






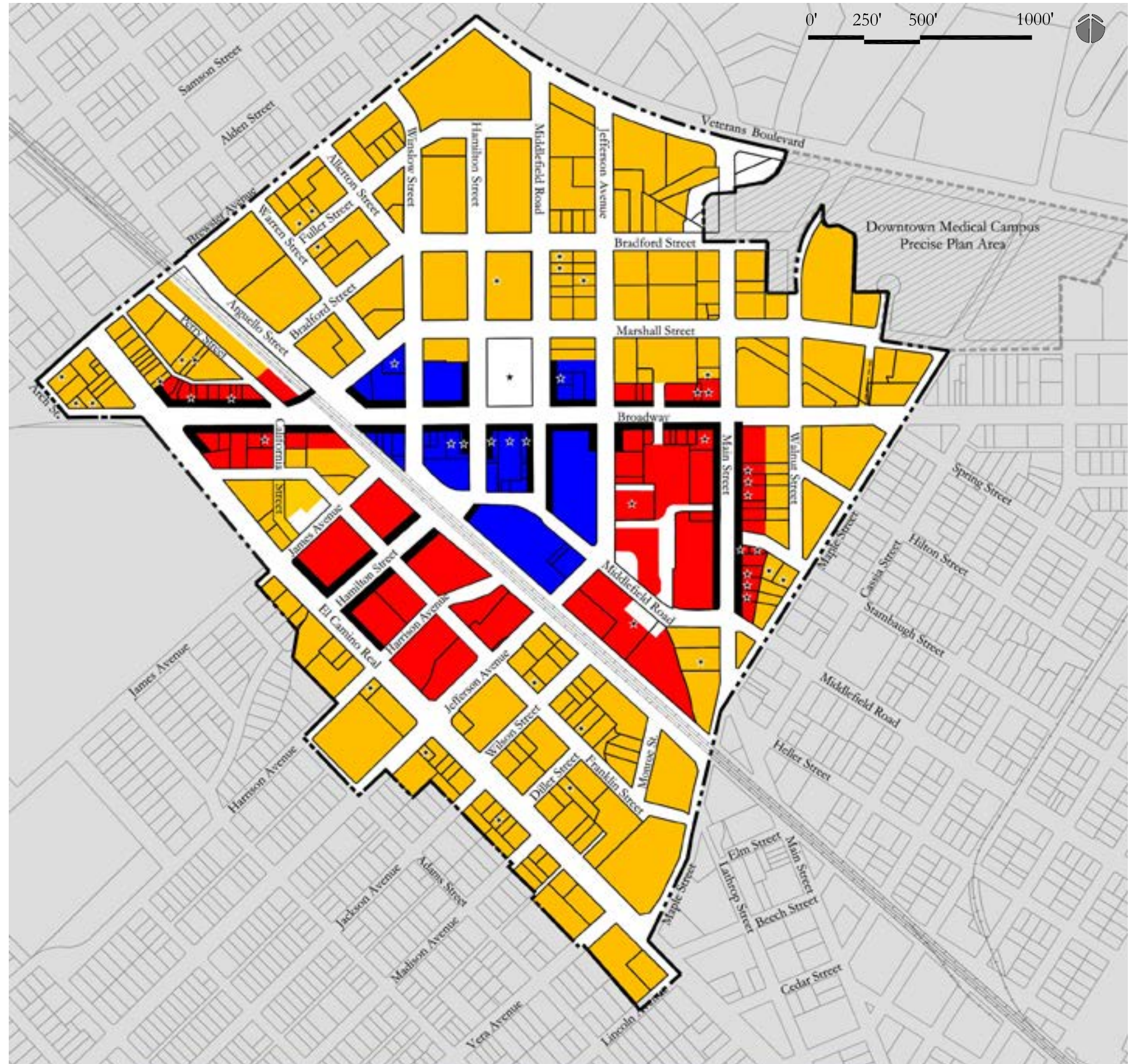
## 2.2. USE REGULATIONS

This section of the Downtown Precise Plan shall regulate land use in order to minimize conflicts between uses while maximizing economic and social vitality in the area.

