

**DRAFT**

**Exhibit A  
General Plan Amendments**

[The Mixed Use – Live/Work land use designation on General Plan p. BE-46 is amended as follows]

**Mixed Use – ~~Live/Work~~Transitional**

~~The Mixed Use - Live/Work~~Transitional category facilitates a creative mix of residentiallees, industrial and low-intensity commercial uses. workplaces.Represented by its transition from lower density residential or light industrial to higher density mixed-use or more, commercial, industrial, or urban areas, the transitional category represents a mixture of uses that are moderate in scale. Live/work environments combine residential occupancy with commercial activity in the same building space, generally with the resident using the combined or adjacent commercial space for his or her business.Live/work uses are encouraged, and tTypically ~~uses~~ include artist lofts, studio spaces, small offices, and similar low-intensity uses. Creative industrial workspace areas are also permitted, provided that activities limit or confine noise, dust, and vibration impacts. ~~Stand-alone residential development is not permitted.~~ Adaptive reuse of existing structures is also encouraged.

**Development Standards**

~~☐ Combined Use~~

- ~~○ Maximum residential density: 20 du/acre (up to 40 du/acre with compliance with community benefits program)~~
- ~~○ Maximum commercial intensity: 2.0~~1.5~~ FAR (up to 2.0 FAR with compliance with community benefits program)~~
- ~~○ Maximum height: 3 stories~~

~~☐ Single Use (Nonresidential)~~

- ~~○ Maximum intensity: 2.0 FAR~~
- ~~○ Maximum height: 3 stories~~

[Figure BE-6 (Land Use Map) on General Plan p. BE-39 is amended to replace “Mixed Use – Live/Work (20 DU/AC Max.)” with “Mixed Use Transitional (40 DU/AC Max.)” Figure BE-6 is otherwise unchanged.]



Exhibit B
Zoning Code Amendments

ARTICLE 2 – DEFINITIONS

Live/Work (land use unit). See Section 31.4 (Live/Work Units). A unit that combines a work space and incidental residential occupancy occupied and used by a single household. Live/work units have been constructed for such use or converted from commercial or industrial use and structurally modified to accommodate residential occupancy and work activity in compliance with applicable Building Codes. The working space is reserved for and regularly used by one (1) or more occupants of the unit. Living space includes, but is not limited to, a sleeping area, a food preparation area with reasonable work space, and a full bathroom including bathing and sanitary facilities which satisfy the provisions of applicable codes. Live/work units can include renter occupant and/or owner occupant.

[All other definitions remain unchanged]

ARTICLE 3 – DESIGNATION OF DISTRICTS

[Section 3.1 is revised to read as follows]

3.1 - Districts.

The several districts, hereby established and into which the City of Redwood City is divided, are designated as follows:

Table with 2 columns: District Code and District Name. Rows include R H (Residential—Hillside), R-1 (Residential—Single-Family), R-2 (Residential—Duplex), R G (Garden Apartments), R-3 (Multi-Family—Low Density), R-4 (Multi-Family—Medium Density), R-5 (Multi-Family—High Density), P O (Professional Office), C A (Central Administrative), C N (Neighborhood Commercial), C B (Central Business), and C G (General Commercial).

CP	Commercial Park
CO	Commercial Office
IR	Industrial—Restricted
LII	Light Industrial Incubator
IP	Industrial Park
GI	General Industrial
TP	Tidal Plain
AG	Agriculture—Greenhouse
IS	Interim Study
PF	Public Facilities
MH	Mobile Home
CBR	Central Business Retail
MUC — ECR	Mixed-Use Corridor — El Camino Real
MUC — VB	Mixed-Use Corridor — Veterans Boulevard
MUC — RC	Mixed-Use Corridor — Redwood Creek
MUC — SB	Mixed-Use Corridor — Streetcar Broadway
MUC — GB	Mixed-Use Corridor — Gateway Broadway
MUN	Mixed-Use Neighborhood
<del>MULW</del> <u>MUT</u>	Mixed-Use <u>Transitional Live/Work</u>
MUW	Mixed-Use Waterfront

**ARTICLE 30 – OFF-STREET PARKING AND LOADING:**

[Section 30.4 is revised to read as follows]

**30.4. Required Number of Parking Spaces—Mixed-Use Zoning Districts**

[Subsections A-B remain unchanged]

**C. Live/Work Parking Spaces Required.** For any development located in a Mixed-Use district, parking spaces for live/work units shall be required as follows:

1. **Resident Parking.** One (1) space per live/work unit.

2. **Client Parking.** One (1) space per one thousand (1,000) square feet of nonresidential floor area.
3. **Existing Building Exception.** The review authority may reduce the parking requirement for the reuse of existing buildings with limited parking.

[Section 30.6 is revised to read as follows]

### **30.6 – Size and Spaces. [PARKING]**

[Subsections A-C remain unchanged]

#### **D. Bicycle Parking.**

1. In all "C" Districts, "I" Districts, "PO" Districts, and "PF" Districts, there shall be no less than one (1) bicycle parking space per five thousand (5,000) square feet of floor area. For those uses which require carpool parking, two (2) carpool spaces may be eliminated for every off-street bicycle parking area that allows for the storage of five (5) bicycles. However, no more than twenty (20) percent of designated carpool parking spaces shall be eliminated and substituted for bicycle parking.
2. In "CN" zones, two (2) off-street parking spaces may be eliminated for every off-street parking area that allows for the storage of at least five (5) bicycles. However, no more than ten (10) percent of the required parking shall be eliminated and substituted for bicycle parking.
3. Acceptable parking facilities shall be located convenient to the street and must include:
  - a. Covered, lockable enclosures with permanently anchored racks for bicycles; and/or
  - b. Lockable bicycle rooms with permanently anchored racks; and/or
  - c. Lockable, permanently anchored bicycle lockers or racks, as determined by the City.

~~All designated bicycle parking areas shall be clearly marked and equipped with facilities necessary for protecting and securing bicycles.~~

### **ARTICLE 31 – SPECIAL USES:**

[Section 31.4 is revised to read as follows]

#### **31.4 – Reserved Live/Work Units**

A. Purpose. The purpose of this section is to:

1. Provide standards for live/work uses, including the reuse of existing buildings to accommodate live/work uses.

2. Promote a mix of housing options by allowing business operators to live in the same building that contains the commercial activity, particularly for artists, small business owners, and craftsman industries.
3. Allow combined residential uses with commercial or light industrial uses in the same building space, generally with the resident using the combined or adjacent workspace for his or her business. Typical uses include artist lofts, studio spaces, small offices, and similar low-intensity uses, either in new developments or as adaptive reuse of existing structures.
4. Promote jobs/housing balance and reduced vehicle miles traveled (VMT) through the production of live/work units.

