

ATTACHMENT 2: PROPOSED CHANGES TO COUNTY ZONING REGULATIONS RELATING TO CHILD CARE FACILITIES

NOTES: Zoning districts are described in the current County Zoning Regulations available at:

https://planning.smcgov.org/sites/planning.smcgov.org/files/SMC_Zoning_Regulations.pdf

The Ordinance does not affect regulations pertaining to Residential Full-Time Care Facilities for Children (Group Homes, Foster Family Homes) in the One-Family Residential/Country Club Park (R-1/CCP) Zoning District); and Institutional and/or Residential Full-Time Care Facilities for Children in the General Commercial Districts/North Fair Oaks (C-2/NFO), Institutional/North Fair Oaks District (I/NFO), Planned Colma District (PC), and Residential Hillside District (RH).

1. Remove Definitions (including capacity references) for Small and Large Family Care Homes (LFDCH) and/or permit references for LFDCH, which is now allowed by right:
 - a. One-Family Residential (R-1) (Section 6161.j)
 - b. Two-Family Residential District (R-2) (Section 6171.c)
 - c. Multiple-Family Residential District (R-3) (Section 6181.e)
 - d. Affordable Housing District (R-3-A) (Section 6184.d.5)
 - e. One-Family Residential/Country Club Park (R-1/CCP) (Section 6163.3.29; 6163.4.E)
 - f. Residential Estates District (R-E) (Section 6151.i)
 - g. Resource Management District (RM) (Footnote ab5)
 - h. Planned Colma District (PC) (References in High, Med-High, Low Density, Neighborhood Commercial Designations)
 - i. Timberland Preserve Zone (TPZ) (Section 6710.1.17)
 - j. Residential Hillside District (RH) (Section 6801.18)

2. Remove Definition of Child Care facilities:
 - a. General Commercial Districts/North Fair Oaks (C-2/NFO) – (Reference to Institutional Day Care Facilities in Section 6263.2.25)
 - b. Light Industrial Districts/North Fair Oaks (M-1/NFO) – (Reference to Child Care Facilities in Section 6276.2.10; parking requirement of 1 space per 500 sq. ft. in Table 1, Section F.2)
 - c. Light Industrial Districts/Edison/North Fair Oaks (M-1/Edison/NFO) (Section 6277.2.6)
 - d. Institutional/North Fair Oaks District (I/NFO) (Section 6290.2.11)
 - e. Planned Colma District (References to Institutional and Residential Day Care definitions in Section 6373)
 - f. Neighborhood Mixed-Use District (NMU) (Section 6392.4)
 - g. Commercial Mixed Use-1 District (CMU-1) (Section 6567.2.6)
 - h. Commercial Mixed Use-1 District (CMU-3) (Section 6570.3.6)
 - i. RH (References to Institutional and Residential Day Care definitions; FAR Section)

3. Remove Use Permit Requirement for all child care centers
 - a. CMU-1, CMU-2, and Neighborhood Mixed Use District, El Camino Real - 5th Avenue, North Fair Oaks (NMU-ECR) (Section 6567.3.4.a)
 - b. NMU (Section 6393.4.a.2)
 - c. M-1/NFO (Section 6276.3.Q.2)
 - d. M-1/Edison/NFO (Section 6277.3.M.2)
 - e. Community Open Space Conservation Districts (COSC) in La Honda (Section 6227.B.4.b)
 - f. PC Colma (reference in High Density Residential in Section 6380.K)
 - g. NMU (Section 6393.4.A.2)
 - h. CMU-1 (Section 6567.3.4.A.2)
 - i. RH (Section 6802.H.1)

4. Retain language in I/NFO, C-2/NFO, CMU-3 which allow child care centers by right.