

Chapter 25.39
North Rollins Road Mixed Use Zone – Interim Standards
January 7, 2019

25.39.010 Purpose and Applicability

- A. The purpose of the North Rollins Road Mixed-Use Zone (RRMU) is to implement the General Plan Live/Work land use designation by creating and sustaining a new neighborhood of creative live/work units and developments, small-scale support commercial businesses, and other employment uses within easy walking distance to the Millbrae multimodal transit station. Long-established industrial uses are permitted to remain as conforming uses, provided they comply with all applicable standards and operational conditions.
- B. The provisions of this chapter shall apply to the areas in the city with the “Live/Work” land use designation as shown on the Land Use Plan, Figure CC-1 of the Burlingame General Plan.

25.39.020 Land Use Regulations

- A. Table 25.39-1 identifies the land use regulations for the RRMU zone. Any use not listed below shall be prohibited, unless the Director finds that the proposed use is similar in characteristics to allowed uses.

TABLE 25.39-1: RRMU LAND USE REGULATIONS	P Permitted CUP Conditional Use Permit MCUP Minor Conditional Use Permit TUP Temporary Use Permit A Accessory Use -- Not Permitted	
Land Use	Permit Requirement	Specific Use Regulations
COMMERCIAL - RETAIL		
Eating and Drinking Establishments <ul style="list-style-type: none"> • Bars, Taverns • Night Club • Restaurant • Restaurant – Drive-through 	MCUP -- P --	
Food and Beverage Sales <ul style="list-style-type: none"> • General Market • Convenience Store • Liquor Store 	P MCUP --	
Nurseries and Garden Centers	--	
Retail Sales <ul style="list-style-type: none"> • General • Large Format • Specialized 	P -- CUP	No outdoor storage or sales permitted in conjunction with any permitted use, except for permitted temporary sales.

TABLE 25.39-1: RRMU LAND USE REGULATIONS		
	P	Permitted
	CUP	Conditional Use Permit
	MCUP	Minor Conditional Use Permit
	TUP	Temporary Use Permit
	A	Accessory Use
	--	Not Permitted
Land Use	Permit Requirement	Specific Use Regulations
Vehicle Fuel Sales and Accessory Service	--	
Vehicle Sales <ul style="list-style-type: none"> • Auto and Light Truck – New • Auto and Light Truck – Used • Heavy Equipment Sales and Rental 	-- -- --	
COMMERCIAL – SERVICES AND RECREATION		
Adult Entertainment Businesses	--	
Animal Care Services <ul style="list-style-type: none"> • Boarding/Kennels • Grooming • Veterinarian 	-- P MCUP	Grooming - No overnight animal stays permitted.
Banks and Financial Institutions	P	
Check Cashing and Pay Day Loan Establishments	--	
Commercial Recreation	CUP	
Day Care Centers	CUP	
Food Preparation (catering)	MCUP	
Funeral Services and Cemeteries	--	
Office – Medical or Dental	CUP	Limited to 5,000 square feet.
Office – Professional	P	Limited to 5,000 square feet.
Personal Services – General	P	
Personal Services - Specialized	CUP	
Theaters <ul style="list-style-type: none"> • Live • Movie or similar 	CUP CUP	
Vehicle Service, Repairs, and Rentals <ul style="list-style-type: none"> • Car Wash • Major Repair/Body Work 	-- --	

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	--	Not Permitted
Land Use	Permit Requirement	Specific Use Regulations
<ul style="list-style-type: none"> • Minor Repair/Body Work • Rental Facilities 	--	
EDUCATIONAL SERVICES		
Class or School Uses	CUP	
Trade Schools	--	
INDUSTRIAL, MANUFACTURING, PROCESSING, WAREHOUSING, AND WHOLESALING USES		
Food Processing and Production	CUP	
Laboratories/Research and Development	P	
Light Industrial	MCUP	
Personal Storage	CUP	
Warehousing/Logistics	CUP	
Wholesaling	A	Accessory to a permitted industrial or live/work use.
LODGING		
Bed and Breakfast	--	
Emergency Shelters	P	Limited in size to 24 beds. See also Section 25.44.045 (Additional Uses for Properties in the Northern Rollins Road Area).
Hostels	--	
Hotels and Motels	--	
PUBLIC AND QUASI-PUBLIC USES		
Community Open Space	P	
Hospitals	--	
Medical Clinics	CUP	No 24-hour clinics.
Public Assembly Facilities	CUP	
Public Parks	P	
Places of Religious Assembly	CUP	
RESIDENTIAL USES		
Live/Work	P	See Section 25.39.030.B.1.
Multi-Family Residential	P	
Residential Care Facilities	--	
Supportive and Transitional Housing	P	

