

Chapter 18.30

COMBINING DISTRICTS

Editor's Note

Chapter 18.30, *Combining Districts*, comprises under one general chapter heading, the city's various combining district regulations, each of which is designated by a letter as being a subchapter.

Chapters:

- 18.30(A) Retail Shopping (R) Combining District Regulations**
- 18.30(B) Pedestrian Shopping (P) Combining District Regulations**
- 18.30(C) Ground Floor (GF) Combining District Regulations**
- 18.30(D) Hotel (H) Combining District Regulations**
- 18.30(E) Landscape (L) Combining District Regulations**
- 18.30(F) Automobile Dealership (AD) Combining District Regulations**
- 18.30(G) Site and Design (D) Review Combining District Regulations**
- 18.30(H) Floodplain (F) District Regulations**
- 18.30(I) Nonconforming Use Amortization (N) Combining District Regulations**

Chapter 18.30(A)
RETAIL SHOPPING (R)
COMBINING DISTRICT REGULATIONS

Sections:

- 18.30(A).010 Specific Purposes
- 18.30(A).020 Applicability of Regulations
- 18.30(A).030 Zoning Map Designation
- 18.30(A).040 Permitted Uses
- 18.30(A).050 Conditional Uses
- 18.30(A).060 Special Requirements

18.30(A).010 Specific Purposes

The retail shopping combining district is intended to modify the uses allowed in a commercial district, where applied in combination with such district, to allow only retail, eating and service-oriented commercial development on the ground floors.

(Ord. 3519 § 3 (part), 1984)

18.30(A).020 Applicability of Regulations

The retail shopping combining district may be combined with any commercial district, in accord with Chapter 18.08 and Chapter 18.80. Where so combined, the regulations set forth in this chapter shall apply in lieu of the comparable provisions established by the underlying commercial district regulations.

(Ord. 3519 § 3 (part), 1984)

18.30(A).030 Zoning Map Designation

The retail shopping combining district shall apply to properties designated on the zoning map by the symbol “R” within parentheses, following the commercial designation with which it is combined.

(Ord. 3519 § 3 (part), 1984)

18.30(A).040 Permitted Uses

The following uses shall be permitted in an R district:

- (a) Eating and drinking services, except drive-in and take-out services;
- (b) Personal services;
- (c) Retail services;
- (d) All other uses permitted in the underlying commercial district, provided they are not located on a ground floor.

(Ord. 3519 § 3 (part), 1984)

18.30(A).050 Conditional Uses

The following uses may be conditionally permitted in an R district, subject to the issuance of a conditional use permit in accord with Chapter 18.76 (Permits and Approvals):

- (a) Financial services, except drive-in services, on a ground floor;
- (b) All other conditional uses allowed in the underlying commercial district provided they are not located on a ground floor.

(Ord. 4826 § 86, 2004; Ord. 3519 § 3 (part), 1984)

18.30(A).060 Special Requirements

The following special requirements shall apply in the R retail shopping combining district:

Lawful conforming permitted uses or conditional uses operating pursuant to a conditional use permit which were existing on April 26, 1984 may remain as grandfathered uses and shall not require a conditional use permit or be subject to the provisions of Chapter 18.70. Such uses shall be permitted to remodel, improve, or replace site improvements on the same site for continual use and occupancy by the same use; provided, that any such remodeling, improvement or replacement shall not result in increased floor area, nor shall such remodeling, improvement or replacement result in shifting of building footprint or increased height, length, building envelope, or any other increase in the size of the improvement, or any increase in the existing degree of noncompliance, except through the granting of a design enhancement exception, pursuant to Chapter 18.76 (Permits and Approvals). If a use deemed grandfathered pursuant to this section ceases and thereafter remains discontinued for twelve consecutive months, it shall be considered abandoned and may be replaced only by a conforming use. A use deemed grandfathered pursuant to this section which is changed to or replaced by a conforming use shall not be reestablished, and any portion of a site or any portion of a building, the use of which changes from a grandfathered use to a conforming use, shall not thereafter be used except to accommodate a conforming use.

