

A Neighborhood Commercial Ordinance specific for the Midcoast would contain the following sections:

Purpose	Design Review (reference to applicable ordinance)
Definitions	Development Standards
Uses Permitted	Performance Standards

Development Standards are covered in this section.

Comparison County ordinances

Coastside

- C-1/S-3 Neighborhood Commercial (generic ordinance, with additions specific for Midcoast)
Located east of Hwy 1, except strip along west side of Hwy in Moss Beach.
C-1 dates from 1950's or earlier; Midcoast restrictions on dwelling units, impervious surface, winter grading added 2012.
S-3: Midcoast height amended 2012. (In Midcoast, S-3 applies to C-1, and R-3 in El Granada.)
- CCR Coastside Commercial Recreation (visitor-serving). Adopted 1980
All commercial districts west of Hwy 1 in Midcoast are CCR, except strip along west side Hwy 1 in Moss Beach.
Building height & method of measurement amended 1997 (36' down to 28', direct measurement).
- R-1/S-17 Midcoast single-family residential which surrounds all Midcoast C-1 except in downtown El Granada (R-3/S-3)

Bayside

- C-1/WMP West Menlo Park Neighborhood Commercial -- adopted 1998
- NMU North Fair Oaks Neighborhood Mixed Use -- adopted 2015

Links to these ordinances are found on MCC website, Neighborhood Commercial page:
<http://www.midcoastcommunitycouncil.org/neighborhood-commercial/>

C-1/S-3	CCR	R-1/S-17	Suggested by CDRC
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Building Height Limit - also include: Chimneys, pipes, mechanical equipment, antennae and other common facilities may extend beyond 28 feet to a maximum of 36 feet as required for safety or efficient operation.

Method: averaging. No residential units: 28' With residential: 28' with 0' front setback 32' with 20' front setback	28' from natural or finished grade, whichever is lower, to the highest point of the roof.	Method: vertical distance from any point on natural grade to topmost point of building immediately above. 28', with exceptions to 33' for slopes >30%	28', measured from the lower of natural or finished grade to the topmost point of the building immediately above.
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Building Site: Area Minimum/ Average Width Minimum

5,000 sq/ft -- 50'	--	5,000 sq/ft -- average 50'	5,000 sq/ft -- 50'
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Lot Coverage Maximum

50% - does not apply if "no dwelling facilities"	50%	35% for structures >16' high 50% for structures 16' or less	50%
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Setbacks Required: Front-Side-Rear

Without residential: No minimum, except side/rear bordering on R zone: 0-3'-6'	CCR: Front/Rear: no minimum Side minimum: Combined total 15' with minimum 5' on any side. No maximum	Minimum: Front 20' Rear 20' Side: 5' each side for bldg height 16' or less; 15' combined total with minimum 5' on any side.	Front 10% average* lot width, but not less than 5', or more than 10', except when bordering R district in which case front yard shall be average of 10% of average lot width and the required front yard of adjacent R district.
With residential: Minimum 0'-5'-20', except for ground floor if 100% commercial.	NMU (NFO): Minimum: 0-0-10' Adjacent residential min: 0-5-20' Maximum: front 10' No maximum: side/rear	No maximum	Side/rear: 10% of average lot width, but not less than 5' or more than 10'.
No maximum	C-1/WMP: 32'-0-0 Side/rear next to R zone: 10'/20' No maximum		Why maximum setbacks? especially side/rear

* "average" - add definition - create diagram

Impervious Surface Areas: existing section in ALL Midcoast zoning districts. KEEP for consistency, or reference drainage guidelines?

The amount of parcel area covered by impervious structures less than eighteen inches (18”) in height is limited to ten percent (10%) parcel size. Impervious structures include, but are not limited to, non-porous driveways, decks, patios, walkways and swimming pools.

An exception to the limit may be granted by the Community Development Director for select development upon finding that off-site project drainage, i.e., runoff, will not exceed that amount equivalent to 10% (parcel size). The runoff equivalent of 10% (parcel size) could be achieved by directing runoff to on-site porous areas or through the use of detention basins. The applicant shall submit a professionally prepared site plan showing topography, drainage and calculations which demonstrates this finding can be made.

Screening

C-1/S-3 and CCR: none required

NMU (North Fair Oaks) (similar to WMP)	Suggested by CDRC
<ol style="list-style-type: none"> 1. Refuse, waste removal, and outdoor service/storage areas, where allowed, shall be screened with a six (6) foot solid wall or opaque fence/gate when the area is visible from a public right-of-way or residentially-zoned parcel. 2. A minimum six (6), not to exceed eight (8), foot masonry wall shall be erected along the entire common property line where a commercial or mixed use abuts a residentially zoned parcel. Other fencing along property lines shall be of opaque materials when visible from a public way or residentially zoned parcel, and shall not include barbed wire. 3. Mechanical equipment (e.g., air conditioning, heating, compressor, generator, venting units) or other utility hardware on the roof, ground, or buildings shall be screened with opaque and sound attenuating materials compatible with the building, when visible from or adjacent to a public right- of-way or residentially-zoned parcel. 	<p>Use NMU standards and add location restrictions for items.</p>

Public space improvements: Possible new section per Community Plan objective 2.9

--landscaping/planter boxes, benches, trash receptacles

Landscaping

C-1/S-3 and NMU: none required. See also Ch.3 Parking, §6121(a)4: Parking Areas, Landscaping: min 4’W landscape buffer along street ...