#### B. Definitions.

Live/Work Unit. A unit that combines a work space and incidental residential occupancy occupied and used by a single household. This use shall be considered commercial for the purposes of determining building setbacks and intensity, and subject to applicable FAR limits.

C. Use Limitations. The nonresidential component of a live/work unit shall be a use allowed within the applicable zone, subject to the following additional limitations:

1. Conditional uses. A conditional use permit is required for the following uses:
  - a. Live/work units with 3 or more non-resident employees
  - b. Industry, Limited
  - c. Handicraft/Custom Manufacturing
2. Changes in use. After approval, a live/work unit shall not be converted to a single use without first obtaining City approval and bringing the use up to current building code standards.
3. Prohibited uses. The following uses are prohibited within a live/work unit:
  - a. Vehicle/Equipment Repair, Major
  - b. Vehicle/Equipment Service and Repair, Minor
  - c. Research and Development, Laboratory
  - d. Industry, General
  - e. Any other activity or use, as determined by the review authority to be incompatible with residential activities and/or to have the possibility of adversely affecting the health or safety of live/work unit residents including dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration, waste, or by-products.

#### D. Development Standards.

1. Floor area requirement. The floor area shall be a minimum of 750 square feet and a maximum of 3,000 square feet. The nonresidential portion of the live/work unit shall be no more than fifty (50%) percent of the total unit area and comply with California Building, Fire, and Redwood City Municipal Code requirements.
2. Access to units. Access to each live/work unit shall be provided from shop fronts, directly from the street from common access areas, corridors, or halls.
3. Active frontage. Living space shall be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.

4. Nonresidential facilities. A live/work unit shall be designed to accommodate nonresidential uses, such as ventilation, interior storage, flooring, and other physical improvements commonly found in nonresidential facilities used for the same work activity.
5. Mixed use buildings. If a building contains mixed uses of live/work units and other nonresidential uses, uses other than live/work shall meet all applicable requirements for those uses.
6. Parking. Each live/work unit shall be provided off-street parking and bicycle parking as provided in Article 30: Off-Street Parking and Loading. Open Space. Outdoor recreation and leisure space is not required for live/work units.

#### E. Operating Requirements.

1. Occupancy. A live/work unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one member shall be the business operator.
2. Business license required. All businesses operating within a live/work unit shall comply with the requirements of Municipal Code Chapter 32 (Taxation), Article V (Business Licenses).
3. Notice to occupants. The owner or manager of any building containing live/work units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in strictly residential areas. State and Federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.
4. Non-resident employees. Up to two (2) persons who do not reside in the live/work unit may work in the unit. The employment of three (3) or more persons who do not reside in the live/work unit may be permitted subject to conditional use permit approval. The owner may be required to provide proof of tax forms verifying the number of employees as deemed necessary by the City.
5. Client and customer visits. Client and customer visits to live/work units are permitted.

**ARTICLE 53 – MIXED-USE CORRIDOR ZONING DISTRICT:**

[Section 53.2 is revised to read as follows]

**53.2 - Use Regulations. [MUC Zoning Districts].**

[Subsection A and Table 53-1 (Allowed Uses for Mixed-Use Corridor Sub-Districts) remains unchanged]

**B. Use Regulations Applicable to all Sub-Districts.**

[Subsections 1-3 remain unchanged]

4. ~~Reserved. Live/Work Units. This section provides standards for live/work and artists lofts/studios, including the reuse of existing nonresidential buildings to accommodate live/work uses. Live/work units shall be occupied by business operators who live in the same building that contains the commercial activity.~~
  - a. ~~Limitations on Use. The nonresidential component of a live/work project shall be a use allowed within the applicable zone by Section 53.2 (Use Regulations), subject to the following additional limitations:~~
    - i. ~~Prohibited uses. A live/work unit shall not be allowed to include any of the following activities:~~
      - (1) ~~Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, and similar uses).~~
      - (2) ~~Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.~~
      - (3) ~~Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.~~
      - (4) ~~Any other activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.~~
    - ii. ~~Changes in use. After approval, a live/work unit shall not be converted to entirely residential use.~~
  - b. ~~Design Standards.~~
    - i. ~~Floor area requirement. A live/work unit shall have a minimum floor area of at least seven hundred fifty (750) square feet. The residential portion of the live/work unit shall~~

~~be no more than sixty (60) percent of the total unit area, but no less than fifty (50) percent of the total unit area, in order to ensure that the residential portion remains accessory to the primary commercial use and comply with California Building Code requirements. All floor area other than that reserved for living space shall be reserved and regularly used for working space.~~

~~ii. Separation and access of individual units. Each live/work unit shall be separated from other units and other uses in the building. Access to each unit shall be provided from shop fronts, directly from the street from common access areas, corridors, or halls. The access to each unit shall be clearly separate from other live/work units or other uses within the building. Living space shall be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.~~

~~iii. Facilities to accommodate commercial or industrial activities. A live/work unit shall be designed to accommodate nonresidential uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively nonresidential facilities used for the same work activity.~~

~~iv. Integration of living and working space. Areas within a live/work unit that are designated as living space shall be an integral part of the live/work unit and not separated (or occupied and/or rented separately) from the work space, except that mezzanines and lofts may be used as living space subject to compliance with the other provisions of this Section, and living and working space may be separated by interior courtyards or similar private space. v. Mixed occupancy buildings. If a building contains mixed occupancies of live/work units and other nonresidential uses, occupancies other than live/work shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the live/work units and other occupancies, as determined by the Redwood City Building Official.~~

~~vi. Parking. Each live/work unit shall be provided off-street parking as provided in Article 30: Off-Street Parking and Loading. The responsible review authority may reduce the parking requirement for the use of existing buildings with limited parking.~~

~~c. Operating Requirements.~~

~~i. Occupancy. A live/work unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one (1) member shall be the business operator.~~

~~ii. Business license required. At least one (1) of the residents of a live/work unit shall be required to have a business license with the city of Redwood City.~~

~~iii. Sale or rental of portions of unit. No portion of a live/work unit may be separately rented or sold as a commercial space for any person not living in the premises or as a residential space for any person not working in the same unit.~~



~~iv. Notice to occupants. The owner or manager of any building containing live/work units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial and industrial uses at higher levels than would be expected in strictly residential areas. State and Federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial or industrial properties in the applicable zone.~~

~~v. Non-resident employees. Up to two (2) persons who do not reside in the live/work unit may work in the unit unless this employment is prohibited or limited by the conditional use permit. The employment of three (3) or more persons who do not reside in the live/work unit may be permitted subject to conditional use permit approval, based on additional findings that the employment will not adversely affect traffic and parking conditions in the site vicinity. The employment of any persons who do not reside in the live/work unit shall comply with all applicable Building Code requirements, OSHA, and other state and federal regulations.~~