(Ord. 4826 § 87, 2004; Ord. 4140 § 15, 1993; Ord. 4016 § 29, 1991; Ord. 3519 § 3 (part), 1984)

Chapter 18.30(B)
PEDESTRIAN SHOPPING (P) COMBINING DISTRICT
REGULATIONS

Sections:

- 18.30(B).010 Special Purposes
- 18.30(B).020 Applicability of Regulations
- 18.30(B).030 Zoning Map Designation
- 18.30(B).040 Use Limitations and Site Development Regulations

18.30(B).010 Special Purposes

The pedestrian shopping combining district is intended to modify the regulations of the CN neighborhood commercial district, the CC community commercial district and the CD commercial downtown district in locations where it is deemed essential to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain an economically healthy retail district.

(Ord. 3792 § 1, 1988; Ord. 3098 § 1, 1978; Ord. 3048 (part), 1978)

18.30(B).020 Applicability of Regulations

The pedestrian shopping combining district may be combined with any CN, CC or CD district, in accord with Chapter 18.08 and Chapter 18.80. Where so combined, the regulations established by this chapter shall apply in lieu of, or in addition to, the provisions established by Chapters 18.16 and 18.18.

(Ord. 3792 § 2, 1988; Ord. 3048 (part), 1978)

18.30(B).030 Zoning Map Designation

The pedestrian shopping combining district shall apply to any site adjacent to designated pedestrian frontage or pedestrian ways shown on the zoning map.

(Ord. 3048 (part), 1978)

18.30(B).040 Use Limitations and Site Development Regulations**(a) Pedestrian Design Features Required**

On any site, or portion of a site, adjoining a designated pedestrian sidewalk or pedestrian way, new construction and alterations to existing structures shall be required as determined by the architectural review board, to provide the following design features intended to create pedestrian or shopper interest, to provide weather protection for pedestrians, and to preclude inappropriate or inharmonious building design and siting:

- (1) Display windows, or retail display areas;

- (2) Pedestrian arcades, recessed entryways, or covered recessed areas designed for pedestrian use with an area not less than the length of the adjoining frontage times 1.5 feet;
- (3) Landscaping or architectural design features intended to preclude blank walls or building faces.

The specific nature and requirements of pedestrian design features shall be determined as part of architectural review pursuant to Chapter 18.76 (Permits and Approvals).

(b) Parking and Vehicular Access Restricted

Vehicular access to sites adjoining designated pedestrian sidewalks or pedestrian ways which requires vehicular movement across such pedestrian sidewalks or pedestrian ways shall be prohibited, except where required by law or as may be authorized by a use permit in accord with Chapter 18.76 (Permits and Approvals).

(Ord. 4826 § 88, 2004; Ord. 3792 § 3, 1988; Ord. 3108 § 18, 1979; Ord. 3098 § 2, 1978; Ord. 3048 (part), 1978)

Chapter 18.30(C)

GROUND FLOOR (GF) COMBINING DISTRICT REGULATIONS

Sections:

- 18.30(C).010 Specific Purpose
- 18.30(C).020 Permitted Uses
- 18.30(C).030 Conditional Uses
- 18.30(C).040 Use Exception

18.30(C).010 Specific Purpose

The ground floor combining district is intended to modify the uses allowed in the CD commercial downtown district and subdistricts to allow only retail, eating and drinking and other service-oriented commercial development uses on the ground floor. For the purposes of this chapter, “ground floor” means the first floor which is above grade. Where the ground floor combining district is combined with the CD district, the regulations established by this chapter shall apply in lieu of the uses normally allowed in the CD district. Except for the regulations relating to uses set forth in this chapter, all other regulations shall be those of the applicable underlying CD district.

(Ord. 4098 § 2 (part), 1992)

18.30(C).020 Permitted Uses

- (a) The following uses shall be permitted in the GF combining district:
 - (1) Eating and drinking;
 - (2) Hotels;
 - (3) Personal services;
 - (4) Retail services;
 - (5) Theaters;
 - (6) Travel agencies;
 - (7) Entrance, lobby or reception areas serving nonground floor uses;
 - (8) All other uses permitted in the underlying district, provided such uses are not on the ground floor.
- (b) Notwithstanding subsection (a), not more than twenty-five percent of the ground floor area not fronting on a street may be occupied by a use permitted in the applicable underlying CD district.