While the entire Downtown is intended to be a lively, mixed-use area, permitted uses do vary slightly within the DTPP Area, by location. To regulate these variations, the Downtown Precise Plan Area has been broken into “Use Zones” as shown on the Use Regulations Map. Uses have been organized into “Use Groups,” and use groups are permitted or not permitted by Use Zone as shown on the Use Regulations Chart.

### MAP LEGEND

-  Entertainment District
-  Downtown Core
-  Downtown General
-  Active Ground Floor Uses Required (See Chart)
-  Historic Resources



USE REGULATIONS MAP

**USE REGULATIONS CHART**

Use Groups*	Use Zones (Sec. 2.2.1)		Entertainment District		Downtown Core		Downtown General	Restrictions		
			Typical	Along —	Typical	Along —				
<b>ACTIVE USES</b>	<b>General Retail</b>	Art studios, galleries, or display places with retail Department stores Florists General merchandise sales	Quality goods & services Restaurants Specialty food retail Specialty goods retail	Permitted	Permitted - G	Permitted	Permitted - G	Conditional	Music, dancing, or the serving of alcohol shall be clearly ancillary to primary use	
	<b>Neighborhood Retail</b>	Beverage vendors serving non-alcoholic beverages Cafes (food establishments without table service) Convenience stores Dry cleaning pick-up shops	Grocery stores Laundromats Pharmacies	Permitted	Permitted - G	Permitted	Permitted - G	Permitted	Uses shall be located in multi-tenant building, not in stand-alone structures	
	<b>Personal &amp; Business Services</b>	Barber shops Classes (music, art, cooking) Financial (banking/credit unions) Computer supply shops Copy shops	Day spas Hair, nail, & waxing salons Health & exercise Massage Office supply shops	Photography studios Print shops Shoe repair Tanning Travel agencies	Permitted	Permitted - G	Permitted	Permitted - G	Permitted	Massage businesses shall comply with <a href="#">Chapter 18A of Muni Code</a> . No sales or storage of heavy equipment. Financial services shall be > 200 ft. from each other.
	<b>Entertainment</b>	Arcades Bars Billiard rooms Bowling alleys	Dance halls Movie theaters Music venues Nightclubs	Performing arts theaters Roller/ice-skating rinks Sports venues	Conditional	Conditional	Conditional	Conditional	Conditional	---
	<b>Office</b>	Business & professional offices Educational & instructional facilities Exhibition, convention or other commercial assembly facilities Financial institutions (office) Indoor veterinary clinics Insurance agencies	Medical clinics Medical/dental offices Real estate agencies Research & development offices Title companies	Permitted	Permitted - U	Permitted	Permitted - U	Permitted	Financial institutions shall be > 200 ft. from each other.	
	<b>Workshop</b>	Activities for the making of arts & crafts, including: Ceramics Graphic production Hand weaving Needlework	Sculpture Tapestry making	---	---	---	---	Permitted	Permitted work activities shall be classified as a business and subject to City, County & State regulations.	
	<b>General Residential</b>	Attached single family residential Group homes, as defined and regulated by all applicable state and local laws Multi-family residential		Permitted	Permitted - U	Permitted	Permitted - U	Permitted	---	
	<b>Specialized Residential</b>	Assisted living facilities (not including skilled nursing facilities) Boarding houses and dormitories Senior housing		---	---	---	---	Permitted	---	
	<b>Lodging</b>	Bed & breakfast inns Hostels Hotels		Permitted	Permitted - U	Permitted	Permitted - U	Permitted	---	
	<b>Live-Work</b>	Residential living with an integrated work space principally used by one or more residents, including: Offices Making of arts and crafts (see list under Workshop) Other activities compatible with residential use		Permitted	---	Permitted	Permitted - U	Permitted	Work activities are classified as businesses and subject to City, County & State regulations. Conversion to a solely commercial use is prohibited. Solely residential use is permitted.	
	<b>Civic</b>	Childcare facilities Churches and other places of worship Community, senior, & teen centers Fire stations Governmental administrative offices	Libraries Police stations Schools & educational facilities Transit stations, terminals, & other facilities	Conditional	---	Permitted	Permitted - U	Permitted	---	
	<b>Public Open Spaces</b>	Parks & Parklets Plazas Paseos Playgrounds		Conditional	---	Conditional	---	Conditional	Designs shall be approved by the Planning Manager &: - landscaped per 2.5.4 - buildings directly adj. shall treat it as frontage per 2.8 - edges not directly adj. to public street shall provide public frontage per 2.4.3(G)	
	<b>Restricted Uses</b>	Bail bonds offices Liquor stores Second-hand retail, pawn shops & used clothing shops	Sexually-oriented businesses Social service facilities Temporary uses	---	---	Conditional	---	Conditional	Sexually oriented businesses shall comply with <a href="#">Article 27</a> and <a href="#">Chapter 18B of Zoning Code</a> .	
	<b>Prohibited Uses</b>	Check cashing stores Drive-through businesses Hospitals Industrial & manufacturing	Medical marijuana facilities per <a href="#">Article 59 of Muni Code</a> Service yards or outdoor storage of vehicles, equipment, or materials Vehicle sales & repair Wholesaling activities	<b>THESE USES ARE PROHIBITED IN ALL DISTRICTS</b>						