~~vi. Client and customer visits. Client and customer visits to live/work units are permitted subject to any applicable conditions of the applicable conditional use permit, to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially zoned areas or uses.~~

[Subsection 5 remains unchanged]

#### **ARTICLE 54 – MUN (MIXED-USE NEIGHBORHOOD) DISTRICT:**

[Section 54.2 is revised as follows]

##### **54.2 - Use Regulations. [MUN Zoning District].**

[Subsection A and Table 54-1 (Allowed Uses for Mixed-Use Neighborhood Zoning District) remains unchanged]

##### **B. Use Standards and Specific Use Regulations.**

[Subsections 1-3 remain unchanged]

~~4. Reserved. Live/Work Units. This section provides standards for live/work and artists lofts/studios, including the reuse of existing nonresidential buildings to accommodate live/work uses. Live/work units shall be occupied by business operators who live in the same building that contains the commercial activity.~~

~~a. Limitations on Use. The nonresidential component of a live/work project shall be a use allowed by Section 54.2 (Use Regulations) and Table 54-1, subject to the following additional limitations.~~

~~i. Prohibited uses. A live/work unit shall not be allowed to include any of the following activities:~~

~~(1) Major vehicle/equipment repair (e.g., body or mechanical work, including boats and recreational vehicles, vehicle detailing and painting, upholstery, or any similar uses).~~

~~(2) Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.~~

~~(3) Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.~~

~~(4) Any other activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gasses, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.~~

~~b. Design Standards.~~

~~i. Floor area requirement. A live/work unit shall have a minimum floor area of at least seven hundred fifty (750) square feet. The residential portion of the live/work unit shall be no less than twenty five percent of the total unit area, in order to ensure that the residential portion remains accessory to the primary commercial use and comply with California Building Code requirements. All floor area other than that reserved for living space shall be reserved and regularly used for working space.~~

~~ii. Separation and access of individual units. Each live/work unit shall be separated from other units and other uses in the building. Access to each unit shall be provided from shop fronts, directly from the sidewalk parallel to the primary or secondary street, from common access areas, corridors, or halls. The access to each unit shall be clearly separate from other live/work units or other uses within the building. Living space shall be located in the rear ground level or second floor and above to maintain activity and commercial access along the frontage.~~

~~iii. Facilities to accommodate commercial activities. A live/work unit shall be designed to accommodate nonresidential uses as evidenced by the provision of ventilation, interior storage, flooring, and other physical improvements of the type commonly found in exclusively nonresidential facilities used for the same work activity.~~

~~iv. Integration of living and working space. Areas within a live/work unit that are designated as living space shall be an integral part of the live/work unit and not separated (or occupied and/or rented separately) from the work space, except that mezzanines and lofts may be used as living space subject~~

to compliance with the other provisions of this Section, and living and working space may be separated by interior courtyards or similar private space.

~~v. Mixed occupancy buildings. If a building contains mixed occupancies of live/work units and other nonresidential uses, occupancies other than live/work shall meet all applicable requirements for those uses, and proper occupancy separations shall be provided between the live/work units and other occupancies, as determined by the Redwood City Building Official.~~

~~vi. Parking. Each live/work unit shall be provided off street parking as provided in Article 30: Off-Street Parking and Loading. The responsible review authority may reduce the parking requirement for the adaptive reuse of existing buildings with limited parking.~~

~~c. Operating Requirements.~~

~~i. Occupancy. A live/work unit shall be occupied and used only by the operator of the business within the unit, or a household of which at least one (1) member shall be the business operator.~~

~~ii. Business license required. At least one (1) of the residents of a live/work unit shall be required to have a business license with the City of Redwood City.~~

~~iii. Sale or rental of portions of unit. No portion of a live/work unit may be separately rented or sold as a commercial space for any person not living in the premises or as a residential space for any person not working in the same unit.~~

~~iv. Notice to occupants. The owner or manager of any building containing live/work units shall provide written notice to all occupants and users that the surrounding area may be subject to levels of noise, dust, fumes, or other effects associated with commercial uses at higher levels than would be expected in strictly residential areas. State and federal health regulations notwithstanding, noise and other standards shall be those applicable to commercial uses in the Mixed Use Neighborhood district.~~

~~v. Non-resident employees. Up to two (2) persons who do not reside in the live/work unit may work in the unit unless this employment is prohibited or limited by the conditional use permit. The employment of three (3) or more persons who do not reside in the live/work unit may be permitted subject to conditional use permit approval, based on additional findings that the employment will not adversely affect traffic and parking conditions in the site vicinity. The employment of any persons who do not reside in the live/work unit shall comply with all applicable Building Code requirements, OSHA, and other state and federal regulations.~~

~~vi. Client and customer visits. Client and customer visits to live/work units are permitted subject to any applicable conditions of the conditional use permit, to ensure compatibility with adjacent commercial or industrial uses, or adjacent residentially zoned areas or uses.~~

[Subsection 5 remains unchanged]

[Article 55 is repealed and replaced to read as follows]

## **ARTICLE 55 – MUT (MIXED-USE TRANSITIONAL) DISTRICT**

- 55.1 Purpose.**
- 55.2 Use Regulations.**
- 55.3 Development Standards.**
- 55.4 Community Benefits.**
- 55.5 Design Standards.**
- 55.6 Open Space Regulations.**
- 55.7 New Streets and Pedestrian Walkways.**
- 55.8 Parking and Storage Regulations.**

**55.1 Purpose.** The purpose of the Mixed-Use Transitional District is to:

- A. Reflect the transitional nature of the area from lower density residential or light industrial to higher density mixed-use or more commercial, industrial, or urban areas.
- B. Promote a mix of low-to-moderate scaled buildings.
- C. Allow light industrial and residential areas to transition into a diverse mix of workplaces and residences while retaining viable light industrial uses.
- D. Permit stand-alone commercial or industrial workspace areas, provided that activities limit or confine noise, dust, and vibration impacts, are low impact in nature, and are compatible with any nearby existing or allowed residential uses.
- E. Allow existing single family and duplex dwelling units to remain and expand residential density in keeping with the transitional nature of the area.

