functional and aesthetic relationships between building structures, signs, open space and parking areas in residential, commercial and industrial zoning districts; to encourage the development of quality open space and recreational opportunities within projects, including providing for clustered development and increased open space; and to incorporate stormwater treatment provisions in site planning.”

**“Sec. 46.4 Development Plan.**

**46.4.A. Development Plan Standards.**

**5. Stormwater Plans** shall provide detailed information regarding how stormwater runoff will be captured and treated prior to discharge from the site. Impervious and pervious areas shall be depicted on the plans and best management practices (BMPs) shall be specified for treating runoff. The plans shall prescribe measures to protect sensitive areas around waterways and shall address special issues such as storage of hazardous materials and fertilizer and pesticide application.”

**“Sec. 46.7 Modifications.**

**46.7.A.6.** Minimum number of parking spaces required and design of parking spaces and parking lots.”

**46.7.B.** Notwithstanding the provisions of Section 46.6, all Planned Development proposals shall conform to the applicable lot or unit density regulations of the Zoning District in which the property is located.”

**SECTION 31.** This ordinance shall be effective thirty (30) days from the date of its adoption.

\* \* \*

**TABLE 1 (NOT PART OF ZONING ORDINANCE)  
CITY OF REDWOOD CITY  
PROPOSED IMPERVIOUS SURFACE LIMITATIONS**

Zoning District	Maximum Site Coverage <sup>1</sup>	Minimum Pervious Area <sup>2,3</sup>
RH	40%	40%
R-1	40%	40%
R-2	40%	40%
R-3 <sup>4</sup>	60%	20%
R-4 <sup>4</sup>	60%	20%
R-5 <sup>4</sup>	60%	20%
PO	60%	20%
CA	60%	20%
CN	No limitation	10%
CB/CBR	No limitation	No minimum
CG	60%	20%
CP	30% + 20% for parking structures	40%
IR	70%	10%
IP	50%	40%
GI	70%	10%
TP	50%	80% <sup>5</sup>
AG	75%	20%
PF	Equal to abutting district	20%
MH	25%	40%
RSB	No limitation	80% <sup>5</sup>
CO	60%	20%

<sup>1</sup>Existing zoning requirement; lot coverage = coverage by buildings

<sup>2</sup>Proposed limitation: pervious = landscaping, open space or permeable paving materials; permeability ratio to be determined by Engineering and Construction Division

<sup>3</sup>Parking lot landscaping (permeable area) is required for all districts as follows:

- 1-5 spaces: 5% of parking area
- 6-74 spaces: 10% of parking area
- 75+ spaces: 15% of parking area

<sup>4</sup>Open space required for R-3, R-4 and R-5 districts:

- 300 square feet of usable open space for every studio or one-bedroom apartment
- Plus 100 square feet for each additional bedroom within the unit

<sup>5</sup>May be reduced to 40% upon approval of conditional use permit