(Ord. 4098 § 2 (part), 1992)

18.30(C).030 Conditional Uses

- (a) The following uses may be conditionally allowed on the ground floor in the GF ground floor combining district, subject to issuance of a conditional use permit in accord with

Chapter 18.76 (Permits and Approvals) and with the additional finding required by subsection (b):

- (1) Business or trade school;
 - (2) Commercial recreation;
 - (3) Day care;
 - (4) Financial services, except drive in services;
 - (5) General business service;
 - (6) All other uses conditionally permitted in the applicable underlying CD district, provided such uses are not on the ground floor.
- (b) The director may grant a conditional use permit under this section only if he or she makes the following finding in addition to the findings required by Chapter 18.76 (Permits and Approvals): The location, access or design of the ground floor space of the existing building housing the proposed use, creates exceptional or extraordinary circumstances or conditions applicable to the property involved that do not apply generally to property in the same district.
- (c) Any use conditionally permitted pursuant to this section shall be effective only during the existence of the building that created the exceptional circumstance upon which the finding set forth in subsection (b) was made.

(Ord. 4826 §§ 94, 95, 2004; Ord. 4098 § 2 (part), 1992)

18.30(C).040 Use Exception

- (a) Application may be made to the director of planning and community environment for an exception to the otherwise permitted or conditionally permitted ground floor uses, to allow a use permitted in the applicable underlying CD district, if the following conditions are met:
- (1) The initial application for the exception is made when the vacancy rate for ground floor properties within the GF combining district, as determined by city survey, is five percent (5%) or greater. (The city shall conduct the vacancy rate survey in September of each year.); and
 - (2) The applicant can demonstrate that the ground floor space for which the application is being made has been vacant and available for occupancy six months or more at the time of the application.
- (b) Any exception granted pursuant to this section shall be for a specific use, and shall be effective for five years, or less time if requested by the applicant.

(Ord. 4098 § 2 (part), 1992)

Chapter 18.30(D)

HOTEL (H) COMBINING DISTRICT REGULATIONS

Sections:

- 18.30(D).010 Specific Purposes
- 18.30(D).020 Applicability of Regulations
- 18.30(D).030 Zoning Map Designation
- 18.30(D).040 Site Development Regulations
- 18.30(D).050 Special Requirements

18.30(D).010 Specific Purposes

The hotel combining district is intended to modify the regulations of the service commercial and community commercial districts to permit hotels in the service commercial and community commercial districts, to develop up to a 0.6 to 1 floor area ratio, with a conditional use permit, and subject to site and design review.

(Ord. 3890 § 14 (part), 1989)

18.30(D).020 Applicability of Regulations

The combining district may be combined with a service commercial district or a community commercial district, in accord with Chapters 18.08 and 18.80. Where so combined, the regulations established by this chapter shall apply in lieu of the comparable provisions established by the service commercial district or community commercial district.

(Ord. 3890 § 14 (part), 1989)

18.30(D).030 Zoning Map Designation

The service commercial combining district shall apply to properties designated on the zoning map by the symbol “H” within parentheses, following the service commercial (CS) or community commercial (CC) designation with which it is combined.

(Ord. 3890 § 14 (part), 1989)

18.30(D).040 Site Development Regulations

The site development regulations of Chapter 18.16 (CN) or Chapter 18.20 (ROLM, RP and GM), whichever is applicable, shall apply except for the following:

- (a) Floor Area Ratio.
 - (1) The maximum floor area ratio (FAR) for hotel use shall be 1.0 to 1 in the CN district.
 - (2) The maximum floor area ratio for hotel use shall be 2.0 to 1 in the ROLM, RP and GM districts.
- (b) Site and design review pursuant to Chapter 18.30(G) shall apply to all proposed hotel uses with a FAR in excess of 0.6 to 1.

(Ord. 3890 § 14 (part), 1989)

18.30(D).050 Special Requirements

Hotels in the CC(H) or CS(H) District shall be permitted to develop beyond the density otherwise permitted in the CC or CS District, whichever is applicable, up to a maximum 0.6 to 1 floor area ratio, only upon issuance of a conditional use permit in accord with Chapter 18.76 (Permits and Approvals), and subject to site and design review in accord with Chapter 18.30(G).