**55.2 Use Regulations.**

- A. **Allowed Uses.** Table 55.2 (Use Regulations) indicates the uses permitted (P), conditionally permitted with a Use Permit (C), permitted as an accessory use (A), and not permitted (-) in the Mixed Use Transitional District.
- B. **Uses Not Allowed.** Any use not specifically listed in Table 55.2 is prohibited unless the Community Development Director determines that it is compatible and meets the purpose of the district.
- C. **Applicable Regulations.** Where the last column in the table (Specific Use Regulations) includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of the Zoning Ordinance may also apply.
- D. **Uses Restricted to Indoor.** Unless otherwise indicated in this Article 55, all uses listed in Table 55.2 must be conducted wholly within a building. Exceptions include accessory uses that activate the space, such as outdoor dining, passive seating, and display of retail goods.
- E. **Vehicle/Equipment Service Repair.** All work shall occur within an enclosed building. Outdoor storage and work areas are prohibited. Used or damaged equipment removed from vehicles during the repair process shall be stored indoors or shall be deposited in an approved covered outdoor collection receptacle for appropriate off-site disposal. Service bays shall be screened

from direct view from a public right-of-way and private properties. If service bays face a street, they shall be parallel to a secondary street or alley, or adequately screened by structures.

**Table 55.2 Use Regulations.**

Uses	MULW	Special Provisions
<b>Residential &amp; Specialty Housing</b>		
Single Family Dwelling	C	
Two-Family Dwelling	C	
Multi-Family Dwelling	P	
Live/Work	P	Section 31.4
Mobile Home Parks	-	
Rooming House	C	
<b>Retail &amp; Services</b>		
Drive Through Retail or Service with a Drive Through	=	
Retail Sales, General	P ≤ 5000 sf C > 5000 sf	
Retail Sales, Bulk	—	
Financial Services	C	
Business, Wholesale	—	
Liquor Store	C	
Personal Services, General	P	
Personal Services, Studio	P	
Health/Fitness Club, Small	P	
Health/Fitness Club, Large	C	
Animal-Related Uses	C	
Check Cashing	—	
Vehicle/Equipment Service Repair	C	Section 55.2.F
Vehicle/Equipment Sales	—	
Vehicle Service Station	C	<a href="#">Article 35</a>
<b>Restaurant &amp; Entertainment</b>		
Bars	C	
Entertainment Establishment	C	
Nightclub	—	
Restaurant	P	

Uses	MULW	Special Provisions
Restaurant, with a Drive-Through	—	
Recreation, Outdoor Commercial	C	
<b>Office</b>		
Office	P ≤ 10,000 sf C > 10,000 sf	
Research and Development	P ≤ 5,000 sf C > 5,000 sf	
Medical	P ≤ 5,000 sf C > 5,000 sf	
<b>Industry, Manufacturing &amp; Processing, Warehousing Uses</b>		
Handicraft/Custom Manufacturing	P	
Industrial, Limited	C	
Personal Storage (Mini-Storage)	—	
Research and Development	C	
<b>Lodging</b>		
Hotels	C	
Long-Term Hotel (Extended Stay)	C	
Bed and Breakfast	—	
<b>Care Facilities</b>		
Adult Day Programs	C	
Child Care Centers	C	<a href="#">Article 39</a>
Residential Care Facility, Small	C	
Residential Care Facility, Senior	C	
Skilled Nursing Facility	C	
<b>Civic</b>		
Assembly/Meeting Facilities	C	
Cultural Institutions	C	
Emergency Shelters	-/P	Permitted only in the MUT-S District
Funeral Homes	C	
Hospitals	-	
Schools	C	

**55.3 Development Standards.**

Required development standards are included in Table 55.3 (Development Standards).

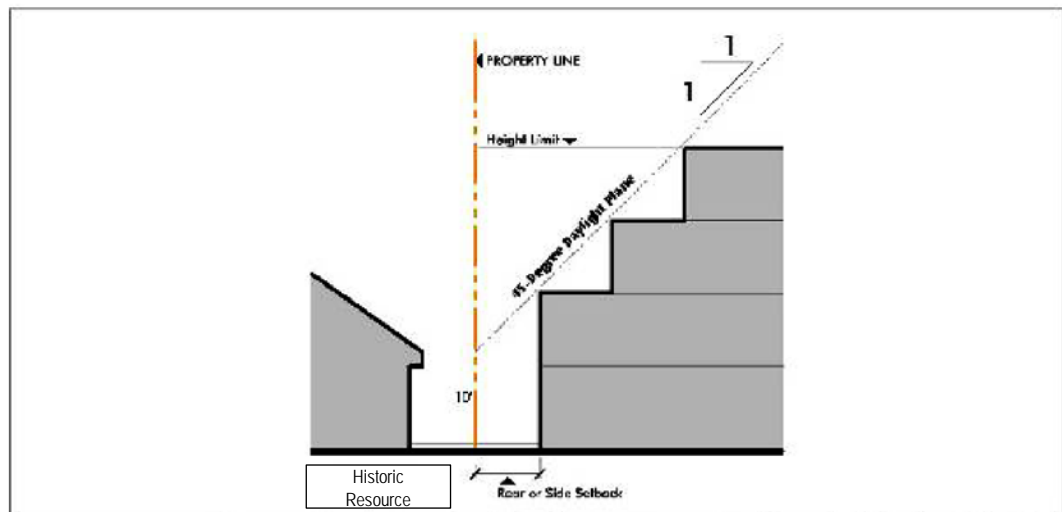
**Table 55.3 Development Standards.**

Mixed Use Transitional		Standards: Required	Standards: Community Benefits (CB)	Additional Regulations
Floor Area Ratio (FAR)		1.5 max.	2.0 max.	Floor area is calculated for commercial uses only and is exclusive of residential square footage.
Density		20 du/acre max.	40 du/acre max.	Mixed-Use developments shall be subject to both maximum density and maximum FAR requirements.
Height*	Residential & Commercial	3 stories / 40 ft. max.	4 stories / 50 ft. max.	-
	Mixed-Use	4 stories / 50 ft. max.	5 stories / 60 ft. max.	-
Setbacks	Residential	Front: 6 ft. min.	-	Fully subterranean parking structures may extend into front setbacks up to street-fronting property lines, provided the parking structures are designed to accommodate surface porches, planters, and/or other complementary architectural features. Upper-floor balconies may extend up to 2 ft. into the setback area or public right-of-way; up to 3 ft. may be considered depending on design and review authority approval.
		Side: 5 ft. min.		
		Rear: 15 ft. min.		
	Commercial & Mixed-Use	All setbacks: 0 ft.	-	-
Setback from Caltrain (Joint Powers Board ROW)		15 ft. min.	-	-
Building Length		200 ft. max.	-	Building façade lengths may exceed maximum limits if projects dedicate a portion of the project property to reintroduce the historic street grid through the development of private streets, pedestrian paseos, or right-of-way dedications for public streets. However, no street-facing building façade length shall exceed 300 ft.

