

SECTION xxxx.4. DEVELOPMENT STANDARDS. All new development must meet the following minimum standards:

1. Minimum Parcel Area and Width. The minimum parcel area shall be 5,000 sq. ft. and the minimum parcel width shall be 50 feet, except in the case of multi-family residential ownership development, including but not limited to townhouses, in which case the minimum parcel area shall be 500 sq. ft. and the minimum parcel width shall be 25 feet.

2. Building Setbacks.

a. The minimum building setbacks shall be:

(1) Adjacent to a parcel zoned R-1:

When an NMU zoned parcel **abuts** a single-family residentially zoned (R-1) parcel,

Front Setback	Side Setback (abutting residentially zoned parcel)	Side Setback (not abutting residentially zoned parcel)	Rear Setback
0 feet	0 feet	0 feet	20 feet

(2) All Other Cases

When an NMU zoned parcel does not **abut** a single-family residentially zoned parcel (R-1) parcel or in any other case,

Front Setback	Side Setback	Rear Setback
0 feet	0 feet	10 feet

Signage and awnings may extend up to five feet into setbacks.

b. The maximum building setbacks shall be:

Front Setback	Side Setback	Rear Setback
Exclusively residential uses:		
10 feet	No maximum	No maximum

- x. Maximum Building Coverage. Maximum building coverage shall be 80 percent and shall include all: (1) buildings, (2) accessory buildings, and (3) structures such as patios, decks, balconies, and other similar uses which are eighteen inches or more above the ground.
- x. Maximum Building Floor Area. The maximum building floor area shall be 75 percent of the total parcel area, except in the case of mixed-use development, in which case the maximum building floor area shall be 150 percent of the total parcel area. Maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. Maximum building floor area specifically includes: (1) the floor area of all stories, excluding non-habitable space, as measured from the outside face of all exterior walls, and (2) all other areas covered by a waterproof roof which extends four or more feet from exterior walls, over the area of all decks, porches, and balconies. Fully enclosed parking areas shall be excluded from total building floor area.
- x. Maximum Residential Development Density. The maximum density of residential development shall be 60 dwelling units/net acre.
- x. Building Height. The maximum building height shall be 40 feet.

The minimum number of stories for new development shall be two, except in the case that a Use Permit is secured.

Height shall be measured as the vertical distance from any point on the finished grade to the topmost point of the building immediately above.

Chimneys, pipes, mechanical equipment, antennae, and other similar structures may extend beyond 40 feet to a maximum of 45 feet as required for safety or efficient operation.

Architectural features on buildings located on corner parcels, such as cupolas and turrets, may extend beyond 40 feet to a maximum of 45 feet as determined by the Community Development Director.

- x. Signs.
 - a. Prohibited Signs. The following signs shall be prohibited:
 - (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. Existing billboards shall be considered legal non-conforming uses upon adoption of this ordinance, and shall be subject to the provisions of the Non-Conforming Uses Chapter of the Zoning Regulations. Relocation of billboards, due to street widening or other right-of-way improvements, shall be subject to the provisions of the State of California Business and Professions Code (Section 5412).
- b. Maximum Number of Signs. 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.
 - c. Maximum Total Sign Display Area. The maximum total display area for all signs on a parcel is three-quarters square foot per foot of parcel street frontage.
 - d. Maximum Sign Height. The maximum height of signs on a parcel is as follows:
 - (1) 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.
 - (2) Freestanding signs shall not exceed fifteen feet.
 - e. 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.
 - f. 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.
- x. Screening
- a. 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 visible from a public way or residentially zoned parcel.

- b. A minimum six (6), not to exceed eight (8), foot masonry wall shall be erected along the entire common property line where a commercial 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.
- c. Mechanical equipment (e.g., air conditioning, heating, compressor, generator, venting units) or other utility hardware on roof, ground, or buildings shall be screened with opaque materials compatible with the building, when visible from a public way or residentially zoned parcel.

SECTION xxxx.x. PERFORMANCE STANDARDS. No use may be conducted in a manner which, in the determination of the Community Development Director, does not meet the performance standards below. Measurement, observation, or other means of determination shall be made at the limits of the property, unless otherwise specified.

- 1. Noise. No use will be permitted which exceeds County Noise Ordinance standards.
- x. Lighting. All exterior and interior lighting shall be designed and located so that direct rays and glare are confined to the premises, with the exception of lighting on the front building façade facing the public sidewalk.
- x. Trash and Debris. All trash, boxes, or similar debris shall be picked up on a regular basis and stored in refuse containers that are screened from public view (see Section x).
- x. *(Insert appropriate language regarding hazardous materials after conferring with Environmental Health).*

SECTION XXXX.X FARMERS MARKET STANDARDS

Farmers Markets are allowed in the NMU Zoning District subject to a Farmers Market Permit and must meet the following standards:

- x. All markets must be California Certified Farmers Markets
- x. No market may operate continuously for more than 6 hours.
- x. Markets may locate on side streets, public spaces, plazas, or private open spaces such as parking lots or similar areas.
- x. Markets must be open to the general public during all hours of operation

- x. All Farmers Markets and their vendors must obtain all required operating and health permits, licenses, and certificates of insurance, and these documents (or copies) shall be in the possession of the Famer Market Manager or the vendor, as applicable, on the site of the Farmers Market during all hours of operation.
- x. All Farmers Markets provide for composting, recycling, and waste removal in accordance with all applicable California and San Mateo County codes. The Farmers Market management is responsible for ensuring that the site is restored to a neat condition by no later than the end of the Farmers Market day.

(Based on “*From the Ground Up: Land Use Policies to Protect and Promote Farmers Markets*” by ChangeLab Solutions, provided by Maeve Johnston.)