

CHAPTER 17.2 “M-1/EDISON/NFO” DISTRICT
(MIXED-USE INDUSTRIAL/EDISON/
NORTH FAIR OAKS DISTRICT)

SECTION 6277. REGULATIONS FOR “M-1/EDISON/NFO” DISTRICT. The following regulations shall apply within those areas in North Fair Oaks which are zoned M-1/NFO/Edison.

SECTION 6277.1. PURPOSES. The purposes of the M-1/Edison/NFO District are to:

1. Provide industrial areas intended primarily for the location of light manufacturing land uses that minimize the impact on and are adequately scaled and set back from residential land uses.
2. Ensure that allowed uses are compatible with surrounding residential land uses through appropriate development and performance standards as applied to new development.
3. Accommodate commercial, public and institutional and residential uses where compatible with surrounding light industrial uses.
4. Protect the functional and economic viability of industrial areas by restricting incompatible land uses.
5. Support and strengthen the local and regional economy by providing trade, production, and employment opportunities.
6. Implement the policies of the San Mateo County General Plan and the North Fair Oaks Community Plan.

SECTION 6277.2. DEFINITIONS.

1. Administrative, Professional and Business Offices

Establishments performing management, administrative, professional or consulting services including, but not limited to, government, law, real estate, accounting and other business offices.

2. Artist Studios

Buildings used for the small-scale production and sale of paintings, graphics, photographs, textiles, sculpture, pottery, and other handmade goods.

3. Autonomous Vehicle Storage and Retrieval

Autonomous vehicle storage and retrieval facilities that are fully enclosed within a building.

4. Caretaker Quarters

An area within a building that is intended for residential use by a person(s) to look after the property on which the caretaker's quarters are located, , provided that:

- a. The resident of the dwelling is to be the owner, lessee, or an employee of the owner or lessees, of an industrial use on the site. The use permit application for the development of caretaker quarters shall include a statement explaining the need for caretaker quarters and responsibilities of the caretaker/resident. Issuance of a use permit for caretaker quarters shall not precede the appropriate building permit application(s) for industrial uses on the site consistent with the allowed uses in the M-1/Edison/NFO district.
- b. The floor area of the caretaker unit shall not exceed thirty-five (35) percent of the floor area of the main building on the site up to a maximum of 1,200 square feet.
- c. Setbacks for caretaker quarters shall conform to Uniform Building Code requirements.
- d. Trailers and/or mobile homes for caretaker quarters are not permitted.

5. Catteries

A place for the breeding, raising, keeping, boarding or other handling of more than ten (10) cats per dwelling unit or per business establishment. Ancillary activities that may be conducted in association with the keeping of animals at a cattery include, but are not limited to, grooming, training, and sales of animals and supplies.

6. Child Care Centers (Institutional Day Care Facilities for Children)

Licensed facilities including infant centers, pre-schools, and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children in a non-residential setting.

7. Civil Defense Operations

Facilities used for emergency supply, storage and shelter.

8. Construction and Maintenance Trade and Service Establishments

Business establishments consisting of offices, workshops and limited areas for storage of equipment and supplies that provide services which are primarily delivered off-site including, but not limited to, building contractors, janitorial services, or landscape maintenance services.

9. Distillation of Spirits and Wine and Brewing of Beer

Breweries, microbreweries, wineries and distilleries for the manufacture, blending, fermentation of beer, wine or spirits, which may include tasting rooms, tours, and temporary special events and food trucks, and which have a current and applicable California Alcohol Beverage Control license.

10. Dwelling, Multiple

A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.

11. Educational Facilities

Public or private educational facilities, or schools offering instruction, including academic, trade, vocational or other specialized instruction, to students, including conservatories for the instruction of music and the arts.

12. 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.

13. Indoor Exercise and Leisure Facilities

Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

14. Indoor Kennels

A place for the keeping, boarding or other handling of more than ten (10) dogs, or more than ten (10) dogs and cats per dwelling unit or per business establishment. Ancillary activities that may be conducted in association with the keeping of animals at a kennel include, but are not limited to, grooming, training, and sales of animals and supplies.

15. Indoor Light Manufacturing

Manufacturing operations including fabricating, assembling, or processing products from previously manufactured or prepared materials (rather than from raw materials) that are conducted entirely within an enclosed, covered building. Indoor low to moderate impact manufacturing operations have a low to moderate impact on surrounding development with regard to noise, smoke, odor, fumes, vibration, heat and glare and visual impacts, and do not use acutely hazardous materials, as identified in the California Administrative Code. Indoor low to moderate impact manufacturing operations include, but are not limited to, cabinet making and woodworking, plastic and ceramic products manufacturing, metal working, machining and welding, electronic products and parts manufacturing, and textile manufacturing.

16. Indoor Wholesale Establishments

Commercial establishments engaged in bulk sales of goods primarily to licensed merchants and members of consumer discount associations or clubs.

17. Institutional Facilities

Schools, religious institutions (facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques, and temples), municipal buildings, hospitals, or permitted uses of a similar nature.