Mixed Use Transitional	Standards: Required	Standards: Community Benefits (CB)	Additional Regulations
Open Space Requirements	125/unit min.	-	Not required for live/work units.
Pervious Area on the Lot	10% min.	-	Pervious area shall be composed of landscaping, vegetated open space, or permeable paving materials, consistent with the provisions of Section 32.12
Personal Storage	80 cu. ft./unit min.	-	Storage shall be enclosed, lockable, and located outside the unit. Storage space may be within: (1) an enclosed garage provided the storage space does not encroach within required parking space(s), or (2) a patio, balcony, or deck provided it is in addition to required open space and does not adversely impact the façade appearance.

\* Structures must comply with both the maximum height in stories and in feet.

1. **Upper-Story Stepback.** Buildings shall not intercept a 45-degree daylight plane inclined inward from fifteen (15) feet above existing grade at the property line of the parcel adjacent to property line of an adjacent property containing public open space or a historic resource.



Upper-Story Stepback Adjacent to Public Open Space or Historic Resources

2. **Sight Lines.** Sight lines into and from neighboring properties shall be minimized.

#### 55.4 Community Benefits Program.



A project may be eligible for the Community Benefits (CB) standards (Table 55.3) provided that it complies with the following:

1. **Points System.** A minimum of **6** points is required to qualify for one of the Community Benefits standards (story, height, density, or FAR). Each additional standard requires **4** points thereafter.
2. **Community Benefits.** Below are a list of potential community benefits that are eligible for the community benefits program. See separate resolution for definitions and associated point values.
  - a. Affordable Housing.
  - b. Child Care Facilities.
  - c. Publicly Accessible Open Space.
  - d. Shared / Connected Parking.
  - e. Live/Work Units.
  - f. New Streets or Pathways.
  - g. Business Façade Improvements.
  - h. Neighborhood Improvements.
  - i. Non-Profit Commercial Space.
  - j. Community Facilities or Services.
3. **Other Community Benefits.** In addition to the items listed above, the City may consider alternative community benefit options that meet the community's visions and goals. These will be evaluated based on community needs and priorities.

## **55.5 Design Regulations.**

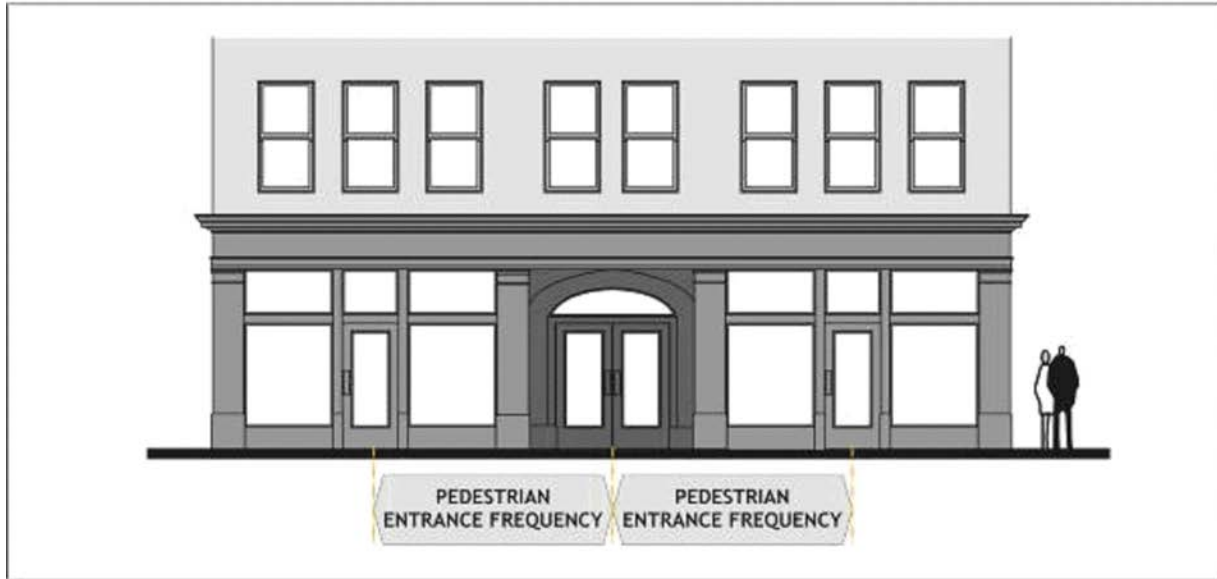
### **A. Building Orientation and Entrances.**

1. **Nonresidential Entrances.** Street-facing primary entrances shall be unlocked and accessible to the public during business hours. Entries shall be clearly defined features of front façades, and of a scale that is in proportion to the size of the building and number of units being accessed; larger buildings shall have a more prominent building entrance, while maintaining a pedestrian scale.
2. **Transitional Space at Residential Entries.** New residential buildings shall provide transitional spaces in the form of stoops, overhangs, and porches between public areas fronting the primary street and entrances. This type of element or equivalent shall be required for each unit or group of units; but no less than one (1) of this type of element shall be provided.



*Transitional Space at Residential Entries*

- B. **Building Transparency/Windows and Openings Facing Streets.** Placement and orientation of doorways, windows, and landscape elements shall create strong, direct relationships with the street. Street-facing façades of all buildings shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.
1. **Commercial/Industrial Ground-Floor Uses.** Windows and openings facing streets shall constitute a minimum of fifty (50) percent of street-facing building faces. Windows shall provide a clear and transparent view into ground floor-uses or shall display merchandise to reinforce a pedestrian scale.
  2. **Commercial/Industrial Upper-Floor Uses.** Windows and openings facing streets shall constitute a minimum of forty (40) percent of street-facing building faces.
  3. **Residential Ground-Floor Uses.** Windows and openings facing streets shall constitute a minimum of forty (40) percent of street-facing building faces.
  4. **Residential Upper-Floor Uses.** Windows and openings facing streets shall constitute a minimum of twenty (20) percent of street-facing building faces.
- C. **Primary Pedestrian Entrance.** For all residential, retail, and office uses, at least one (1) primary entrance to a ground floor use shall face the primary street right-of-way. On corner parcels, the primary entrance may face the street corner of the primary street and a secondary street. Interior space shall be arranged to orient toward the entrance facing the primary street as the primary entrance. Signage or other means shall be used to direct persons toward that entrance.
- D. **Pedestrian Entrance Frequency.** At street frontages, ground-related entrances shall occur at least once every one hundred (100) feet, as measured along the front property line. Ground-related entrances include entrances to ground-floor uses, residential units, clusters of live/work units, lobbies, or private courtyards. Retail-related uses shall have ground-related pedestrian entrances that occur at least once every fifty (50) feet.