(Ord. 4826 § 89, 2004; Ord. 3890 § 14 (part), 1989)

Chapter 18.30(E)

LANDSCAPE COMBINING DISTRICT (L) REGULATIONS

Sections:

- 18.30(E).010 Specific Purposes
- 18.30(E).020 Applicability of Regulations
- 18.30(E).030 Zoning Map Designation
- 18.30(E).040 Use Limitations

18.30(E).010 Specific Purposes

The landscape combining district is intended to provide regulations to ensure the provision of landscaped open space as a physical and visual separation between residential districts and intensive commercial or industrial uses, and in selected locations where landscaped buffers are desirable.

(Ord. 3048 (part), 1978)

18.30(E).020 Applicability of Regulations

The landscape combining district may be combined with any other district established by this title, in accord with the provisions of Chapter 18.08 and Chapter 18.80. Where so combined, the provisions of this chapter shall apply in lieu of the corresponding provisions of the general district with which the landscape combining district is combined.

(Ord. 3048 (part), 1978)

18.30(E).030 Zoning Map Designation.

The landscape combining district shall be applied only adjoining site lines or property lines, where consistent with the purposes of this chapter, and shall be designated on the zoning map by the symbol “L” within parentheses, following the general district designation for the district with which it is combined. The dimension of the landscape combining district, measured at right angles to the property line, shall be indicated on the zoning map.

(Ord. 3048 (part), 1978)

18.30(E).040 Use Limitations

(a) Permitted Uses

Within the landscape combining district, permitted uses shall be limited to the following uses only, in lieu of any uses prescribed for the general district:

- (1) Landscaping and screen planting;
- (2) Such fences or walls adjoining the property line as may be required, by the provisions of the general district regulations.

(b) Conditional Uses

Within the landscape combining district, conditional uses shall be limited to the following uses only, in lieu of any uses prescribed for the general district:

- (1) Noncommercial recreational activities and facilities, when conducted primarily in open, unenclosed landscaped areas, and when conducted accessory to or in association with uses listed as permitted uses or as conditional uses in the general district;
- (2) Pedestrian, bicycle, and equestrian pathways, walkways and trails, or vehicular access drives, when serving uses listed as permitted or conditional uses in the general district.

(Ord. 3048 (part), 1978)

Chapter 18.30(F)

AUTOMOBILE DEALERSHIP (AD) COMBINING DISTRICT REGULATIONS

Sections:

- 18.30(F).010 Specific Purposes
- 18.30(F).020 Applicability of Regulations
- 18.30(F).030 Zoning Map Designation
- 18.30(F).040 Permitted Uses
- 18.30(F).050 Site Development Regulations
- 18.30(F).060 Parking and Loading
- 18.30(F).070 Special Requirements

18.30(F).010 Specific Purposes

The automobile dealership (AD) combining district is intended to modify the regulations of the service commercial (CS) and general manufacturing (GM or GM(B)) districts to create and maintain areas accommodating automobile dealerships primarily engaged in new and used automobile sales and service on a citywide and regional basis. Such uses generally require special parking, access, and outdoor display provisions for customer convenience, servicing of vehicles or equipment, loading or unloading, or parking of commercial service vehicles.

(Ord. 4845 § 3 (Exh. A. (part)), 2004)

18.30(F).020 Applicability of Regulations

The combining district may be combined with a service commercial (CS) district, a general manufacturing (GM or GM(B)) district, or limited manufacturing (LM) zoning district parcels within 1/4 mile of the intersection at San Antonio Road and Bayshore Freeway (Highway 101), but not directly adjacent nor directly opposite (across a street) from a low-density residential (R-1, RE, R-2, RMD) nor residential PC zoning district in accord with Chapters 18.08 and 18.80. Where so combined, the regulations established by this chapter shall apply in lieu of the comparable provisions established by the service commercial district or community commercial district.

(Ord. 4889 § 2, 2006; Ord. 4845 § 3 (Exh. A. (part)), 2004)

18.30(F).030 Zoning Map Designation

The service commercial combining district shall apply to properties designated on the zoning map by the symbol “AD” within parentheses, following the service commercial (CS) or general manufacturing (GM or GM(B)) designation with which it is combined.