\* The Planning Manager/Designee may consider other similar & compatible uses that meet the purpose & intent of the Plan. All other uses not expressly listed as permitted & deemed by the Planning Manager as incompatible with the Plan are prohibited.

**ACTIVE USES**

Active uses are generally open to the public, generate a high volume of customer traffic, provide ground floor display windows to promote views into the business, and sell goods that are typically carried away by customers or services of a personal or business nature. Inactive uses are typically not open to the general public, generate a lower volume of customer traffic, and tend to have screened windows to maintain privacy (such as offices and residential uses).

**LEGEND**

Permitted: These use groups are permitted on all floors, by right.  
 Permitted - G: These use groups are required on the ground floor and allowed on upper floors.  
 Permitted - U: These use groups are allowed on upper floors, by right. These use groups may be permitted on the ground floor, pursuant to Section 2.2.1.D "Inactive Ground Floor Use Requirement," through review and approval of a Use Permit, subject to conditions.  
 Conditional: These use groups may be permitted through review and approval of a Use Permit, subject to conditions.  
 ---: These use groups are not permitted or applicable.

### 2.2.1. USE ZONES

The following Use Zones are established to regulate permitted uses (see Use Regulations Map). Districts include parcels and portions of parcels as designated on the Use Zones Map.

#### A) Entertainment District

This area is intended to be the focus of entertainment and major retail activity and the most intense streetlife, and uses in this zone are intended to support that goal.

#### B) Downtown Core

This area is intended to be the focus of major retail activity and the most intense streetlife, and uses in this zone are intended to support that goal.

#### C) Downtown General

This area is intended to be a vibrant mixed-use residential neighborhood and office district, and uses in this zone are intended to support that goal.

#### D) Inactive Ground Floor Use Requirement

At frontages with a heavy black line on the Use Regulations Map (2.2), active uses are required on the ground floor. A Use Permit may be requested for inactive uses to locate on the ground floor where active uses are otherwise required if:

1. The existing building was designed and built specifically for ground floor office use and would otherwise require substantial improvements to convert the space to an active use; or
2. The front portion of the ground floor is occupied by an active use, giving the appearance that the inactive use is limited to the upper floors. This should be achieved through the following:
  - a. The active use dominates the frontage with a depth of 20' or greater (as the ZA deems appropriate) and with a large and distinct entrance, transparency, signage, and display of goods or services sold; and
  - b. The inactive use is physically separated from the active space, is located within the rear portion of the ground floor, is accessed through a subsidiary entrance and hallway which are kept at minimum widths, and has no public presence or visibility beyond the signage and doorway.
3. Any Use Permit granted under the authority of 2.2.1.D above shall be exempt from the provisions of Section 42.6.B - Abandonment of Use in the Redwood City Zoning Ordinance.