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Land Use	Permit Requirement	Specific Use Regulations
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MIXED USES

Mixed Use Developments	P	With individual specific uses subject to land use regulatory requirements set forth in this Table 25.39-1.
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TRANSPORTATION AND UTILITIES

Air courier, delivery, or other transshipment services	--	
Parking facilities, including parking garages	A	
Transit Facilities	--	
Utilities	MCUP	
Vehicle Storage	--	

DRAINAGE RIGHTS-OF-WAYS

Publicly Owned and Operated Drainage Facilities and Improvements	P	
Privately Owned and Operated Electric Transmission Lines	P	
Supplemental Parking for Permitted or Conditional Uses in the District	CUP	
Storage of Operable Vehicles	CUP	<ul style="list-style-type: none"> a) Vehicles must be in operable condition and must be managed at all times by a single, responsible person with access to the keys for all vehicles. b) Vehicles shall be moved by appointment only and shall not be moved during a.m. and p.m. peak hour traffic periods as defined by the city engineer. c) Site size must be a minimum of .7 acres. d) Site must have approved access to a public street.

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	--	Not Permitted
Land Use	Permit Requirement	Specific Use Regulations
		e) No customers shall visit the site.
Storage of Recreational Vehicles and Boats	CUP	Vehicles shall not be moved during a.m. and p.m. peak hour traffic periods as defined by the city traffic engineer.
Outdoor Storage	CUP	Must be related to immediately abutting uses which are permitted or conditional in the district.
Fencing	CUP	
Uses Similar in Nature to Those Allowed in This Section	CUP	Must have frontage on a public street and which proposed use and siting meets all the requirements established by the city engineer.
Long Term Airport Parking	--	
SPECIFIC AND TEMPORARY USES		
Outdoor Temporary and Seasonal Sales	TUP	
Temporary Uses	TUP	
Outdoor Dining	A	

B. Maximum Retail Sales Building Size. No retail sales establishment shall exceed 15,000 square feet of gross floor area. An applicant may request a retail sales building larger than 15,000 square feet, but in no case larger than 30,000 square feet, through the Conditional Use Permit process.

C. Stand-alone Residential, Commercial, and Light Industrial Uses. Stand-alone commercial, residential, and light industrial developments are permitted.

D. Limitations on Use. The following uses and activities shall be prohibited:

1. New manufacturing and industrial uses except those specifically allowed in Table 25.39-1, except nonconforming uses as allowed in subsection 25.39.020.F.

2. Vehicle/equipment repair (e.g., body or mechanical work, including boats and recreational vehicles, vehicle detailing and painting, upholstery, or any similar use).
3. In any residential or live/work unit, storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
4. Any other activity or use, as determined by the Community Development Director, to be incompatible with residential activities and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or would be hazardous because of materials, processes, products, or wastes.

E. Nonconforming Industrial Uses.

1. **General.** The purpose of this subsection is to recognize and allow for the continued use of industrial activities that become nonconforming with the adoption of this Chapter. Except as provided in this subsection, the nonconforming use regulations set forth in Chapter 25.50 (Nonconforming Uses and Structures) shall apply.
2. **Discontinuance of nonconforming uses.** If a nonconforming use of a lot, building, or structure is discontinued for a continuous period exceeding three years, the right to continue the nonconforming use shall expire.
3. **Allowed expansion of nonconforming industrial uses.** Expansion of a legally established nonconforming industrial use is permitted on the same site with the issuance of a Conditional Use Permit.
4. **Change from a nonconforming industrial use to another nonconforming industrial use.** The Community Development Director may authorize a change from a legally established nonconforming industrial use to another nonconforming industrial use upon making the finding that the new use is similar in character to the existing nonconforming use and does not have the potential to result in adverse impacts on surrounding uses.

