

CHAPTER 21C. “CMU” DISTRICT **(COMMERCIAL MIXED USE DISTRICT, NORTH FAIR OAKS)**

SECTION 6390. REGULATIONS FOR “CMU” DISTRICT. The following regulations shall apply within those areas in North Fair Oaks which are zoned CMU.

SECTION 6391. PURPOSES.

1. Provide commercial areas intended primarily for the location of regionally-oriented trades and services to meet the needs of both surrounding residential areas and the broader region, as well as higher-density living options for residents.
2. Protect the viability of surrounding and/or adjacent residential land uses by restricting incompatible uses and regulating certain land uses which may otherwise have negative external impacts, and by requiring that commercial development meets minimum design standards.
3. Promote and enhance the creation of an attractive commercial mixed use district accessible by a variety of transportation modes, including private vehicles, transit, bicycling and walking.
4. Protect the functional and economic viability of commercial mixed use areas by restricting incompatible land uses.
5. Support and strengthen the local economy by providing trade and employment opportunities.
6. Implement the policies of the North Fair Oaks Community Plan and the San Mateo County General Plan.

SECTION 6392. DEFINITIONS.

(Excluded here - to be amended by Workgroup based on uses allowed)