### 2.2.2. GENERAL USE REGULATIONS

The following standards and guidelines shall apply to all uses.

#### 1. Standards

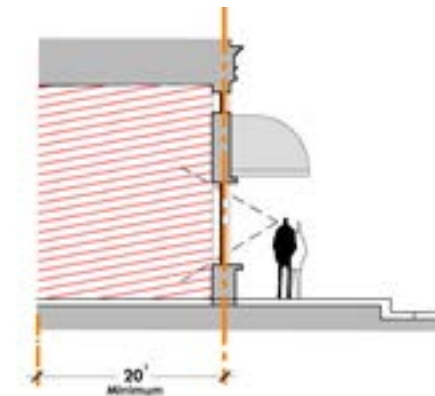
- a. All permitted uses for a single Use Zone are allowed either alone or in combination with any other permitted uses within a parcel.
- b. All uses shall provide necessary space on-site, within an enclosure or a trash room, for all trash storage and recycling storage needs related to the use. Trash storage facilities or containers shall not be allowed on public streets, plazas, or parking lots.
- c. Multifamily Housing Noise Reception Mitigation: Noise studies consistent with the requirements of the California Building Code shall be conducted for proposed new multifamily residential projects to identify noise reduction measures necessary to achieve compatibility with City Noise Element guidelines (55 dBA CNEL at sensitive exterior spaces) and Title 24 standards (45 dBA CNEL within residential units). Each noise study must be approved by the City's Building Inspection Division prior to issuance of a building permit. Identified noise reduction measures, in order of preference so that windows can be opened, may include: Site and building design so as to minimize noise in shared residential outdoor activity areas by locating such areas behind the buildings, in courtyards, or orienting the terraces toward the interior of lots rather than streets; site and building design so as to minimize noise in the most intensively occupied and noise-sensitive interior spaces of units, such as bedrooms, by placing such interior spaces and their windows and other openings in locations with less noise exposure; windows and doors with a high Sound Transmission Class (STC) rating and noise-attenuating wall assemblies; and forced air mechanical ventilation systems in all units exposed to noise levels exceeding Title 24 standards to allow residents the option of reducing noise by keeping the windows closed.
- d. Railroad Noise Mitigation: Prior to the development of new habitable buildings within 100 feet of the Caltrain or California High Speed Rail right-of-way, a detailed site-specific vibration study shall be completed that demonstrates that groundborne vibrations associated with rail operations either (1) would not exceed applicable Federal Transit Administration (FTA) groundborne vibration impact assessment criteria, or (2) can be reduced to below the applicable FTA criteria thresholds through building design and construction measures (e.g., stiffened floors, modified foundations), which measures shall be required by the City as conditions of development approval.
- e. Food Preparation Odor Mitigation: Consistent with the BAAQMD CEQA Air Quality Guidelines, all food service uses shall be required to implement some or all of the following measures, at the discretion of the Planning Manager/Designee, in order to reduce odors generated by such uses: integral grease filtration or grease removal systems, baffle filters, electrostatic precipitators, water cooling/cleaning units, disposable pleated or bag filters, activated carbon filters, oxidizing pellet beds, catalytic conversion, proper packaging and frequency of food waste disposal, and exhaust stack and vent location with respect to receptors.
- f. Chairs and tables for outdoor dining and carts for merchant display may be permitted in the public right-of-way (i.e. in sidewalk areas) provided that the use maintains a minimum five-foot wide

unobstructed portion of sidewalk corridor adjacent to the building which is clear and unimpeded for pedestrian traffic, and the use keeps the full width of the building entrance clear and unimpeded for building access.