CCR	C-1/West Menlo Park	Suggested by CDRC
<p>Required in yards abutting public street except for portions necessary for driveways & sidewalks. May be required as condition of UP to provide buffer, screen, enhance building appearance.</p>	<p>50 sq/ft or 1 tree per 30 ft of street frontage; landscape plan required</p>	<p>Street-fronting yards: Live landscape buffer shall be provided within a minimum of thirty (30) percent of the street-fronting yards required. Exemption: Live landscape buffer may not be required when landscape based Green Infrastructure is existing or proposed in the right-of-way.</p>

Pedestrian Connections

C-1/WMP	Suggested by CDRC
<p>Parcels that border other C-1/WMP zoned parcels shall provide a pedestrian access pathway that provides a functional link to the property line of the bordering parcel or parcels. Pedestrian access pathways shall be located as close as possible to the building on each parcel and connect with a corresponding pedestrian pathway on an adjacent property. Pedestrian pathways shall be a minimum of five (5) feet in width, and, when necessary, shall feature ramps that conform to the California Disabled Accessibility Guidebook.</p>	<p>Owners of parcels that border other C-1/Midcoast zoned parcels shall provide a pedestrian access pathway along street-fronting yards that provides a functional link to the property line of the bordering parcel or parcels, either on-site, or within the public right of way by obtaining the necessary encroachment permit. Pedestrian pathways shall be a minimum of five (5) feet in width, and shall conform to the California Disabled Accessibility Guidebook.</p>

Parking

Currently Midcoast zoning districts default to general County Parking requirements (Chapter 3) that need updating.

NMU	C-1/WMP	Suggested by CDRC
<p>Parking in NMU for NFO is complex and many pages long, much of which may be unsuitable or unnecessary for the Midcoast.</p>	<p>All development shall provide parking in accordance with the requirements of Zoning Regulations Chapter 3. In addition to these requirements, bicycle parking spaces shall be provided at a rate of one (1) locker, rack, or other device to secure and park bicycles for every ten (10) vehicle spaces required, but in no case less than one (1) bicycle parking space per parcel.</p>	<p>TBD: Reference Chapter 3, Parking, or craft specific standards for C-1/Midcoast, considering parking overflow into residential areas or onto highway shoulder, bike parking, lack of significant public transit.</p>

Signs

C-1: Max 150 sq.ft on one face, 300 sq.ft. total on premises; larger with UP; shall not project above the roof line, or more than 1 ft beyond street property line unless bldg is set back, then sign shall not project more than 8 ft from bldg face.
 Signs shall not face the side line of any adjoining lot in R district when such sign is within 25 ft of said side line.
+DR: Community Design Manual: Brightly illuminated, colored, rotating, reflective, blinking, flashing or moving signs, pennants or streamers should not be permitted.
CCR: none, but DR District relies on Community Design Manual
C-1/WMP: very similar to NMU, but more complicated wording.

NMU/ CMU (North Fair Oaks)	Suggested by CDRC
<p><u>Prohibited Signs.</u> The following signs shall be prohibited:</p> <ol style="list-style-type: none"> 1. Any sign that, because of its location, construction, colors, or operating characteristics, can be confused with or obscure a traffic control device or emergency vehicle. 2. Signs having animated, moving, rotating, inflatable, or flashing parts. 3. Signs emitting intense and focused beams of light, including beacons. 4. Off-premises signs. 5. Abandoned signs. 6. Billboards. 7. Any sign that because of its location, construction or other characteristics will impede pedestrian movement or safety or will limit transparency of ground floor non-residential use. <p><u>Maximum Number of Signs.</u> The maximum number of signs allowed on a parcel is one sign per parcel, or one sign per each 200 feet of parcel street frontage, or one sign per use, whichever is greatest.</p> <p><u>Maximum Total Sign Display Area.</u> The maximum total display area for all signs on a parcel is three-quarters square foot per foot of parcel street frontage.</p> <p><u>Maximum Window Sign Area.</u> Signs located within windows and visible to the public shall not exceed 25% of the area of the window within which the sign is located. Window sign area does not count towards Maximum Total Sign Display Area.</p>	<p>Use NMU wording with these additions:</p> <p>Prohibited signs, replace #2 with:</p> <p>2. Brightly illuminated, colored, animated, inflatable, rotating, reflective, blinking, flashing or moving signs, pennants or streamers with or without text or images.</p> <p>Suggestion to replace the term “Signs” with “Signs and Displays -- would need definition of displays.</p> <p>Zoning Regs Chapter 1, Definitions:</p> <p><u>Sign:</u> “Any card, cloth, paper, metal, painted, plastic, or wooden sign of any character placed for outdoor advertising purposes, on or to the ground or any tree, wall, bush, rock, fence, building, structure or thing, either privately or publicly owned, other than an advertising structure.”</p> <p><u>Advertising structure:</u> “A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any poster, bill, printing, painting, or other advertisement of any kind whatsoever may be placed, including statuary, for advertising purposes.”</p> <p><u>Billboard:</u> “same as Advertising Structure”</p> <p>(not sure what’s the difference between billboard (not allowed in NMU) and freestanding sign (allowed).)</p>

Maximum Sign Height. The maximum height of signs on a parcel is as follows:

- a) Attached signs shall not exceed the height of the building or structure to which the sign is attached and shall not extend above the roofline.
- b) Freestanding signs shall not exceed fifteen (15) feet.

Sign Projection. Attached signs shall not project more than five feet from the building or structure to which the sign is attached. Attached or freestanding signs shall not project beyond any parcel boundary except signs may project into the public right-of-way subject to the approval of the Director of Public Works, and on Cabrillo Highway, subject to the approval of Caltrans.

Sign Design. The design of signs on the parcel shall reflect the architectural design of the building or structure with which the sign is associated, and incorporate unifying colors, materials, and features.