25.39.030 Development Standards

A. Development Standards Generally; Calculation of FAR and Density.

1. Development projects shall comply with the development standards set forth in Table 25.39-2 (RRMU Development Standards). The floor area ratio (FAR) standards shall apply to the non-residential component on a development on a site; the density standards shall apply to any residential component. The non-residential (FAR) and residential (density) components may be additive.
2. A developer may elect to develop consistent with either Tier 1, Tier 2, or Tier 3 development standards for live/work and any other non-industrial or non-institutional development. Projects using Tiers 2 or 3 standards shall provide community benefits pursuant to subparagraph 25.39.030.C, below.

**TABLE 25.39-2
RRMU DEVELOPMENT STANDARDS**

Development Standards	Live/Work, Residential, Mixed Use and Commercial Development			Industrial and Institutional Development	Additional Regulations
	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)		
a. Density – Maximum (applies to residential component)	30 du/ac	50 du/ac	70 du/ac	N/A	Tiers 2 and 3 must provide community benefits per subparagraph C below.
b. Floor Area Ratio – Maximum (applies to non-residential component) ¹	0.50	0.75	1.0	1.0 ²	Tiers 2 and 3 must provide community benefits per subparagraph C below.
c. Height (Unless otherwise controlled by maximum heights established by the Federal Aviation Administration for parcels affected by airport safety zones)	3 stories/40 ft. maximum	5 stories/55 ft. maximum	7 stories/80 ft. maximum	50 ft.	Tiers 2 and 3 must provide community benefits per subparagraph C below.
d. Setbacks					
• Front: Mixed-Use Arterial (Rollins Road)	0 - 15 ft.	0 - 15 ft.	0 – 15 ft.	20 ft.	Subject to streetscape frontage standards in Table 25.39-3
• Front: All other streets	12 ft. from edge of curb	12 ft. from edge of curb	15 ft. from edge of curb	15 ft. from edge of curb	Subject to streetscape frontage standards in Table 25.39-3
• Side – Interior	10 ft.	10 ft.	10 ft.	0 ft. adjacent to industrial use/20 ft.	Setbacks for industrial uses apply only to new construction;

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	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)		
				adjacent to all other uses	established industrial uses shall be considered conforming with regard to required setbacks.
• Side – Street	10 ft.	10 ft.	10 ft.	10 ft.	Subject to streetscape frontage standards in Table 25.39-3
• Rear	20 ft.	20 ft.	20 ft.	0 ft. adjacent to industrial use/20 ft. adjacent to all other uses	Setbacks for industrial uses apply only to new construction; established industrial uses shall be considered conforming with regard to required setbacks.
• Alley	5 ft.	5 ft.	5 ft.	10 ft.	If alley is used for direct access to a garage, setback shall be 20 ft. to allow vehicle access.
e. Edge condition between industrial and residential use		See Section 25.39.030.B.4.			
f. Lot Dimensions – Minimum					

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Development Standards	Live/Work, Residential, Mixed Use and Commercial Development			Industrial and Institutional Development	Additional Regulations
	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)		
• Size	<ul style="list-style-type: none"> Mixed use development: 10,000 sf Residential subdivision: 3,500 sf 	<ul style="list-style-type: none"> Mixed use development: 10,000 sf Residential subdivision: 3,500 sf 	<ul style="list-style-type: none"> Mixed use development: 10,000 sf Residential subdivision: 3,500 sf 	10,000 sf	
• Width at street frontage	<ul style="list-style-type: none"> Mixed use development: 100 ft. Residential subdivision: 40 ft. 	<ul style="list-style-type: none"> Mixed use development: 100 ft. Residential subdivision: 40 ft. 	<ul style="list-style-type: none"> Mixed use development: 100 ft. Residential subdivision: 40 ft. 	50 ft.	
g. Lot Coverage – Maximum ³	60%	60%	60%	70%	
h. Open Space for residential units per unit – Minimum	<ul style="list-style-type: none"> Live/work units: 100 sf Multifamily housing or mixed use: 125 sf Open space may be either private, common, or include both 	<ul style="list-style-type: none"> Live/work units: 100 sf Multifamily housing or mixed use: 125 sf Open space may be either private, common, or include both 	<ul style="list-style-type: none"> Live/work units: 100 sf Multifamily housing or mixed use: 125 sf Open space may be either private, common, or include both 	N/A	<p>Minimum dimensions of open space:</p> <ul style="list-style-type: none"> Private: 5 ft. deep, 8 ft. wide Common: 15 ft. in any direction <p>Any required pedestrian plaza/public space, as set forth in subsection B.3, below, may count toward up to 50% of the common open space.</p>
i. Percent landscape	15%	20%	20%	15%	

