August 21, 2018

SUBJECT
Study Session on Zoning Code Updates Including New Use Tables and Nonconforming Policy

RECOMMENDATION
Discuss possible topics and issues for zoning code cleanups.

BACKGROUND
On March 18, 2014, staff introduced the work plan for Comprehensive Zoning Ordinance Amendments to the Planning Commission. Since that time, staff has completed Phase 1 updates (minor cleanup), Phase 2 updates (additional cleanup) and a Level of Review update that comprehensively reorganized and restructured the sections addressing planning permit review and decisions.

In the past eight months, staff has prepared a series of zoning code amendments to address current land use issues including short-term rentals, cannabis businesses, inclusionary housing, and a mixed-use waterfront zoning district. With these issues completed, staff is proposing a return to the Comprehensive Zoning Ordinance Workplan involving a proposed Phase 3 update (cleanup and minor policy changes) as well as a proposed comprehensive reorganization of how allowed uses are described within the Zoning Ordinance.

PROJECT DESCRIPTION AND ANALYSIS
Use Tables – The Redwood City Zoning Ordinance has 24 zoning districts (not counting precise plans) organized into separate articles. Each article separately lists the permitted uses, using a variety of inconsistent terms, some of which are not clearly defined. Recent updates to permitted uses have transitioned from the original list style to a table format. This format makes it easier to understand and use. However, for example, if you are a business owner searching for zone districts where you can legally locate your business, a complete review would require looking in 24 separate Zoning Ordinance articles. The list-style format is inefficient and difficult for the public and for staff.

Staff is proposing a comprehensive Use Table format, divided into four sections:

- Residential
- Commercial
- Mixed Use
- Industrial and Public
This would create a standardized list of uses and allow easy comparison across zoning districts. To complete this work, some use definitions would need to be modified or added, and minor adjustments would be made to permitted uses. Below is a sample of what a use table could look like:

P - Permitted by Right
C - Requires a Use Permit
- Prohibited

<table>
<thead>
<tr>
<th>Low Density ------------------</th>
<th>High Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>RH</td>
<td>R-1</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-------------</td>
</tr>
<tr>
<td><strong>Residential and Specialty Housing</strong></td>
<td></td>
</tr>
<tr>
<td>Single Family Dwelling</td>
<td>P</td>
</tr>
<tr>
<td>Two-Family Dwelling</td>
<td>-</td>
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<tr>
<td>Multi-Family Dwelling</td>
<td>-</td>
</tr>
<tr>
<td>Live/Work</td>
<td>-</td>
</tr>
<tr>
<td>Mobile Home Parks</td>
<td>-</td>
</tr>
<tr>
<td>Rooming House</td>
<td>-</td>
</tr>
</tbody>
</table>

**Phase 3 Zoning Ordinance Update** – As part of the ongoing update process, staff has identified a series of provisions that would benefit from minor amendments, including clarifying requirements for hotels and motels, simplifying regulations for gas stations, addressing how decks are permitted in hillsides, and updating our rules on nonconforming structures and uses.

Almost all cities have specific regulations governing uses and buildings that no longer meet current zoning standards. Uses and buildings that do not meet existing zoning requirements are called “nonconforming.” Individual cities also have different rules regarding how nonconforming uses may change or expand. As a 150-year-old city, with a zoning ordinance that was originally adopted in 1948, Redwood City likely has a significant amount of nonconforming uses and structures.

Currently, our ordinance is fairly restrictive for nonconforming uses. In very few instances may a nonconforming use be modified or expanded. The regulations were intended to encourage these uses to become conforming through redevelopment or other change of use. Particularly for existing residential uses located in recently adopted mixed-use zone districts, staff has found the restrictions to be unsuccessful in encouraging change. Instead, the result has been properties that are stagnating or property owners making unpermitted additions and property improvements. Through the Phase 3 updates, staff would be evaluating adding more flexibility for nonconforming uses and structures.
Key Planning Commission Considerations
As this is a study session item, staff is not requesting any formal action from the Planning Commission. Staff requests that the Planning Commission consider the following:

- Is the approach to reformatting the use tables appropriate? Are there any specific issues or challenges to address?
- Are there any other minor Zoning ordinance amendments staff should consider?
- Should the Zoning Ordinance allow for additional flexibility for enlarging or altering nonconforming uses and buildings?

ENVIRONMENTAL REVIEW
No environmental review is required for a study session.

PUBLIC NOTIFICATION
Public notification is not required for a study session.

FUTURE STEPS
Based on Planning Commission discussion, staff will continue work on the proposed amendments. Additional study sessions may be had to provide additional detail and allow for more public discussion.

Staff’s goal is to have these amendments completed in 2019.

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