

CHAPTER 29.2. CMU-2 DISTRICT (COMMERCIAL MIXED USE-2 DISTRICT, EL CAMINO REAL-5TH AVENUE, NORTH FAIR OAKS)

SECTION 6568. REGULATIONS FOR COMMERCIAL MIXED USE-2 DISTRICT. The following regulations shall apply within those areas in North Fair Oaks which are zoned Commercial Mixed Use-2 (CMU-2).

SECTION 6568.1 PURPOSES.

1. Provide commercial areas intended primarily for the location of locally and 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 6568.2. DEFINITIONS.

1. Administrative, Professional and Business Offices. Establishments where management, administrative, professional or consulting services are conducted including, but not limited to, government, law, real estate, accounting and other business offices.
2. Alley. Alleys provide access for service vehicles and parking access, and are not designed for pedestrians.
3. Anti-graffiti coating. A paint or material that prevents paint and ink from bonding to surfaces and allows for easier removal.

4. Appurtenance. Structural and utility apparatus(es) associated with a principal feature or function.
5. Awning. A canopy made of canvas or rigid membrane, which projects from the exterior wall of a building, and helps to shade or shelter a window and/or door.
6. Bars. Commercial establishments engaged in the sale of alcoholic beverages to the general public for immediate consumption on the premises as a primary use, which may also offer food and entertainment on a limited basis, but not adult entertainment as defined in Section 6102.1.5.
7. Bay. A horizontal module related to buildings, usually between two nearest vertical supports that may be columns or pilasters.
8. Bay Window. A window or group of windows that reside in a structural frame that projects outside of the main volume of a building.
9. Building Envelope. The outermost spatial extent permissible for construction, as determined by height, setback, and stepback requirements combined. A building envelope is the theoretical maximum volume allowed.
10. Building Opening. Any aperture within of a solid wall, which may be used to provide a window, a group of windows, a door, or garage door.
11. Cinder Block. A type of concrete block made with cinder aggregate.
12. Clear Glass. Glass with not less than 90% light transmission in the visible spectrum. Not obscured glass.
13. Commercial and Office Ground Floor Façade. See Ground-Floor Façade, Commercial and Office.
14. Community Centers. Facilities used by local residents for civic activities, classes, meetings, performances, presentations or other purposes. Includes “clubs” (Section 6102.25) and “meeting halls” (Section 6201.62.5).
15. Community Gardens. An area of land used to grow and harvest food crops and/or non-food ornamental crops, such as flowers, for personal use, consumption, donation, or occasional sale, by individuals or collectively by members of a group.
16. Control Joints. A deep narrow recess provided within ridged materials to direct the location of cracking as thermal expansion and contraction occurs.
17. Corner Boards. A length of board that is “L” shaped in cross section and used to conceal outer corners where pieces of material typically meet.

18. Corner (L-Channel) Metalwork. A length of metal that is “L” shaped in cross section and used to conceal outer corners where pieces of material typically meet.
19. Corner Panels. A length of any material that is “L” shaped in cross section and used to conceal outer corners where pieces of material typically meet.
20. Concealed. A covered or hidden building feature.
21. Concealment. The act of covering or hiding a building feature.
22. Concrete Block. A modular building material made of concrete, which can be used structurally.
23. Curb Cut. A break in a vertical curb where there is a short ramp. A curb cut is generally where a driveway meets a public roadway.
24. Cornice. A horizontal projection on the exterior of a building, such as to accentuate the dividing line between a commercial ground-floor façade and upper-story façade, or to accentuate the top of a building when a parapet is used.
25. Display Window. A large window case for the display of merchandise or exhibits, typically located where store abuts a sidewalk.
26. Dwelling, Multiple. A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.
27. Eave. The lower edge of a roof that overhangs the wall below.
28. Educational Facilities. Public or private educational facilities, or schools offering instruction, including academic or specialized instruction, to students.
29. Envelope. The outermost spatial extent permissible for a building, as regulated by height, setback, and stepback requirements, and is the theoretical maximum volume allowed.
30. Exterior Corridor. A shared passage that provides horizontal building circulation and is open except for floor and railings on one or both sides along its length.
31. Façade. The exterior wall of a building along with its associated windows, entryways, and projections.
32. Façade Area, Upper-Floor. Upper-floor façade area is measured in height from the floor of the second level to the ceiling of the uppermost level, and in width across all façade planes and parallel to the property line.