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Development Standards	Live/Work, Residential, Mixed Use and Commercial Development			Industrial and Institutional Development	Additional Regulations
	Base Standard (Tier 1)	Increased Intensity (Tier 2)	Maximum Intensity (Tier 3)		
coverage - Minimum					
Notes: ¹ Above-ground parking structures shall be exempt from Floor Area Ratio (FAR) calculations. ² FAR of Industrial, Manufacturing, Processing, Warehousing, and Wholesale uses may be increased to 1.5 with a Conditional Use Permit. ³ Lot coverage may be increased if additional useable common open space equivalent to the additional lot coverage (in square feet) is provided on a podium-level landscaped courtyard or plaza.					

B. Additional Regulations.

1. Live/Work Standards.

- a. Purpose and Applicability.** The provisions in this section shall apply to live/work units.
- b. Intent.** The development standards of this section are intended to facilitate the creation of new, adaptable live/work units in a manner that preserves the surrounding industrial and artistic character, supports enhanced street level activity, maintains a consistent urban streetwall, and orients buildings and pedestrians toward public streets. Live/work Units are intended to be designed with adequate workspace, higher ceilings, larger doors, sufficient natural light, open floor plans, and equipped with non-residential finishes and features that support arts and production activities.
- c. Density/Floor Area Allocation.** Live/work units consistent with the provisions of this section may be apportioned from either the Residential (as specified by Density standards in Table 25.39-2) and/or Nonresidential (as specified by Floor Area Ratio/FAR standards in Table 25.39-2) allocations for a property.
- d. Limitations on Use.** The nonresidential component of a live/work unit shall be limited in use to those uses set forth in Table 25.39-1 (RRMU Land Use Regulations). Nonresidential/work is not required; however, each unit shall be designed to be adaptable and facilitate work activities per the provisions in this section.
- e. Floor Area Requirement.** A live/work unit shall have a minimum floor area of at least 750 square feet. At least 150 square feet of a live/work unit shall be designated as suitable for workspace, and measure not less than 15 feet in at least one dimension and no less than 10 feet in any dimension. The area suitable for workspace for each unit shall be clearly demarcated on approved building plans.
- f. Separation of and Access to Individual Units.** Access to each individual live/work unit shall be provided from shop fronts, directly from the sidewalk parallel to the primary or secondary street, or 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.

- g. Location of Living Space – Ground Floor Units.** Ground floor live/work units shall designate the front 20 feet of the unit as area suitable for workspace, in order to maintain activity and commercial access along the frontage. Dedicated living space may be located in the rear portion of the ground level, provided the front 20 feet of the unit is designated as suitable for work.
- h. Ceiling Height.** Ground floor live/work units shall have floor to ceiling height of 15 feet or greater, measured from top of floor to bottom of ceiling. Upper floor live/work units shall have floor to ceiling height of 10 feet or greater. A mezzanine space shall not be included in the calculation of minimum height for any floor or level.
- i. 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 area designated for workspace.
- j. Client and Customer Visits.** Client and customer visits to live/work units are permitted.

2. Pedestrian Plaza/Public Space. Where total lot area or development site equals 50,000 square feet or greater, a pedestrian plaza or other public open space/gathering space shall be provided that meets the following design criteria:

- a. Is a minimum of 1,500 square feet in size;
- b. Has a minimum dimension at least 30 feet on any side;
- c. Is at least 50 percent open to the sky;
- d. Is located at ground level with direct pedestrian and ADA access to the adjacent public street;
- e. Is unenclosed by any wall, fence, gate, or other obstruction across the subject property;
- f. Is open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety; and
- g. Includes at least one gathering space with a fountain or other focal element.

3. Mid-Block Plazas and Paseos. Where blocks (measured from curb face to curb face) are longer than 400 feet, and where a development has more than 300 feet of frontage, at least one plaza, pedestrian pathway or paseo shall be provided perpendicular to the block face. All such plazas shall meet the design criteria outlined in 25.39.030.B.2. All such paseos shall meet the following design criteria:

- a. Be open to the public and remain so during daylight hours;
- b. Be at least 15' wide, and 15' deep if a plaza;
- c. Have a clear line of sight to the back of the paseo, gathering place, or focal element; and
- d. Be at least 50% open to the sky or covered with a transparent material.