(Ord. 4845 § 3 (Exh. A. (part)), 2004)

18.30(F).040 Permitted Uses

The following uses shall be permitted in the (AD) combining district:

- (a) Automobile dealerships.

(Ord. 4845 § 3 (Exh. A. (part)), 2004)

18.30(F).050 Site Development Regulations

The site development regulations in this Section 18.30(F).050 apply to automobile dealership uses in the (AD) combining district, in addition to the regulations of the underlying district. Where the regulations of the underlying district conflict with this Section 18.30(F).050, this section shall control.

(a) Floor Area Ratio

- (1) The maximum floor area ratio for automobile dealership uses shall be 0.4 to 1.
- (2) An additional 0.2:1 FAR is permitted exclusively for automobile showroom space, for a total FAR of 0.6:1. "Automobile showroom space" is that area for the display of new automobiles, located only on the first floor and excluding all other uses associated with the automobile dealership including sales office and sale of related merchandise. The director of planning and community environment is authorized to determine whether floor area is automobile showroom space, as described above. Floor area used for automobile showroom space shall not be converted to any other use if the total floor area devoted to uses other than automobile showroom space would exceed a floor area ratio of 0.4:1 following the conversion.

(b) Height

The maximum height shall be fifty feet. Provided, the maximum height for automobile showroom space, as defined in subsection (a)(2) above, shall be twenty feet.

(c) Outdoor Sales and Storage

Outdoor sales and display of automobiles and merchandise shall be permitted subject to the following regulations:

- (1) Two automobile display pads shall be permitted in the required setback area, including landscaped areas, adjacent to a public right-of-way. A single automobile display pad shall be no higher than eight feet, measured to the highest point of the automobile on the display pad, and the surface of the display pad area shall be no larger than 175 square feet.
- (2) Areas for outdoor sales and display of motor vehicles, other than automobile display pads, shall meet the minimum design standards applicable to off-street parking facilities with respect to paving, grading, drainage, safety and protective features, lighting, and screening. Striping for parking stalls shall not be required for auto display and storage areas.
- (3) Exterior storage shall be screened by a solid wall or fence of between five and eight feet in height.

(Ord. 4845 § 3 (Exh. A. (part)), 2004)

18.30(F).060 Parking and Loading

Off-street parking and loading facilities shall be required for all automobile dealerships in the (AD) combining district, in accord with Chapters 18.52 and 18.54. Where the provisions of Chapters 18.52 and 18.54 conflict with the provisions of this Section 18.30(F).060, this section shall control. The following parking requirements apply to automobile dealerships in the (AD) combining district, in lieu of comparable requirements of Chapters 18.52 and 18.54 and the underlying district:

- (a) Auto storage and display areas shall not be required to be striped for parking stall and aisle width.
- (b) Areas for customer parking shall be designated.

(Ord. 4845 § 3 (Exh. A. (part)), 2004)

18.30(F).070 Special Requirements

The special requirements in this Section 18.30(F).070 apply to automobile dealership uses in the (AD) combining district, in addition to the regulations of the underlying district. Where the regulations of the underlying district conflict with this Section 18.30(F).070, this section shall control.

- (a) Sites abutting or having any portion located within one hundred fifty feet of any R-E, R-1, R-2, RM or any PC district permitting single-family development or multifamily development shall be subject to the following additional height and yard requirements:
 - (1) On any portion of a site in the (AD) combining district which abuts a site in any R-E, R-1, R-2, RM or applicable PC district, a minimum interior yard of ten feet shall be required and a solid wall between five and eight feet in height shall be constructed and maintained along the common site line. The minimum interior yard shall be planted and maintained as a landscaped screen. If the director determines that location and installation of the landscape screen is not practical, such landscaping may be reduced or deleted, if measures are taken to ensure that screening with an eight-foot decorative wall is adequate to mitigate noise and visual impacts to the satisfaction of the director.
 - (2) On any portion of a site in the (AD) combining district which is opposite from a site in any R-E, R-1, R-2, RM or applicable PC district and separated therefrom by a street, alley, creek, drainage facility, or other open area, a minimum yard of ten feet shall be required. The minimum yard shall be planted and maintained as a landscaped screen, excluding areas required for access to the site. If the director determines that location and installation of the landscape screen is not practical, such landscaping may be reduced or deleted, if measures are taken to ensure that screening with an eight-foot decorative wall is adequate to mitigate noise and visual impacts to the satisfaction of the director.
 - (3) Sites sharing any lot line with one or more sites in any R-E, R-1, R-2, RM or any residential PC district shall be subject to a maximum height established by a daylight plane beginning at a height of ten feet at the applicable side or rear site lines and increasing at a slope of three feet for each six feet of distance from the side or