33. Farmers Markets. An outdoor market at a fixed location, open to the public, operated by a government agency, a non-profit corporation, or one or more Producers, in accordance with the San Mateo County Farmer's Market Guidelines, at which (a) at least 75 percent of the vendors sell Farm Products or Value-Added Farm Products and (b) at least 75 percent of the vendors who regularly participate during the market's hours of operation are Producers, or family members or employees of Producers.
- a. Farm Products – Fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey, or other bee products, flowers, nursery stock, livestock food products (including meat, milk, cheese, and other dairy products), and fish.
 - b. Producer – A person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or leases.
 - c. Value-Added Farm Product – Any product processed by a Producer from a Farm Product, such as baked goods, jams, and jellies.
34. Financial Institutions. Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.
35. Finished Grade. The elevation of the finished surface of the ground.
36. Flat Roof. A roof that is not steeper than a 1:10 angle of inclination.
37. Food and Beverage Stores. Commercial establishments engaged in the retail sale primarily of various fresh and packaged foods and beverages for home preparation and consumption including, but not limited to, grocery stores, produce markets, bakeries and delicatessens.
38. Food Establishments Specializing in Take-Out Service. Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption off the premises, which may include limited seating, walk up or drive-through take-out service, but not including businesses engaged exclusively in catering.
39. Home Occupations. Accessory businesses conducted in a dwelling solely by its occupants in a manner incidental to the residential use of the dwelling, in accordance with the provisions of the County's Home Occupation Regulations.
40. Hotels. Any building or portion thereof containing six (6) or more guest rooms used, designed, or intended to be used, let or hired out to be occupied.
41. Indoor Exercise and Leisure Facilities: Small. Facilities of 2,000 sq. ft. or less located within a fully enclosed building providing leisure and recreation opportunities

primarily for use by neighborhood residents including, but not limited to, exercise facilities, dance academies and martial arts studios.

42. Indoor Exercise and Leisure Facilities: Large. Facilities greater than 2,000 square feet located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to gyms, swimming pools, martial arts studios, and other exercise and recreational facilities.
43. Indoor Retail Sales, Rental or Repair Establishments. Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all storage of such items within a fully enclosed, covered building.
44. Garage Opening. A form of building opening that provides access to motorized vehicles.
45. Ground-Floor. The inhabited floor of a building located nearest to the finished grade around the building, and not used for parking or storage.
46. Ground-Floor Façade. That part of the façade (exterior wall with associated elements) that is between the level of finished grade and the level of the second floor. The design composition of a ground-floor façade may extend to just below the lowest windows on the second floor.
47. Interior Corner. A concave corner that projects inward toward the building volume to which it is associated.
48. Inhabited Space. Building volumes and site areas where people regularly occupy, but not including circulation, storage, or parking.
49. Intervening Building. A building positioned between two features, such as between a property line and a building that is set back farther from the property line.
50. Ground Floor Façade. Commercial and Office. The façade that encloses a ground-floor use that is within the Commercial and Office Use Classification table for the applicable zoning district.
51. Limited Keeping of Pets. The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock and poultry, subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per dwelling unit, or lawfully permitted and occupied second unit, or per business establishment. This use does not include “pet sitting” or “doggie day care” establishments where care and supervision is provided to pets that do not

belong to the occupants of the dwelling unit or business establishment.

52. Liquor Stores. A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.
53. Loading Area. Loading areas included sufficient area for truck parking on-site and for truck maneuverability on- and off-site.
54. Lobby. A semi-private antechamber between an outer door and interior parts of a building.
55. Massage Businesses. Massage or massage therapy businesses as defined in Zoning Regulations Section 6567.2.18.
56. Mechanical Equipment. Utility apparatuses that include air conditioning, heating, compressor, condensers, generators, transformers, and other assemblages with electronic and mechanical components.
57. Medical and Dental Offices. Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories and associated prescription pharmacies.
58. Metalwork. An object made of metal and/or metal pieces.
59. Metal Panel. A section of wall, gate, door, which are thin relative to the thickness of the frame to which they are connected.
60. Mixed-Use Development. A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed-use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.
61. Mobile Vending/Food Carts. Any vehicle, wagon, or pushcart that is self-propelled or can be pushed/pulled down a street or sidewalk that is regularly located on site, on which food is displayed, prepared, or processed for the purpose of selling food to a consumer, as defined in San Mateo County Ordinance Code, Chapter 5.52.
62. Mullion. A narrow length of wood or other material located between window lites, and including a narrow length of material applied to a single pane of glass to simulate

individual window lites.