4. Industrial/Residential Interface. Any live/work unit or other residential unit on a site abutting an industrial use on an adjoining site shall be set back a minimum of 15 feet

from the lot line shared by the property with the industrial use. A minimum six-foot-high masonry wall or other buffering feature suitable to the review authority shall be provided along the shared property line.

5. **Residential Notice.** Residents of new live/work, mixed-use, and stand-alone residential development projects, whether owners or tenants, shall be notified in writing before taking up residence that they will be living in an urban-type environment, that the noise levels may be higher than in a strictly residential area, and that there may be odors associated with commercial and industrial uses. The covenants, conditions, and restrictions of any development with a residential use shall require that prospective residents acknowledge the receipt of the written noise notification. Such written noise notification shall be provided in residential leases. Signatures shall confirm receipt and understanding of this information.

C. Community Benefit Bonuses – Tiers for Increased FAR, Density, and Height.

1. **Purpose and Applicability.** To provide an incentive for development, and in partnership with the City to provide community benefits that would not otherwise be created, the Planning Commission may grant increased FAR, density, and/or height in return for provision of specific community benefits, as listed below or subsequently identified by the City Council, if doing so is in the City's interest and will help implement the General Plan and further, if these benefits cannot be realized without granting increased FAR, height, and/or density. A variety of objectives are listed to ensure that proposed project features are appropriate for the site and surroundings, and to allow for a wide range of possible project types.
2. **Tier 2 – Number of Community Benefits.** The Planning Commission may approve Tier 2 projects if it determines that the project includes at least **two** community benefits from subsection 4 of this Section (Community Benefits Objectives). At least one affordable and workforce housing objective from 4.a shall be chosen.
3. **Tier 3 – Number of Community Benefits.** The Planning Commission may approve Tier 3 projects if it determines that the project includes at least **three** community benefits from subsection 4 of this Section (Community Benefits Objectives). At least one affordable and workforce housing objective from 4.a shall be chosen.
4. **Community Benefit Objectives.**
 - a. **Affordable and Workforce Housing.**
 - i. The project provides affordable housing at the rate of five percent for low-income households, or 10 percent for moderate-income households, as a percentage of the total number of housing units built, for a period of 55 years or greater.
 - ii. The project qualifies for, and utilizes, a density bonus in compliance with the City's affordable housing incentives (Chapter 25.63).
 - b. **Pedestrian Amenities.** The project includes major pedestrian connections in excess of minimum paseo requirements.

- c. Public Plazas Beyond Minimum.** Public plazas or other publicly accessible open spaces at least 50 percent larger than the minimum required. Where provided, such public plazas and open spaces shall be subject to the following:
- i. The public plaza shall be owned, operated, and maintained by the developer or property manager in accordance with an approved maintenance plan to be reviewed and approved by the Community Development Director;
 - ii. Each part of the public plaza shall be accessible from other parts of the open space without leaving the open space area;
 - iii. The public plaza shall be on the ground level and directly accessible from the sidewalk, and be accessible to persons with disabilities;
 - iv. The public plaza shall be open to the public, without charge, each day of the year, except for temporary closures for necessary maintenance or public safety; and
 - v. At a minimum, the following elements shall be included: trees and landscaping, seating, bicycle racks, trash and recycling receptacles, and signage that include hours of operation.
- d. Off-Site Streetscape Improvements.** Does not include improvements along the frontage of a development site that would normally be required. Examples include:
- i. Enhanced pedestrian and bicycle-oriented streetscapes;
 - ii. Protected bicycle lanes and pedestrian pathways, improved bicycle and pedestrian crossings/signals, bicycle racks/shelters;
 - iii. New pedestrian and bicycle connections to transit facilities, neighborhoods, trails, commercial areas, etc.;
 - iv. Removal of existing pedestrian and bicycle barriers (e.g. dead-ends and cul-de-sacs);
 - v. Upgrading traffic signals to enhance pedestrian and bicycle safety.
- e. Cultural Arts Space.** Includes space for visual arts, performing arts, artist housing, and other activities that support arts and culture.
- f. Pedestrian and Similar Paths and Connections between Adjacent Properties.** To effectuate the goal of creating walkable and bikeable environments, improved pedestrian ways and other paths open to the public that accommodate easy movement across and between properties under separate ownership.
- g. Historic Preservation (Off-Site).** Where there are no historic resources on the project site, the project provides for the permanent preservation of a building off site that is listed in the City's inventory of historical resources through the recordation of a historic preservation agreement.