- g. Outdoor furniture, including, but not limited to, chairs, tables, umbrellas, heat lamps, windcreens, busing stations, partitions, planters, etc. shall not be permanently fixed into the public right-of-way (i.e. sidewalk areas) without prior approvals from the City (i.e. a revocable encroachment permit issued by the Building Infrastructure and Transportation Department and/or the City Council).
- h. Accessory uses, not otherwise listed in the Permitted Use Groups, or prohibited in General Use Regulations, may be permitted provided that the accessory use remains incidental to the primary use and is determined to be consistent with the same general character and purpose of the Use Zone. Determination of consistency shall be at the discretion of the Planning Manager/Designee.
- i. Temporary uses, which shall be defined as those uses in place for 90 days or less and which maintain consistency with the permitted use and are clearly ancillary to the permitted use, are subject to the Conditional Use provisions as stated in Section 2.2.4.
- j. Wireless communications facilities are permitted through a Use Permit and shall comply with Article 38 of the Zoning Code.

#### 2. Guidelines

- a. To strengthen the retail vitality and economic base of the Downtown and to further enhance the pedestrian experience, the following guideline will apply to all use groups except General Residential and Specialized Residential: Windows on the ground level building façade facing a street should be used to display consumer goods and/or services. Windows not used to display consumer goods should provide a view into the building of not less than twenty (20) feet. Ground floor uses should be arranged in such a manner as to be inviting to the general public. Ground floor uses and the lay-out of interior spaces should not result in visual obstructions, which prevent views into the ground floor spaces.



**UNOBSTRUCTED VIEW REQUIRED**

### 2.2.3. MAXIMUM ESTABLISHMENT LENGTH

In order to foster the most dynamic, interesting, and vibrant pedestrian activity possible, it is important to ensure that large stretches of sidewalks are not dominated by one ground floor use. When one establishment dominates too large of an area, coming and going activity is focused on a narrow geographic area, leaving the remainder dull and underused. Furthermore, each business tends to have its own unique pattern of busy hours and slow hours—therefore a fine-grained mix of ground floor establishments can help to avoid significant lulls in activity for a given area during significant parts of the day or week.

#### 1. Standards

- a. There are no Maximum Establishment Length standards.

#### 2. Guidelines

- a. No individual ground floor establishment should occupy a greater length of frontage than 25 ft. except as indicated below. For corner establishments, each street frontage shall be measured separately, and the establishment may occupy up to the maximum length of frontage on each street.
  1. Entertainment Use Group:
    - a. 50 ft. where active ground floor uses are required
    - b. 100 ft. all other areas
  2. General Retail Use Group:
    - a. 50 ft. where active ground floor uses are required
    - b. 75 ft. in all other areas
- b. Large ground floor establishments should be wrapped with smaller “liner shops.” Liner shops should be at least 20 feet deep to ensure financial viability.



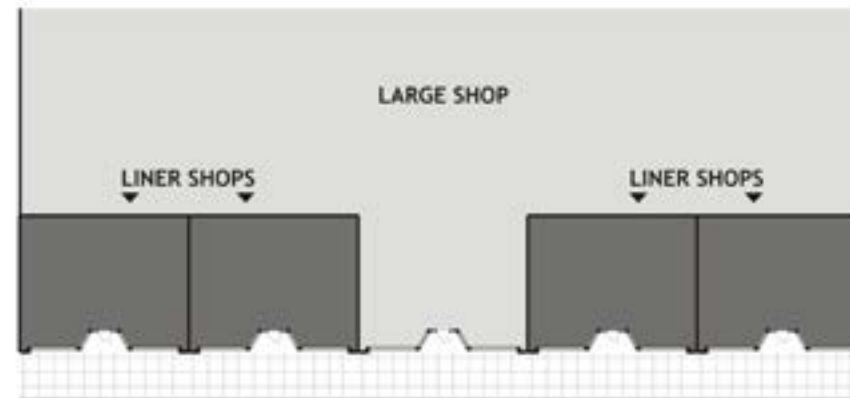
LINER SHOPS

### 2.2.4. USE PERMIT PROCESS

Use Permits shall be acted upon in accordance with Article 42 (Use Permits) in the Zoning Code.