rear site lines until intersecting the height limit otherwise established for the underlying district.

- (b) LM zoning district sites shall be subject to the following additional requirements:
- (1) Large deliveries to the dealership, including automobiles or parts shall be delivered, loaded, and unloaded on-site. At no such time shall such deliveries occupy street parking, nor block public or private residential streets in any way.
 - (2) Vehicle test-driving is prohibited on residential streets.
 - (3) All development in the areas east of the Bayshore Freeway (Hwy. 101) is subject to the Site and Design Review (D) provisions of Chapter 18.30(G) and shall include performance criteria including, but not limited to lighting, noise, and landscaping. All development is subject to the policies and guidelines outlined in the Baylands Master Plan and in the Site Assessment and Design Guidelines for Palo Alto Baylands Nature Preserve. These policies and guidelines include, but are not limited, to:
 - a. Maintenance and, where possible, restoration of the environmental quality of the Baylands;
 - b. Use of materials and colors compatible with the area;
 - c. Design to preserve the horizon line with low and horizontal elements; and
 - d. Fencing and signage compatible with the preserve character of the Baylands.
 - (4) Development in the two LM zones adjacent to the intersection of San Antonio Road and the Bayshore Freeway shall require a conditional use permit pursuant to Section 18.76.010 (“Conditional Use Permit”).
 - a. For development in the LM zone adjacent to San Antonio Road east of the Bayshore Freeway, a conditional use permit for auto dealership may only be granted on a finding that the design of the proposed improvements and the operation of the proposed use will not be detrimental to the ecological qualities of the Baylands natural areas and will be aesthetically compatible with the character of the Baylands as a regional recreation area and nature preserve.

(Ord. 4889 § 3, 2006; Ord. 4845 § 3 (Exh. A. (part)), 2004)

Chapter 18.30(G)

SITE AND DESIGN (D) REVIEW COMBINING DISTRICT REGULATIONS

Sections:

- 18.30(G).010 Specific Purposes
- 18.30(G).020 Applicability of Regulations
- 18.30(G).030 Zoning Map Designation
- 18.30(G).040 Design Approval Required
- 18.30(G).050 Application
- 18.30(G).055 Application Process
- 18.30(G).060 Action by Commission
- 18.30(G).070 Action by Council
- 18.30(G).080 Term – Expiration

18.30(G).010 Specific Purposes

The site and design review combining district is intended to provide a process for review and approval of development in environmentally and ecologically sensitive areas, including established community areas which may be sensitive to negative aesthetic factors, excessive noise, increased traffic or other disruptions, in order to assure that use and development will be harmonious with other uses in the general vicinity, will be compatible with environmental and ecological objectives, and will be in accord with the Palo Alto Comprehensive Plan.

(Ord. 3890 § 18, 1989; Ord. 3048 (part), 1978)

18.30(G).020 Applicability of Regulations

The site and design review combining district may be combined with any other district established by this title, in accord with the provisions of Chapter 18.08 and Chapter 18.80. Where so combined, the site and design review process established by this chapter shall apply to all sites. In addition, the provisions of this chapter shall apply to all sites in the OS open space district, and shall apply to all sites in the AC agricultural conservation district.

(Ord. 3048 (part), 1978)

18.30(G).030 Zoning Map Designation

Where combined with any general district other than OS or AC, the site and design review district shall be designated on the zoning map by the symbol “D” within parentheses, following the general district designation for the district with which it is combined.