- h. **Mode Split.** The project provides for a permanent mobility mode shift towards alternative transportation of up to 25 percent for building occupants through a Transportation Demand Management Program. Prior to the issuance of building permits, a covenant agreement shall be recorded that discloses the required Transportation Demand Management provisions. This agreement shall be recorded in the office of the County Recorder to provide constructive notice to all future owners of the property of any ongoing programmatic requirements.
- i. **Zero Net Energy.** The project provides 100 percent of total building energy load measured as kilowatt per square foot through solar panels, wind turbines, or other renewable sources.
- j. **Publicly Accessible Park Space.** Contribution towards the provision of public parks in the North Rollins Road area. Contribution can be in the form of dedication of land, provisions of improvements, or payment of fee in excess of that normally required for parks.
- k. **Public Parking Facilities.** The project provides publicly accessible parking to serve area-wide parking needs. To qualify, the parking spaces should be permanently available for public use and subject to easements or restrictions acceptable to the City.
- l. **Flexible (Miscellaneous) Benefit.** The applicant agrees to provide a currently undefined community benefit approved by the City Council that is significant and substantially beyond normal requirements. Examples are inclusion of a child care center or community event space in a new development project, off-site utility infrastructure improvements above and beyond those required to serve the development, additional funding for City programs such as contribution to a local façade improvement program, or subsidy for existing commercial tenants or other local small businesses.

25.39.040 Design Standards and Objective Design Criteria.

- A. **Design Standards.** All new development shall be designed to achieve the following objectives:
 1. The overall design intent of the RRMU zone is to provide for an eclectic mix of residential, live/work, commercial, and light industrial development that has an industrial and contemporary look in terms of materials used, architectural styles, and building forms.
 2. Site and building design shall provide for internal compatibility among the different uses in terms of noise, hours of operation, vehicle and pedestrian circulation, access, use of open space, and similar operating characteristics.
 3. Potential noise, odors, glare, pedestrian traffic, and other potentially significant impacts on residents shall be minimized to allow a compatible mix of residential and nonresidential uses on the same site.
 4. The design of any live/work or mixed-use project shall take into consideration potential impacts on adjacent properties and shall include specific design features to minimize potential impacts.

5. The design of the mixed-use project shall ensure that the residential units are of a residential character and that privacy between residential units and between other uses on the site is maximized.
6. The design of the structures and site planning shall encourage integration of the street pedestrian environment with the nonresidential uses through the use of plazas, courtyards, walkways, and street furniture.
7. Site planning and building design shall be compatible with and enhance the adjacent and surrounding built environment in terms of scale, building design, color, exterior materials, roof styles, lighting, landscaping, and signage.

B. Building Orientation, Entrances, and Articulation.

1. **Building Design.** Recognizing the varied commercial and industrial character of the area, new development and redevelopment projects should be encouraged to feature a blend of both commercial and residential design features, including modern, industrial type building design.
2. **Orientation.** The main building of a development shall be oriented to face a public street. Building frontages shall be generally parallel to streets. For all residential, retail, and office uses, at least one primary entrance to a ground-floor use shall face the adjacent street right-of-way. Ground-related entrances include entrances to ground-floor uses.
3. **Ground Floor Transparency.** At least 45 percent of the exterior walls on the ground floor facing the street shall include windows, doors, or other openings.
4. **Nonresidential Entrances.** 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.
5. **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 of this type of element shall be provided.
6. **Building Articulation.** Except for buildings housing industrial uses, no street frontage wall may run in a continuous plane for more than 25 feet without an opening (door or window) or offsets, or as approved by the review authority if the project is constrained by unusual parcel size, shape, use, or other features that the responsible review authority accepts as rendering this requirement infeasible. Openings fulfilling this requirement shall have transparent glazing and provide views into work areas, display areas, sales areas, lobbies, or similar active spaces. Offsets shall vary in depth and/or direction of at least 18 inches, or a repeated pattern of offsets, recesses, or projections of similar depth.
7. **Structured Parking.** Structured parking facing public streets should be fronted or wrapped with actively occupied spaces such as storefronts, live/work units, residential community amenities, and lobbies. Access to parking shall be designed so that it is not prominent and ties into the adjacent architectural style.

C. Site Layout

1. **Streetscape.** Street frontages shall meet the standards set forth in Table 25.39-3 (RRMU Street Frontage Standards).