### 2.2.5. RIGHT TO DOWNTOWN OPERATIONS

As Downtown Redwood City continues its evolution into a compact, mixed-use center, it is essential that new property owners and tenants understand the present and future nature of the area, so that they may function together as harmoniously as possible. Toward that end, this subsection will ensure that property owners, tenants, and users of property within the Downtown Precise Plan Area are notified of the vibrant, active Downtown environment, the revitalization efforts and public improvements occurring Downtown, the special events and community and business activities that are part of the vitality of the Downtown, and the expectations and responsibilities associated with owning, purchasing, renting or making other use of property within a vibrant, active Downtown environment. This subsection will also protect permitted uses from potential conflicts with one another due to the inherent impacts and inconveniences associated with permitted operations in the Downtown Precise Plan Area.



LINER SHOPS

This subsection will also promote a good neighbor policy between uses operating in the Downtown Precise Plan Area by advising purchasers, tenants and users of property of the potential impacts associated with such purchase, occupation, operation or use including, but not limited to, sounds, odors, traffic, light and glare, pedestrian activity, music, festivals, street construction and closures, traffic rerouting, railroad operations, outdoor sales, trash and recycling collection activities, 24-hour activity, and other permitted uses that may occur within the Downtown Precise Plan Area, so that such purchasers, tenants and users will understand, acknowledge, and be prepared to accept, such impacts. This subsection will also encourage the use of dispute resolution, rather than expensive court proceedings, to amicably resolve any complaints about Downtown operations. Finally, this subsection will promote ongoing communication between all property owners, tenants and users of property within the Downtown Precise Plan Area.

#### A) Definitions

1. The following definitions shall apply to the Right to Downtown Operations subsection:
  - **Downtown operations:** Any activity, use, facility or operation associated with a permitted temporary or permanent use occurring within the boundaries of the Downtown Precise Plan, as well as any lawful public uses. Downtown operations and their associated impacts include, but are not limited to, the following: Music, dancing, singing, and voices associated with permitted uses and downtown activities; odors associated with operation of restaurants and other businesses; high levels of traffic and traffic congestion; increased vehicular traffic from special events and other activities; street construction, closures and traffic re-routing, including exclusion of vehicle access during certain times due to festivals, parades or other special events; railroad operations, including increased rail activity associated with passenger rail operations; outdoor sales of merchandise and outdoor restaurant seating; festivals, parades and/or cultural events which may result in gatherings of large groups of people, street closures, parking impacts, noise, odors and other impacts; increased levels of pedestrian activity; operation of delivery trucks and vans, trash and recycling collection trucks, and other such vehicles; impacts associated with artists' studios and spaces, including noise, odors, and vibration; general increases in activity levels occurring on a 24-hour basis, including increases in noise and other impacts during late night and early morning hours; high levels of nighttime lighting and illumination; and trash collection, including trash collection before 6:00 a.m.
  - **Property:** Any real property located within the Downtown Precise Plan Area, including property intended for residential, commercial, business, public purposes, and other uses.
  - **Tenant:** Any renter or lessee of property.
  - **Transfer:** The sale, lease, trade, exchange, rental, or gift of property.
  - **Transferee:** Any person acquiring an interest in real property in the Downtown Precise Plan area from another person, including but not limited to a purchaser of property or a person taking possession of property pursuant to a lease or rental agreement.

- **Transferor:** Any person transferring an interest in real property in the Downtown Precise Plan area to another person, including the seller of property or a landlord granting possession of property pursuant to a lease or rental agreement.