63. Non-Chartered Financial Institution. A use, other than a State or Federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee. The term “non-chartered financial institution” shall include, but is not limited to, deferred deposit transaction (payday loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle. Non-profit financial institutions are not encompassed by the term “non-chartered financial institution.”
64. Obscured Glass. Glass that makes what is behind it indistinct from visual distortion of from less than 50% light transmission. Obscured glass is typically used to let light into interior space while making the space privacy.
65. Operable Window. A window that can be opened and closed.
66. Other Compatible Uses. Additional land uses that may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.
67. Outdoor Retail Sales, Rental or Repair Establishments. Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all or some storage of such items outside a fully enclosed, covered building.
68. Outer Corner. A convex corner that projects away from the building volume to which it is associated.
69. Parapet. A low wall at the edge of a roof, the front of which is typically in line with the façade below.
70. Parking Garage. Parking that is enclosed within a building, or structure with parking with two or more stories.
71. Parking Lots and Parking Garages. Public and private facilities which provide designated spaces for parking of operable and currently registered motor vehicles either in an open area or within a structure.
72. Personal Convenience Service Establishments. Commercial establishments providing services related to personal convenience where customers are typically served on the premises including, but not limited to, beauty salons, barber shops, massage establishments.

73. Pet Sales and/or Grooming Establishments. Establishments for the retail sale of pet animals, pet food and supplies, with all storage of such items within a fully enclosed, covered building. Pet sales and/or grooming establishments may offer pet bathing, grooming and obedience training conducted within a fully enclosed, covered building. Other than the animals held as inventory until sold, there shall be no boarding of animals overnight for compensation.
74. Pilaster. A vertical pier that is integrated with, and projects slightly forward from, a wall.
75. Porch. An outside landing immediately adjacent to a building entrance and sheltered by a roof.
76. Religious Facilities. Facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques and temples.
77. Restaurants. Establishments with the primary purpose of serving food to the public for immediate consumption on the premises. A restaurant must have a working kitchen, able to prepare full meals from basic ingredients. The kitchen must be in operation and the restaurant must be serving the majority of its full menu during the entire hours of operation. Persons under 21 must be legally allowed on the premises during the entire hours of operation. Establishments which close the kitchen during some hours of operation and cease serving food, but remain open serving alcoholic beverages, are classified as bars and are subject to bar permitting requirements.
78. Retail Cleaning Establishments. Commercial establishments engaged in the washing or cleaning of clothing, linens and other fabrics including, but not limited to, dry-cleaning pick-up stores with limited equipment and laundromats where coin-operated washers and dryers are provided for self-service to the public.
79. Screened. To conceal, partly conceal, and/or separate an object to eliminate or reduce its visual prominence.
80. Service Area. An open or enclosed area principally used for refuse/recycling service and may also contain mechanical equipment and access by trucks for loading, maintenance, and building operations.
81. Shingle. A thin piece of material laid in overlapping rows to cover the roofs and walls of buildings.
82. Sloped roof. A roof that is not flat, and typically hipped or gabled.
83. Small Collection Facilities for Recyclable Materials. A small collection facility occupies an area of not more than 500 sq. ft., is intended for the collection of

recyclable materials, and may include kiosks, igloos, bins, trailers or bulk reverse vending machines. These facilities are generally temporary and must be accessory to a primary use on the same parcel.

- 84. Spandrel Glass. Opaque glass that conceals what is behind it, often used to hide structural building components and utilities.
- 85. Standing Seam. A manner of joining flat panels with an interlocking edge that stands forward of the principal surface.
- 86. Stoop. An outside landing immediately adjacent to a building entrance but not sheltered by a roof.
- 87. Surface parking. Parking that is not enclosed at finished grade.
- 88. Theaters. Enclosed facilities used for the presentation of motion pictures, plays or other dramatic performances except adult motion pictures and live performances featuring sexually explicit behavior intended to arouse sexual excitement.
- 89. Upper-Story Façade. That part of the façade (exterior wall with associated elements) that is between the level of floor of the second floor and the level of the roof.
- 90. Vehicular Access. A driveway or other means of motor-vehicle approach onto property from a public right-of-way.
- 91. Vehicle Access, Allowable. Vehicle access that conforms to Vehicle Access and Parking standards, any other San Mateo County requirements, or as may be deemed necessary by the Planning and Building Department.
- 92. Veneer. A thin outer layer of material that conceals the main body of material.
- 93. Veterinary Hospitals for Small Animals. Establishments where cats, dogs and other domestic animals generally of the same size or smaller are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.
- 94. Walking Distance. For purposes of off-site or shared parking, walking distance is defined as the total distance traveled by foot along the shortest feasible route between the parking and the primary use. For the purposes of this section, walking distance shall be measured from the primary entrance of the primary use served, along a connection that meets Americans with Disabilities Act (ADA) requirements.