(Ord. 3048 (part), 1978)

18.30(G).040 Design Approval Required

Site and design approval shall be secured prior to issuance of any permit or other approval for the construction of any building or the establishment of any use on any site within the site and design

review combining district, or on any site which is made subject to the provisions of this chapter by an express requirement of any other provision of this code.

(Ord. 3048 (part), 1978)

18.30(G).050 Application

Application for site and design review shall be made to the director and shall be accompanied by the application fee prescribed in the municipal fee schedule. The application shall include the following:

- (a) A site plan showing the location of all proposed buildings, structures, planted or landscaped areas, paved areas, and other improvements, and indicating the proposed uses or activities within the site;
- (b) Drawings or sketches showing the elevations of all proposed buildings, sufficiently dimensioned to indicate the general scale, height, and bulk of such buildings.

(Ord. 3048 (part), 1978)

18.30(G).055 Application Process

- (a) The applicant seeking site and design approval shall initially submit to the planning commission a site plan and elevations as described in Section 18.30(G).050. The plans and elevations may be preliminary in nature but must show all pertinent information requested by the director.
- (b) If the planning commission recommends denial, a detailed site plan and elevations consistent with the planning commission recommendation shall be forwarded directly to the city council.
- (c) If the planning commission recommends approval, a detailed site plan and elevations consistent with the planning commission recommendation shall be forwarded to the architectural review board for review, except in the case of single-family and accessory uses. The architectural review board shall make a recommendation on the plans and elevations based on the findings for architectural review in Section 18.76.020(d).
- (d) The plans and elevations, as approved by the planning commission and the architectural review board, are submitted with recommendations to council for final action.

(Ord. 4826 § 120, 2004; Ord. 3108 § 15, 1979)

18.30(G).060 Action by Commission

Unless the application for design approval is diverted for minor architectural review under Section 18.76.020(b)(3)(D), the planning commission shall review the site plan and drawings, and shall recommend approval or shall recommend such changes as it may deem necessary to accomplish the following objectives:

- (a) To ensure construction and operation of the use in a manner that will be orderly, harmonious, and compatible with existing or potential uses of adjoining or nearby sites.

- (b) To ensure the desirability of investment, or the conduct of business, research, or educational activities, or other authorized occupations, in the same or adjacent areas.
- (c) To ensure that sound principles of environmental design and ecological balance shall be observed.
- (d) To ensure that the use will be in accord with the Palo Alto Comprehensive Plan.

(Ord. 4826 § 121, 2004: Ord. 3048 (part), 1978)

18.30(G).070 Action by Council

To the extent that site and design review is contemplated under this chapter, and upon receipt of the recommendation of the planning commission, the council may approve, modify, or disapprove the proposed plans submitted pursuant to this chapter. No building permit or other permit or approval for building construction or use of the site shall be issued or granted until the plans have been approved by the city council, or by the director of planning and community environment as provided in Section 18.76.020(b)(3)(D).

(Ord. 4826 § 122, 2004: Ord. 3048 (part), 1978)

18.30(G).080 Term – Expiration

In the event actual construction of the project is not commenced within two years of the effective date of approval thereof, said approval shall expire and be of no further force or effect. Whenever a vesting tentative map is approved or conditionally approved pursuant to Chapter 21.13 of the Palo Alto Municipal Code and the Subdivision Map Act, the approval pursuant to this chapter shall be valid until the expiration of the vesting tentative map, or expiration of development rights under the final map. Applications may be made for extensions, but only in conjunction with applications for extensions of the vesting tentative map or the final vesting map pursuant to Chapter 21.13 and the Subdivision Map Act.

(Ord. 3689 § 5, 1986: Ord. 3048 (part), 1978)

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Chapter 18.30(H)

F FLOODPLAIN (F) DISTRICT REGULATIONS

Sections:

- 18.30(H).010 Specific Purposes
- 18.30(H).020 Applicability of Regulations
- 18.30(H).030 Permitted Uses
- 18.30(H).040 Conditional Uses
- 18.30(H).050 Site Development Regulations

18.30(H).010 Specific purposes

The F Floodplain district is intended to protect persons and property from the hazards of development in inundated areas or in areas subject to inundation, to protect the community from costs which may be incurred when unsuitable or premature development occurs in such areas, and to allow uses which may be appropriate to such areas.