TABLE 25.39-3: RRMU STREET FRONTAGE STANDARDS		
Street Type	Frontage – Measured from Back of Curb to Building Face	
Mixed-Use Arterial (Rollins Road)	Building Frontage Setback	15 ft. minimum
	Walk Zone (Public)	10 ft. minimum
	Amenity/Planter Zone	5 ft. minimum
	Tree Wells	5 ft. by 5 ft. minimum
Mixed-Use Collector (Adrian Road)	Building Frontage Setback	12 feet
	Walk Zone (Public)	6 ft. minimum
	Amenity/Planter Zone	5 ft. minimum
	Tree Wells	5 ft. by 5 ft. min
Mixed-Use Access (Adrian Court, Broderick Road, Guittard Road, Ingold Road)	Building Frontage Setback	10 feet
	Walk Zone (Public)	6 ft. minimum
	Amenity/Planter Zone	4 ft. minimum
	Tree Wells	4 ft. by 4 ft. minimum
Build-To Lines	At least sixty (60) percent of the structure shall be located at the Building Frontage Setback.	
Exceptions	Exceptions to Building Frontage Standards may be granted to accommodate conflicts with recorded easements, rights-of-ways, etc.	

2. **Pedestrian Access.** On-site pedestrian circulation and access shall be provided per the following standards:
 - a. **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 or pedestrian amenities.
 - b. **To Circulation Network.** Regular and convenient connections between on-site walkways and the public sidewalk and other existing or planned pedestrian routes, such as safe routes to school, shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage.
 - c. **To Adjacent Areas.** Direct and convenient access shall be provided among adjoining residential and commercial areas and along creeks to the maximum extent feasible while still providing for safety and security. Public access easements minimum 10 feet in width shall be provided to allow for future connections.
 - d. **To Transit.** Safe and convenient pedestrian connections shall be provided from adjacent transit stops to building entrances.

- 3. **Location of Parking.** Any surface parking facilities shall be located to the side or rear of any proposed project. No more than 33 percent of the site area at the ground level may be used for surface parking facilities.
- 4. **Service and Delivery Areas.** Unenclosed service and loading areas shall be screened from residential areas and integrated with the design of the building. Special attention shall be given when designing loading facilities in a location that is proximate to residential uses. Techniques such as block walls, enhanced setbacks, or enclosed loading shall be used to minimize adverse impacts to residents.

25.39.050 Parking

- A. **Off-Street Vehicle Parking.** Parking shall be provided as set forth in Chapter 25.70 (Off-Street Parking), with the following exceptions for live/work units, stand-alone residential development, and the residential component of a mixed-use development:

TABLE 25.39-4: RRMU OFF-STREET VEHICLE PARKING	
Number of Bedrooms in a Unit	Minimum Number of Parking Spaces Required
0 (Studio or Loft)	1 space/unit
1	1 space/unit
2	1.5 spaces/unit for multifamily housing; 2 spaces/unit for live/work
3 or more	2 spaces/unit
Guest parking	None required

- B. **Vehicle Parking Stall Dimensions.** All parking stalls may be provided in a single dimension, eight and one-half feet in width by 17 feet in length, except for required accessible parking spaces which shall meet the dimensions required in the California Building Code in effect at the time a project is submitted for City review. No compact parking stalls shall be allowed if only a single dimension stall is used.
- C. **Aisle Dimensions.** All aisles within a parking area shall be as follows:

TABLE 25.39-5: RRMU PARKING AISLE DIMENSIONS	
Parking Space Angle	Required Backup Aisle
90 degree	24 feet
60 degree	18 feet
30 degree	13 feet

- D. **Stacked/Mechanical Parking.** Parking utilizing stackers or mechanical systems may be approved with a Conditional Use Permit.