SECTION 6568.3. PERMITTED USES.

1. Permitted development types and uses, and permit requirements for each type and use, are presented in the following table and as follows:
 - a. Nonresidential Development. All types of entirely non-residential development shall be permitted only upon approval of a Use Permit. All non-residential development above the ground floor shall only be granted upon approval of a use permit.
 - b. Residential Development. All types of entirely residential development shall be allowed only upon approval of a Use Permit.
 - c. Mixed-Use Development. Mixed-Use Development with ground floor non-residential and residential above the ground floor is subject to the highest planning permit required for the specific non-residential uses in the development. If none of the discrete uses in the project require a planning permit, no such permit is required for the project.
2. For projects requiring no use permit, decisions on all associated approvals, including grading and land clearing permits, tree removal permits, and others shall be made at the staff level, based on the criteria established in the relevant regulations, and no hearings shall be required.

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
1. RESIDENTIAL USE CLASSIFICATION	
B. DWELLINGS 1. Dwelling, Multiple a. Above the ground floor b. Ground floor	None Use Permit
2. COMMERCIAL AND OFFICE USE CLASSIFICATION	
B. SPECIALIZED NEIGHBORHOOD TRADES AND SERVICES 1. Personal Convenience Service Establishments 2. Retail Cleaning Establishments 3. Pet Sales and/or Grooming Establishments 4. Veterinary Hospitals for Small Animals 5. Massage Businesses	None None Use Permit Use Permit Use Permit
G. REGIONAL AND VISITOR SERVING TRADES AND SERVICES 1. Hotels 2. Theaters	Use Permit Use Permit
H. RETAIL SALES, RENTAL OR REPAIR ESTABLISHMENTS 1. Food and Beverage Stores 2. Liquor Stores 3. Indoor Retail Sales, Rental or Repair Establishments 4. Mobile Vending and Food Trucks	None Use Permit None Use Permit

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
D. FOOD SERVICES 1. Bars 2. Restaurants 3. Food Establishments Specializing in Take-Out Service 4. Farmers Markets	Use Permit None None Farmers Market Permit ¹
E. OFFICES, PROFESSIONAL SERVICES 1. Administrative, Professional and Business Offices 2. Medical and Dental Offices 3. Financial Institutions 4. Non-Chartered Financial Institution	None None None Use Permit ²
F. INDOOR RECREATION FACILITIES 1. Indoor Exercise and Leisure Facilities: Small 2. Indoor Exercise and Leisure Facilities: Large	None Use Permit
3. INSTITUTIONAL USE CLASSIFICATION	
B. NEIGHBORHOOD INSTITUTIONAL FACILITIES 1. Community Centers 2. Religious Facilities 3. Educational Facilities	Use Permit Use Permit Use Permit
4. ACCESSORY USE CLASSIFICATION	
A. RESIDENTIAL ACCESSORY USES Home Occupations	Home Occupation Certificate ³
B. LIMITED KEEPING OF PETS Limited Keeping of Pets	None
5. SMALL COLLECTION FACILITIES FOR RECYCLABLE MATERIALS	None

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
6. OTHER USE CLASSIFICATION	
A. Community Gardens	None
B. PARKING Parking Lots and Parking Garages	Use Permit
C. OTHER COMPATIBLE USES Other Compatible Uses	To Be Determined by Community Development Director
¹ Subject to additional performance requirements including, but not limited to, those contained in Section 6568.7 of these Zoning Regulations.	
² Subject to additional performance requirements including, but not limited to, those contained in Section 6251(f)(8) of these Zoning Regulations.	
³ Subject to additional performance requirements including, but not limited to, those contained in Section 6102.46 of these Zoning Regulations.	