18. 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, and 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 two-family dwelling unit, multiple-family dwelling unit, or lawfully permitted and occupied second unit or farm labor housing unit; or (b) per business establishment in commercial or industrial zoning districts.

19. Live/Work Units

A single unit (e.g. studio, loft, or one bedroom) consisting of both a commercial/office and residential components that are occupied and operated by the same resident/business owner. The live/work unit shall be the primary dwelling of the occupant.

20. Medical and Dental Offices

Establishments, only as part of a mixed use project, 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.

21. 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.

22. Other Compatible Uses

Additional land uses 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.

23. Radio and Television Stations

Facilities primarily engaged in activities involving the production and transmission of radio and television programs to the public.

24. Research and Development Facilities

Establishments engaged in study, testing, design, analysis, and experimental development of products, processes, or services, including incidental manufacturing of products or provision of services.

25. Server Farm

A collection of computers or servers, usually maintained to store data or supply server functionality beyond the capability of a single machine.

26. Telephone Communication Facilities

Facilities primarily engaged in furnishing telephone communication services including, but not limited to, establishments providing paging and telephone services containing telephone equipment, relay stations and service facilities.

27. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic pets 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.

28. Wholesale Cleaning Establishments

Commercial establishments involving the washing, cleaning or dyeing of clothing, linens or other fabrics in large bulk, primarily for other businesses or institutions.

SECTION 6277.3. USES PERMITTED.

For all new development in this district, any development not requiring a conditional use permit requires a Site Development Permit as described in Section 6566. Changes of use do not require a Site Development Permit, regardless of other permits required.

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
A. <u>LIGHT MANUFACTURING AND STORAGE</u>	
1. Indoor Light Manufacturing	Use Permit
2. Indoor Storage of Non-Hazardous Goods	Use Permit
3. Distillation of Spirits and Wine, and Beer Brewing	Use Permit
4. Research and Development Facilities	Use Permit
5. Artist Studios	None
6. Server Farms	None
B. <u>WHOLESALE TRADES AND SERVICES</u>	
1. Indoor Wholesale Establishments	Use Permit
2. Wholesale Cleaning Establishments	Use Permit
C. <u>CONSTRUCTION AND MAINTENANCE TRADES AND SERVICES</u>	
Construction and Maintenance Trade and Service Establishments (Indoor)	Use Permit

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
D. <u>RESIDENTIAL USES</u> 1. Live/Work Units	Use Permit
2. Dwelling - Multiple	Use Permit
E. <u>PROFESSIONAL SERVICES</u> 1. Administrative, Professional and Business Offices (only in mixed-use developments) 2. Medical and Dental Offices 3. Financial Institutions	Use Permit; allowed only as part of mixed-use project, and must not exceed 25% of total project square footage None; allowed only as part of mixed-use project, and must not exceed 25% of total project square footage None; allowed only as part of mixed-use project, and must not exceed 25% of total project square footage

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
F. MIXED-USE DEVELOPMENTS	
1. Mixed-use development of all type	Use Permit
G. <u>NEIGHBORHOOD SOLID WASTE RECYCLING FACILITIES</u> Small Solid Waste Collection Facilities	None
H. <u>INDOOR RECREATION FACILITIES</u> 1. Indoor Exercise and Leisure Facilities	None
I. <u>RADIO, TELEVISION AND TELEPHONE FACILITIES</u> 1. Radio and Television Stations 2. Telephone Communication Facilities	None None
J. <u>LIMITED KEEPING OF PETS</u> Limited Keeping of Pets	None
K. <u>SERVICES AND ENTERPRISES RELATED TO ANIMALS</u> 1. Veterinary Hospitals for Small Animals 2. Animal Shelters 3. Indoor Kennels 4. Catteries	None Kennel/Cattery Permit Kennel/Cattery Permit Kennel/Cattery Permit
L. <u>PARKING</u> Parking Garages	Use Permit
M. <u>INSTITUTIONAL USE CLASSIFICATION</u>	
1. Community Centers	Use Permit
2. Child Care Centers	Use Permit
3. Religious Facilities	Use Permit

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT
4. Educational Facilities, Trade and Vocational Schools	Use Permit
N. <u>OTHER COMPATIBLE USES</u> Other Compatible Uses	To Be Determined By Community Development Director (Use Permit May Be Required)

SECTION 6277.4. DEVELOPMENT STANDARDS. All new development must meet the minimum standards as specified in Section 6276.4.

SECTION 6277.5. DESIGN STANDARDS. All development in the M-1/NFO/Edison District must comply with the design standards described in Section 6276.5 and must obtain a site development permit according to the procedures and requirements described in Section 6566, unless a use permit is required, which will be reviewed according to the procedures and requirements of Section 6503.

SECTION 6277.6. PERFORMANCE STANDARDS. Performance Standards shall be as specified in Section 6276.6.

SECTION 6277.7. PARKING. Parking Standards shall be as specified in Section 6276.7. Alternative parking approaches, including off-site and shared parking, are allowed subject to the standards and conditions described in Section 6570.9, "Alternative Parking Approaches."