## B) Downtown Operations Notification Requirements

1. As a condition of approval of any PC permit, tentative subdivision map, use permit, or similar planning approval relating to property located within the Downtown Precise Plan Area, every property owner shall record the deed notification provided in Section 2.2.5(B)(3) of the DTPP on the property for which the PC permit, tentative subdivision map, use permit, or similar planning approval is issued. The notice of right to Downtown operations shall be included in all subsequent deeds and leases for this property until such time as the property is no longer located within the Downtown Precise Plan Area.
2. Every transferor of property, as transferor is defined herein, subject to the requirements of 2.2.5(B)(1) shall, upon transfer, also provide to any transferee the notice of right to Downtown operations recited in 2.2.5(B)(3). The notice of right to Downtown operations may be contained in any form of agreement or contract; however, the notice need be given only once in any transaction. The transferor and transferee shall provide each other with written acknowledgement of delivery and receipt of the notice.
3. The notice provided in this subsection is intended to advise property owners, tenants and users of property within the Downtown Precise Plan Area of the inherent impacts and inconveniences associated with purchase, tenancy or use of property in the Downtown Precise Plan Area. This notice shall be provided as required by 2.2.5(B)(1) and 2.2.5(B)(2).

## NOTICE OF RIGHT TO DOWNTOWN OPERATIONS

The City of Redwood City permits the operation of a variety of residential, business, cultural, civic, and other activities within the Downtown Precise Plan Area.

**You are hereby notified that the property you own, or are renting, leasing, using, occupying, or acquiring an interest in is located within the Downtown Precise Plan Area. You may be subject to impacts, including inconvenience and discomfort, from lawful activities occurring within the Downtown Precise Plan Area. Impacts may include, but are not limited to: Noise from music, dancing and voices associated with permitted Downtown uses and activities, odors associated with restaurants, business operations and special events, traffic congestion, street closures and traffic rerouting, exclusion of vehicle access to certain areas during special events, increased pedestrian activity, trash and recycling collection, including trash and recycling collection before 6 a.m., railroad operations, including rail activity associated with passenger rail operations, outdoor sales of merchandise and outdoor restaurant seating, festivals, parades and other civic and cultural activities, generally high activity levels occurring on a 24-hour basis, including impacts during late night and early morning hours, high levels of lighting and illumination, and noise and other impacts associated with the operation of any permitted use located in the Downtown Precise Plan Area.**

**One or more of the inconveniences described above may occur as a result of Downtown operations and activities which are in compliance with existing laws and regulations and accepted customs and standards. If you own, lease, rent or otherwise utilize property within the Downtown Precise Plan Area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of owning, living in, operating a business in, or otherwise utilizing an area with a vibrant Downtown character.**

**The City of Redwood City's Downtown Precise Plan does not exempt Downtown businesses or other participants in Downtown activities from compliance with the law. Should any business or person not comply with appropriate state, federal or local laws, legal recourse may be possible by, among other ways, contacting the appropriate agency.**

**This notification is given in compliance with the Redwood City Downtown Precise Plan, Section 2.2.5.**

4. The failure to give the notice required by this section shall not invalidate any transfer.

## C) Nuisances, Resolution of Disputes, and Contact Persons

1. Normal Downtown operations are presumed to not constitute a nuisance, unless such operations are deemed to be a nuisance under California Civil Code Section 3479. Downtown operations shall comply with all state, federal, and local laws and regulations applicable to the operations, including applicable noise and other operational standards contained in the Redwood City General Plan and/or Downtown Precise Plan.
2. Any dispute or controversy that arises regarding inconveniences or discomforts occasioned by Downtown activities, operations, facilities, or uses should be settled by direct negotiation of the parties involved. Any such dispute or controversy that cannot be settled by direct negotiation of the parties involved should be submitted to a private mediator, a community mediation service, or another agency which provides dispute resolution services prior to the filing of any court action. Any costs associated with negotiation, mediation, or dispute resolution pursuant to this section shall be borne by the parties.
3. Every developer or owner of commercial, residential, or other property within the Downtown Precise Plan Area, consisting of two or more residences, businesses or tenant spaces, shall, as a condition of approval of any PC permit, tentative subdivision map, use permit, or similar planning approval relating to property located within the Downtown Precise Plan Area, designate an information contact person. The information contact person shall be available to disperse information distributed by the city or other public or quasi-public organizations, to tenants and property owners within the development. The information contact person role may be undertaken by the property owner, a homeowner's association, a property management company or other similar organization.

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