*Measuring Pedestrian Entrance Frequency*

- E. **Blank Walls.** No street frontage wall may run in a continuous plane for more than twenty (20) feet without an opening. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces, or into window displays that are at least three (3) feet deep. Exceptions are subject to approval by the review authority.
- F. **Ground Floor Design.**
  - 1. **Elevation of First Floor.**
    - a. **Nonresidential uses.** The first habitable floor shall be located no more than two (2) feet above or below the existing grade at any point along a street property line.
    - b. **Residential uses.** The first habitable floor of a residential-only building shall be located no more than four (4) feet above existing grade and no more than two (2) feet below existing grade along a street property line.
  - 2. **Minimum Ground Floor Height.** The minimum height of nonresidential ground floor spaces shall be twelve (12) feet. The minimum height of residential ground floor spaces shall be ten (10) feet. This height shall be measured from the floor of the first story to the floor of the second story. If there is no second story, the height shall be measured to the top of roof.
- G. **Architectural Articulation.** Mixed-use buildings in the MUT district that exceed three (3) stories or forty (40) feet in height shall be designed to minimize the appearance of massing and provide for articulation and high-quality design. Buildings that exceed three (3) stories or forty (40) feet in height shall incorporate at least one (1) of the options provided in items 1 through 4 below. Alternatively, new development may provide a narrative with comprehensive site plans explaining how massing is minimized in other ways. Compliance with this requirement shall be evaluated by the review authority in the review process.

1. **Façade Plane Modulation.** Exterior walls that vary in depth and/or direction, exhibiting offsets, recesses, or projections with depth of at least eighteen (18) inches, or a repeated pattern of offsets, recesses, or projections of smaller depth.
  2. **Feature Projections and Recesses.** Projecting eaves and overhangs, balconies, porches, canopies, trellis features, arcades, and window recesses that provide human scale and help break up building mass.
  3. **Variety in Height and Roof Forms.** Varied building heights that result in a noticeable change in height or changes in pitch, plane, and/or orientation.
  4. **Façade Detail.** Details such as cornices, window trim, changes in material, and other architectural elements that provide architectural interest.
- H. **Visual Relationship between Multiple Buildings.** Multiple buildings on a single site shall be designed to create a strong visual relationship between and among the buildings, while including architectural variety on different buildings.
- I. **Adjacent to Rail.** Buildings with residential uses near railroad rights-of-way shall be designed to minimize impacts associated with noise and vibration generated in the railroad right-of-way. For all buildings with residential uses and vibration-sensitive development located within one hundred (100) feet of the centerline of railroad tracks, a site-specific vibration study is required. The vibration study shall recommend measures to reduce vibration to meet Redwood City standards.
- J. **Landscaping.** Landscaping shall be provided to enhance the appearance of development projects, provide pedestrian comfort, create shaded areas, reduce heat and glare, conserve water, screen potentially incompatible land uses and facilities, and improve air and water quality.
1. **Landscape Plans.** A landscape plan shall be submitted as part of the development application.
    - a. **Design layout.** The landscape plan shall exhibit a design layout that demonstrates the desired landscaping program in terms of function, location, size/scale, theme, and similar attributes.
    - b. **Integral project component.** Landscaping shall be planned as an integral part of the overall project design and not simply be located in excess space after parking areas and structures have been planned.
    - c. **Pedestrian environment.** Landscaping shall be provided to enhance the pedestrian environment. Pedestrian access to sidewalks and buildings shall be considered in the design of all landscaped areas.
    - d. **Landscape design.** The required landscape plan shall be designed to integrate all elements of the project (i.e., buildings, structures, parking lots, and streets) to achieve aesthetic objectives, provide shade and amenities for pedestrians, provide opportunities for stormwater infiltration, and to minimize water and energy demand.
  2. **Landscape Location Requirements.**
    - a. **Zero-lot line landscaping.** Where the front setback is zero feet and abuts the front property line, landscaping shall be provided in the form of street trees.

- b. **Landscaped setback and open space required.** All setback areas and other open areas of a site not occupied by buildings or sidewalk shall be landscaped.
    - 3. **Stormwater Treatment.** New development shall maximize onsite stormwater management through landscaping and permeable pavement to the extent feasible.
  - K. **Walls and Fencing.** Chain-link fencing, barbed-wire, razor-wire, and corrugated metal fencing shall not be permitted.
  - L. **Screening of Mechanical Equipment and Service Areas.**
    - 1. **Service Areas.** Service areas and related materials, equipment, supplies, etc. shall be screened from view from adjacent properties and streets. As feasible, loading docks, service bays, and mechanical facilities shall be internal to buildings, with bay doors that can be closed when facilities are not in use. Feasibility shall be determined by the review authority. If such areas and/or facilities must be located outside of the building, they shall be contained within attractively designed exterior enclosures. Exterior enclosures shall reflect the architectural form and materials of principal buildings and enhanced with landscape materials appropriate for the location.
    - 2. **Mechanical Equipment.** Mechanical equipment shall be designed into the building, screened, and baffled as outlined in this sub-section. Mechanical equipment may include, but is not limited to, HVAC systems, generators, vents, fire-risers, utility connections, transformers, antennas, cables, and/or satellite dishes, alarm boxes, electrical connections to signs and lighting fixtures, and lighting.
      - a. **Screening.** All mechanical and air conditioning equipment shall be shielded and screened from view from adjacent streets and properties. The screening shall be integrated architecturally with the building.
        - i. **Ground-mounted equipment.** Ground-mounted equipment screening shall consist of a solid wall, solid fence, or sufficient landscaping, and site layout dependent on the site, land use, and district. Otherwise, such equipment shall be enclosed in a building. Transformers between a building and the street shall be underground.
        - ii. **Roof-mounted equipment.** Appropriate building massing, as well as roof screens and/or parapet walls designed to incorporate the architectural style of the building, shall form a complete screen of all roof-top equipment. Roof-mounted equipment shall be set back from building roof edge to minimize view of equipment from adjacent streets and properties.
        - iii. **Façade installed equipment.** Equipment installed on the façade visible from the public right-of-way shall be minimized in visual prominence, incorporated inside the building wall, or located out of public view. Exposed electrical conduit is not permitted and shall be run inside building walls. If pre-existing, exposed conduit shall be concealed and at minimum painted to match the building.
      - b. **Baffling.** All mechanical equipment shall be baffled to reduce sound to levels consistent with Chapter 24 (Noise Regulation) of the Municipal Code.
      - c. **Location.** Mechanical equipment shall not be located within required yard setback areas.

3. **Trash and Recycling Enclosures.** Trash enclosures, recycling area enclosures, or trash rooms shall be covered to protect from the elements, and completely screened from the view of any public right-of-way. Where trash and recycling enclosures are provided, enclosures must be accommodated completely within the property lines, and the materials used shall match those of the buildings.