E. **Bicycle Parking.** Bicycle parking shall be provided as follows:

Class	Minimum Number of Parking Spaces Required
Class I – Resident bicycles	0.5 spaces/unit
Class II – Guest bicycles	0.05 spaces/unit

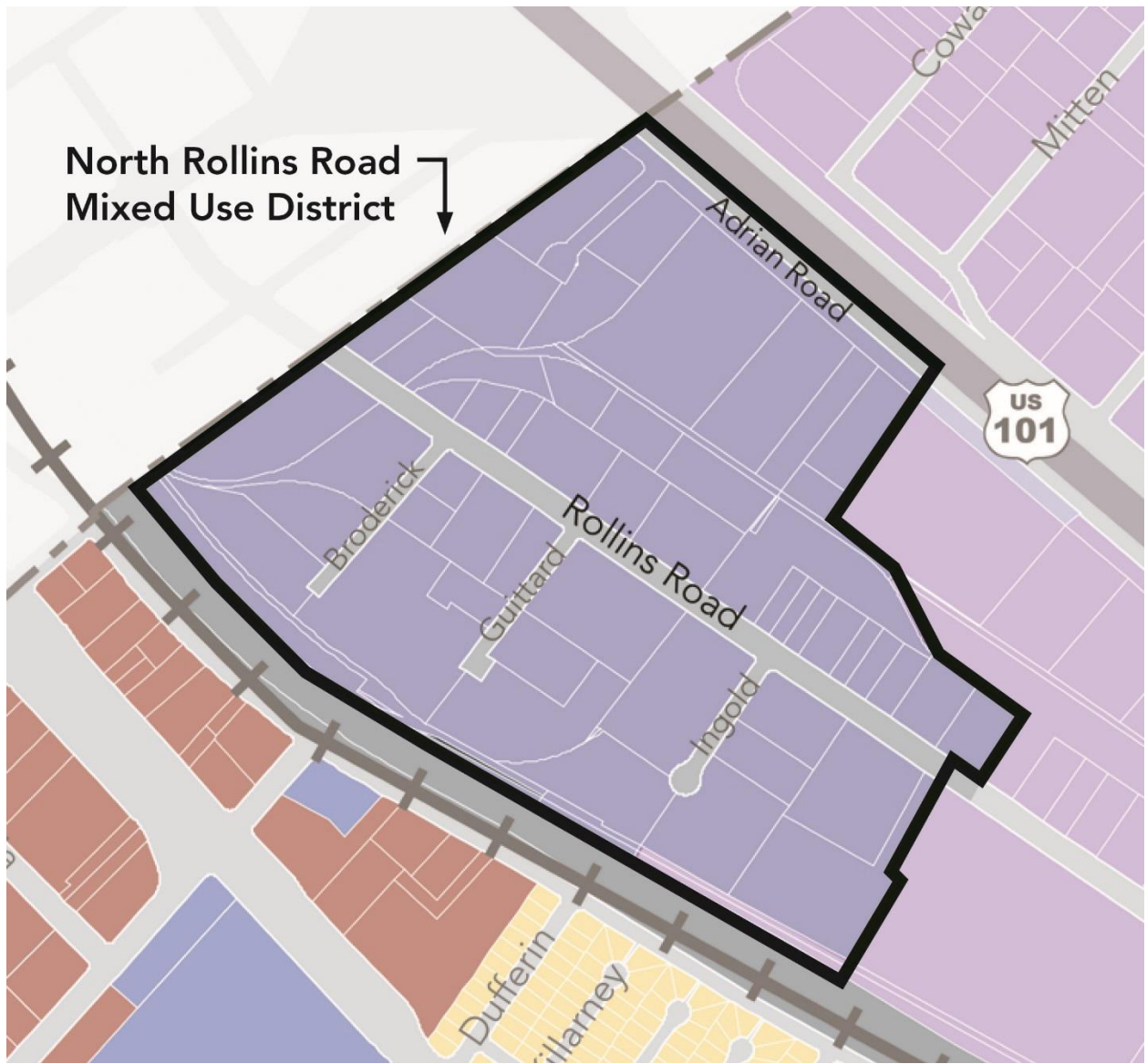
F. **Electric Vehicle (EV) Charging Stalls.** 5 percent of all spaces shall be prepared for EV charging equipment.

G. **Parking Reductions for Transportation Demand Management (TDM) Plan.** Projects utilizing a Transportation Demand Management (TDM) Plan per Section 25.39.030.C.4.h. shall be allowed up to 20 percent reduction in required off-street vehicle parking (not including bicycle parking and EV stalls) provided the project provides for a permanent mobility mode shift towards alternative transportation of 25 percent or greater for building occupants through the TDM program.

25.39.060 Review Procedures

A. **Design Review Required.** Design review is required pursuant to Chapter 25.57 (Design Review).

B. **Planning Commission Approval of Community Benefits Bonuses.** The Planning Commission shall be the final review authority for an application for Tier 2 and Tier 3 projects.



North Rollins Road
Mixed Use District