SECTION 6568.4. 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 for multi-family attached residential ownership development, which shall have no minimum required parcel area or width.
2. Maximum Residential Density. The maximum density of residential uses shall be governed by the standards in the North Fair Oaks Community Plan Chapter 2 -Land Use.
3. Maximum Nonresidential Building Floor Area. The maximum building floor area of nonresidential uses shall be 150 percent of the total parcel area. Maximum nonresidential building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel dedicated to nonresidential uses, excluding non-habitable space, as measured from the outside face of all exterior walls. Parking areas, including fully or partially enclosed areas dedicated to parking, shall be excluded from maximum nonresidential building floor area.

4. Building Setbacks and Stepbacks.

a. The minimum building setbacks shall be:

- Front and Street Side Setbacks

A minimum setback to provide a 10-foot- wide sidewalk measured from back of curb

- Interior Side Setback

5 feet adjacent to R-1 District, otherwise 0

- Rear Setback

10 feet

- (1) Parcels facing El Camino Real, including corner parcels, must be developed with an El Camino Real frontage, with front and rear required setbacks and stepbacks determined by this orientation.
- (2) Parcels facing 5th Avenue must be developed with a 5th Avenue frontage, with front and rear required setbacks and stepbacks determined by this orientation.
- (3) Parcels with yards adjoining alley rights-of-way must have minimum five-foot setback on alley-facing yards.
- (4) Signage and awnings may extend up to five feet into setbacks.
- (5) Balconies, eaves, building bays, and bay windows, may project up to three feet into the required front setback of residential and mixed-use buildings above fifteen feet in building height, but may not obstruct the public right of way.

b. Rear Stepback. A minimum stepback shall be provided at or below 20 feet in building height that in combination with the ground floor setback measures at least 20 feet from the rear property line. The stepback may be used for residential balcony space adjacent to the building.

c. Setback and Stepback Exceptions.

- (1) At the Community Development Director's discretion, minor exceptions to the required setbacks and stepbacks described above may be granted, on the Director's finding that the combined setbacks and stepbacks proposed meet, in aggregate, the intent and purpose of the setback and stepback requirements, and the purpose of the North Fair Oaks Community Plan.
- (2) At the Community Development Director's discretion, building elements intended to meet the façade articulation design intent of the North Fair Oaks Community Plan may be allowed to encroach into setbacks at and above the ground floor, if the Director finds that such encroachment is minor, and will not diminish the purpose of providing continuous public-rights-of-way.

5. Building Height. The maximum building height shall be 50 feet for all types of development. The minimum building height of new development shall be three stories, 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, elevator shafts, mechanical equipment and screening, antennae, and other similar structures may extend beyond the normal maximum height by up to 10 feet as required for safety or efficient operation. Architectural features on buildings located on corner parcels, such as cupolas and turrets, which have a width and depth not greater than 20 feet, may extend up to 10 feet beyond the normal maximum height.

6. Signs

- a. Prohibited Signs. The following signs shall be prohibited:
- b.
- (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.
- c. 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.
- d. 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.
- e. Maximum Window Sign Area. 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.

- f. 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 (15) feet.
- g. 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 El Camino Real, subject to the approval of Caltrans.
- h. 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.

SECTION 6568.5. DESIGN STANDARDS. Development shall comply with the building and site design standards described in this section.

- 1. Minor Design Exceptions. A minor design exception from the standards in this section may be granted by the Director of Planning and Building upon a finding by the Director that the exception 1) is necessary for compliance with the building and site design requirements; 2) will not jeopardize public safety; 3) promotes or enhances good design, site relationships and other aesthetic considerations, in accordance with San Mateo County General Plan Policy 4.15 will be compatible with the neighborhood surrounding the parcel, and 4) will not be detrimental to the public welfare. The Director may require modifications to the proposed exception, including design, location, materials, colors, and landscaping requirements. The Director's decision on an exception authorized by this Section shall not require a public hearing. The Director's decision may be appealed to the Planning Commission.
- 2. Major Design Exception. The Planning Commission, at a public hearing, may grant a Use Permit to grant an exception from any provision in this Chapter which is not a minor design exception or minor parking exception.
- 3. Public Right-of-Way Improvements Required of Private Development
 - a. Sidewalks
 - (1) Create continuous accessible public sidewalks consistent with the Americans with Disabilities Act (ADA) and California Building Standards Code (Title 24 of the California Code of Regulations). A 5-foot wide uninterrupted path of travel shall be provided, which is free from fixed obstructions, including street trees, bike racks, trash receptacles, poles, and above-grade utilities.
 - (2) Provide a minimum 8-foot-wide sidewalk measured from back of curb.