#### 55.6 - Open Space Regulations.

A. **Residential Open Space Required.** Outdoor recreation and leisure space shall be provided for each residential-only or mixed-use project containing residential uses (not including live/work units) as specified in this Section.

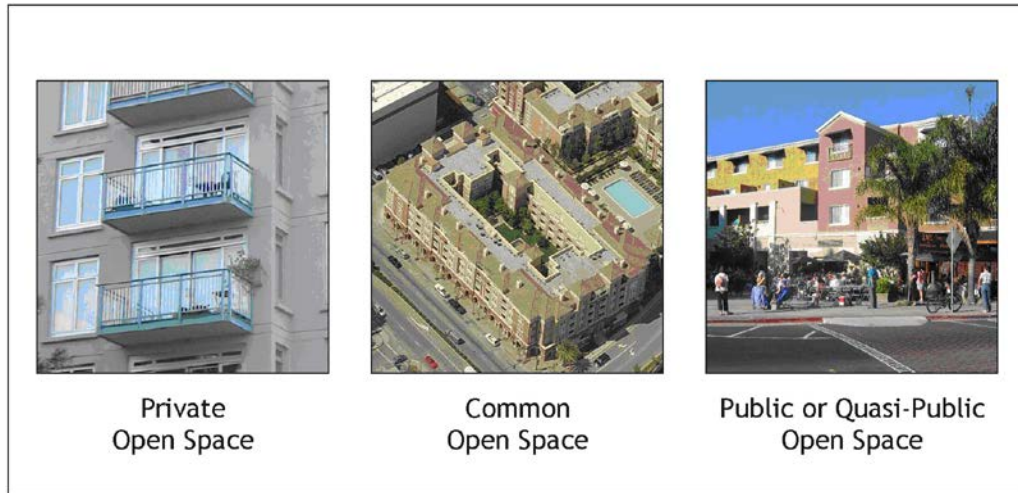
1. **General Residential Open Space Requirements.**

- a. **Minimum open space required.** The required minimum amount of open space shall be one hundred twenty-five (125) square feet per unit. The minimum open space may be met through a combination of private, common, quasi-public, and/or public open space provided on-site. Child care facilities may apply all or part of its outdoor space towards the general residential open space requirements if it is accessible to the residential tenants on evenings and weekends (when the child care use is not in operation).
- b. **Usable open space.** All required open space shall be usable. Usable open space shall be improved to support residents' passive or active use. Such open space shall be located on the same parcel 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, changing facilities, fountains, planters, benches, and landscaping.
- c. **Open space location.** Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. The requirement for open space shall not be satisfied through the utilization of required setbacks, parking areas, driveways, or service areas. Areas designed to accommodate stormwater retention may satisfy a portion of the requirement for open space if additional pedestrian amenities are provided near the space in a manner that fosters usability. Compliance with this requirement shall be evaluated by the review authority in the review process.
- d. **Public and Quasi-Public open space.** Required open space may be designed so as to be accessible to the public, in addition to residents of a residential or mixed-use project. Public and quasi-public open space shall be accessible and fully visible from the public right-of-way (including street, sidewalk, or trail). Public and quasi-public open space shall be located in front of buildings, and shall not be located where views of the quasi-public space from the public right-of-way would be obstructed by buildings or other structures. The provision of public and quasi-public open space, including restrictions on use and access and other aspects of the management of the space, shall be required at the discretion of the review authority.

2. **Private Residential Open Space Requirements.**

- a. **Minimum Dimension.** The minimum dimension of any private open space area shall be six (6) feet.

- b. **Private Open Space Orientation.** Private open space(s) attached to residential units shall be designed to avoid direct visibility into the interiors of adjacent units. Ground-level open spaces may be enclosed and secured, but shall contain an open gate or fence that allows visibility to and from the space.



*Private, Common, Quasi-Public, and Public Open Space*

- 3. **Common Residential Open Space Requirements.** To the extent that common open space is provided, the following standards are applicable:
  - a. **Minimum Dimension.** The minimum dimension of any common open space area shall be fifteen (15) feet.
  - b. **Minimum Square Footage.** Minimum square footage of any common open space area shall be five hundred (500) square feet.
  - c. **Common Open Space Open to the Sky.** Not less than eighty (80) percent of the total required usable common open space shall be unobstructed to the sky. Of the allowable twenty (20) percent that may be obstructed to the sky, obstructions may include such structures as required to accommodate changing rooms, bathrooms, and other ancillary uses.
- 4. **Pedestrian Environment.** Site planning for sites in excess of one (1) acre shall integrate the street pedestrian environment through the use of courtyards, plazas, street furniture, and walkways. Public and private walkways, passages, paseos, and related facilities shall be provided.
  - a. **Seating Options.** Pedestrian spaces shall provide a variety of seating options, areas of sun and shade for year-round climatic comfort, shelter, and night lighting to encourage public activity and to provide for safety.
  - b. **Visibility from Public Street.** Pedestrian spaces shall be visible from public streets and sidewalks, as determined by the review authority.
  - c. **Lighting.** Lighting shall be incorporated into plazas, paseos, courtyards, and other common open areas to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted, downward casting so as to reduce light trespass onto adjacent properties.
- 5. **Pervious Area and Open Space.** 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 City 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 amended.

6. **Mixed-Use Open Space Share.** Mixed-Use buildings shall be arranged to create opportunities for open space for the residential uses. In general, open space areas for residential uses shall be separated from nonresidential uses on the site. However, the sharing of open space may be permitted by the review authority when it is clear that the open space will provide direct benefit to residents of the project and subject to the following limitations:
  - a. **Horizontal Mixed-Use Share.** Up to thirty (30) percent of the required open space for residential uses in a horizontal mixed-use project may be provided within the nonresidential component of the project.
  - b. **Vertical Mixed-Use Share.** Up to fifty (50) percent of the required open space for residential uses in a vertical mixed-use project may be provided within the nonresidential component of the project.