(Ord. 3048 (part), 1978)

18.30(H).020 Applicability of Regulations

The specific regulations of this chapter and the additional regulations and procedures established by Chapters 18.52 to 18.80, inclusive, shall apply to all F floodplain districts.

(Ord. 3048 (part), 1978)

18.30(H).030 Permitted Uses

The following uses shall be permitted in the F floodplain district:

- (a) All agricultural uses, except the conduct and maintenance of hog farms;
- (b) Extraction of chemicals from seawater, by solar and natural evaporation.

(Ord. 3048 (part), 1978)

18.30(H).040 Conditional Uses

The following uses may be conditionally allowed in the F floodplain district:

- (a) Dredging of oyster shells and other deposits;
- (b) Any permanent structures shall be subject to issuance of a conditional use permit in accord with Chapter 18.76.

(Ord. 3048 (part), 1978)

18.30(H).050 Site Development Regulations

The following site development regulations shall apply in the F floodplain district:

- (a) Site Area. The minimum site area shall be ten acres.

- (b) Site Width. The minimum site width shall be three hundred feet.
- (c) Site Depth. The minimum site depth shall be three hundred feet.
- (d) Front Yard. The minimum front yard shall be fifty feet.
- (e) Rear Yard. The minimum rear yard shall be forty feet.
- (f) Side Yard. The minimum side yard shall be thirty feet.
- (g) Height. The maximum height shall be fifteen feet.
- (h) Accessory Facilities and Uses. Regulations governing accessory facilities and uses and governing the application of site development regulations in specific instances are established by Chapters 18.40 and 18.42.

(Ord. 3048 (part), 1978)

Chapter 18.30(I)**NONCONFORMING USE AMORTIZATION (N) COMBINING DISTRICT****Sections:**

- 18.30(I).010 Specific Purposes
- 18.30(I).020 Applicability of Regulations
- 18.30(I).030 Requirements for Establishment of District
- 18.30(I).040 Alternative Schedule for Termination of Nonconforming Use

18.30(I).010 Specific Purposes

The nonconforming use amortization combining district is intended to modify the regulations governing required termination of nonconforming uses to promote the timely, simultaneous, and orderly conversion to conforming use in areas having several properties occupied by nonconforming uses.

(Ord. 3048 (part), 1978)

18.30(I).020 Applicability of Regulations

The nonconforming use amortization combining district may be combined with any district, in accord with the provisions of Chapter 18.08 and Chapter 18.80. Where so combined, the provisions of this chapter shall apply to required termination of certain nonconforming uses, in lieu of the comparable provisions of Chapter 18.70.

(Ord. 3048 (part), 1978)

18.30(I).030 Requirements for Establishment of District

The nonconforming use amortization combining district may be established only when the planning commission recommends and the city council makes the following findings:

- (a) That the proposed district contains three or more nonconforming uses covering one-third or more of the parcels in a total area not greater than fifty acres, and each parcel containing such use or uses is no greater than two hundred feet from the next parcel containing such use or uses;
- (b) That the formation of such district would tend to reduce deterioration, blight, and long-term vacancies in the proposed district;
- (c) That the formation of such district would not be injurious to the property or improvements of conforming uses within the proposed district and the immediately surrounding area.

When established, the nonconforming use amortization combining district classification shall be identified on the zoning map by the letter “N” within parentheses, following the general district classification.

(Ord. 3048 (part), 1978)

18.30(I).040 Alternative Schedule for Termination of Nonconforming Use

Upon establishment of a nonconforming use amortization combining district, the planning commission shall recommend and the city council shall adopt a period for required termination for all nonconforming uses within the district subject to termination as provided in Section 18.70.070. Said period shall be the period for required termination of such uses within the district and shall supersede the periods set forth in Section 18.70.070. Any ordinance enacted pursuant to this chapter shall state the applicable period of time on its face. In recommending and adopting such period, the planning commission and city council shall take into consideration, but not be limited to: the nature of construction of the facilities within the district subject to amortization, the ages of such facilities, the nature of the existing zoning, and ability to convert such facilities to accommodate conforming uses.

(Ord. 3048 (part), 1978)