#### 55.7 New Streets and Pathways Regulations.

- A. **New Streets.** Sites in excess of one (1) acre shall be designed to provide block and street patterns consistent with the adjacent properties and/or surrounding contextual environment. New streets shall establish a pedestrian-friendly interconnected street network, with no block face exceeding four hundred (400) feet in length, unless determined by the ~~responsible~~ review authority to be infeasible due to location of rail lines along the block or other insurmountable existing conditions.
- B. **Street and Pathway Connectivity.** New development shall maintain and enhance pedestrian, bicycle, transit, and vehicle connectivity with a hierarchy of streets and pathways, consistent with the street typology identified in the Redwood City General Plan ([Figure BE-14](#)), [RWCmoves](#), and [El Camino Real Corridor Plan](#). Primary pedestrian access to buildings shall be from the sidewalk.
- C. **Pedestrian-Oriented Design/Pedestrian Access.** The design of new projects shall promote walkability and connectivity to include design and orientation standards such as:
  1. **Enhanced Streetscapes.** Streetscapes shall be enhanced with enriched streetscape elements, including but not limited to a variety of landscaping and pedestrian amenities, such as benches, pedestrian-scaled lighting, trash enclosures, and bicycle storage.
  2. **Internal Connections.** A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and pedestrian amenities.
  3. **Internal Pedestrian Walkways Width.** Internal walkways shall be a minimum of six (6) feet wide where located adjacent to any common open space areas. Internal walkways elsewhere on the property shall be a minimum of four (4) feet wide and paved with permeable materials, unless walkways are located near swimming pools or in heavily trafficked areas.
  4. **Lighting.** Lighting shall be incorporated along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted, downward casting so as to reduce light trespass onto adjacent properties.
  5. **Connections to Primary Street.** Connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry



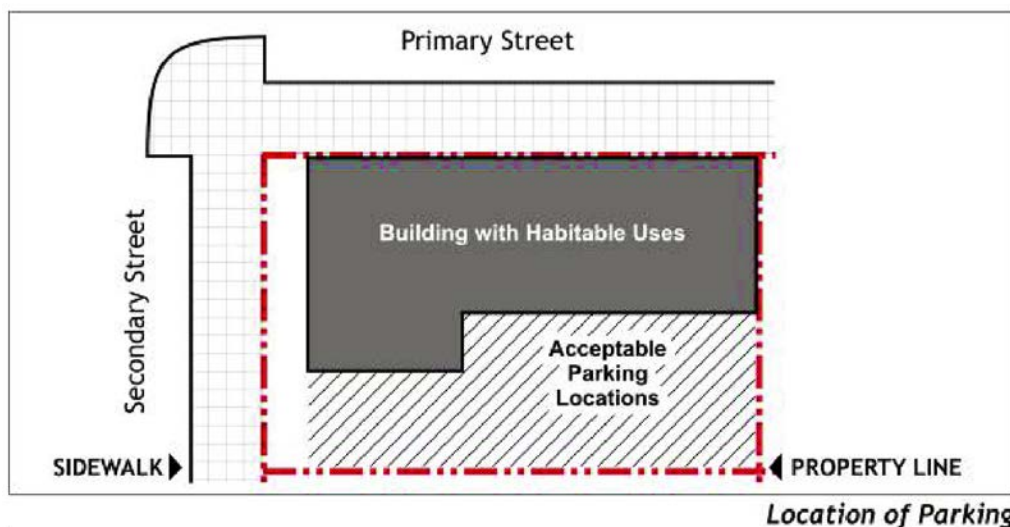
or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than one hundred twenty-five (125) percent of the straight line distance.

**55.8 Parking and Storage Regulations.**

A. **Vehicle Parking Standards.** Parking, access, and loading shall conform to the standards in Article 30 (Off-Street Parking and Loading) of the Zoning Ordinance, except as provided in this Section. The required number of vehicle parking spaces shall be determined as set forth in Article 30 of the Zoning Ordinance.

B. **Vehicle Parking Design Regulations.**

1. **Location of Parking.** Surface and/or structured parking areas shall be located on the interior side or rear of the site and, wherever feasible, placed behind buildings. Feasibility shall be determined by the responsible review authority. Structured parking shall be fronted or wrapped with habitable uses where possible.



2. **Parking Structure Integration.** Any parking structure with at least one floor of parking at grade or above and visible from the street public right-of-way shall incorporate wrapped uses or businesses with windows viewable from the sidewalk along the ground floor, or two or more of the following features: (1) display or shopping windows; (2) landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels; (3) architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design; and/or (4) artwork such as sculptures, murals, and mosaics.

3. **Landscaped Setback of Parking.** Surface and structured parking areas shall be set back from adjacent buildings and streets, and shall be landscaped in accordance with Section 30.17 (Improvements for Parking and Loading Facilities). In addition:

a. **From streets.** Where surface parking is located between a building and a street, a landscaped setback at least two (2) feet wide must be provided between the

parking area and the adjacent right-of-way. The landscaping shall be planted and maintained in a manner that provides thorough screening of the parking use from the public right-of-way.

b. **From on-site buildings.** Surface and structured parking areas must be separated from on-site buildings by a minimum distance of six (6) feet, which may be occupied by landscaping or required walkways.

C. **Driveway Frequency and Curb Cuts.** Parking, loading, and service areas shall be accessed from alleys and/or side streets, wherever feasible. Feasibility shall be determined by the ~~responsible~~ review authority. Curb cuts shall be minimized and located in the location least likely to impede pedestrian circulation. Curb cuts shall be located at least fifteen (15) feet from an intersection curb return or pedestrian crosswalk. For parcels of less than two hundred (200) feet in length along the street front, only one (1) vehicular access point shall be permitted off the street front. For all other parcel frontages, a maximum of one (1) vehicular access point for each two hundred (200) feet of street frontage is permitted.

D. **Bicycle Parking Provision.** Bicycle parking shall be provided for new development consistent with this Section.

1. **Live/Work Bicycle Parking.** Secure bicycle parking facilities shall be provided for live/work units. Minimum capacity shall be one (1) secured parking space per three (3) live/work units. Acceptable parking facilities shall be located convenient to the street and must include:

- a. Covered, lockable enclosures with permanently anchored racks for bicycles; and/or
- b. Lockable bicycle rooms with permanently anchored racks; and/or
- c. Lockable, permanently anchored bicycle lockers.

2. **Non-Live/Work Bicycle Parking (Tenant).** For buildings with over ten (10) tenant-occupants, secure bicycle parking shall be provided for five (5) percent of motorized vehicle parking capacity, with a minimum of one (1) space. Acceptable parking facilities shall be located convenient to the street and must include one (1) or more of the following:

- a. Covered, lockable enclosures with permanently anchored racks for bicycles; and/or
- b. Lockable bicycle rooms with permanently anchored racks; and/or
- c. Lockable, permanently anchored bicycle racks.

3. **Non-Live/Work Bicycle Parking (Visitor).** If the project is anticipated to generate visitor traffic, permanently anchored bicycle racks shall be provided within one hundred (100) feet of the primary entrance. Such parking shall be readily visible to passers-by. Bicycle parking shall be provided at five (5) percent of motorized vehicle parking capacity, with a minimum of one (1) two-bike capacity rack.

## ARTICLE 60 – ZONING DISTRICT BOUNDARIES—MAPS:

[Article 60, Zoning Map, is amended to replace “Mixed Use – Live/Work” with “Mixed Use Transitional” and “MULW” with “MUT”. The Zoning Map is otherwise unchanged]