

## Chapter 20.110 Employment Districts

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### Sections:

- 20.110.001 Purpose
- 20.110.002 Land Use Regulations
- 20.110.003 Development Standards
- 20.110.004 Supplemental Regulations

### 20.110.001 Purpose

The purposes of the “Employment” Districts are to:

- A. Designate adequate land for business and professional offices, industrial growth, visitor-service establishments, and regional-serving retail services consistent with the General Plan to maintain and strengthen the City’s economic resources;
- B. Provide a range of employment opportunities to meet the needs of current and future residents and take advantage of the City’s location relative to regional roadway and transit systems;
- C. Continue to diversify South San Francisco’s economic base by providing sites for technology-based businesses, research and development, and professional and medical offices;
- D. Provide areas for a wide range of manufacturing, industrial processing, storage and distribution, and service commercial uses that meet environmental performance standards and protect areas where such uses now exist;
- E. Assure high-quality design and site planning of offices and industrial parks that contribute to the character of the City as a whole; and
- F. Provide appropriate buffers between industrial and residential uses to preserve both industrial feasibility and residential quality.

Additional purposes of each “Employment” District:

~~**BC Business Commercial.** This zoning district is intended for business and professional offices, visitor service establishments, and retail uses with an emphasis on larger and regional-serving uses west of 101. A wide range of non-residential uses are appropriate including administrative, financial, business, professional, medical and public offices and visitor-oriented and regional commercial activities such as warehouse clubs and other large-format retail uses. The maximum base FAR is .5 but increases may be permitted up to a total FAR of 1.0 for research and development establishments or development that meets specific TDM, off-site~~

improvement or design standards. The maximum FAR for hotels is 1.2 with increases to a total of 2.0 for development that meets specified criteria consistent with General Plan policies.

~~*BTP Business Technology Park.* This zoning district provides locations for a mix of corporate headquarters, research and development facilities, and other offices in a campus-like environment. Permitted uses include incubator-research facilities, prototype manufacturing, testing, repairing, packaging, publishing and printing as well as offices and research facilities. Marinas and shoreline-oriented recreation are allowed in light of the shoreline location. Warehousing, distribution, manufacturing and small-scale retail and service uses serving local employees and visitors may be permitted as secondary uses. Maximum base FAR is .5 but increases may be permitted up to a total FAR of 1.0 for research and development establishments or development that meets specific TDM, off-site improvement or design standards. This district is consistent with the General Plan's Business and Technology Park designation.~~

~~*FC Freeway Commercial.* This zoning district provides areas for regional-serving retail uses, commercial lodging, visitor services and similar uses that benefit from proximity to the Bayshore Freeway. Residential development, warehousing, and distribution are prohibited. Research and development would be regulated in order to preserve sites that are appropriate for commercial uses that attract a regional market such as large-format retail sales. This district is consistent with the General Plan's Business Commercial and Regional Commercial designation. The maximum base FAR is .5 but increases may be permitted up to a total FAR of 1.0 for development that meets specific TDM, off-site improvement or design standards. The maximum FAR for hotels is 1.2 with increases to a total of 2.0 for development that meets specified criteria consistent with General Plan policies.~~

*MI Mixed Industrial.* This zoning district provides areas for a wide range of manufacturing, industrial processing, general service, warehousing, storage and distribution, and service commercial uses and to protect areas where such uses now exist. Industries that use or produce substantial amounts of hazardous materials or generate noise, odor, or other pollutants are not be permitted. Conventional residential and/or group residential development are also prohibited but live-work uses such as artists' studios are allowed in designated areas. Small-scale retail and service uses serving local employees, residents and visitors may be permitted as secondary uses. This district is consistent with the General Plan's Mixed Industrial designation. The maximum FAR is .4 with an increase up to .6 for development providing specified off-site improvements.

#### 20.110.002 Land Use Regulations

Table 20.110.002 below prescribes the land use regulations for "Employment" Districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted uses.



“MUP” designates use classifications that are permitted after review and approval of a Minor Use Permit by the Chief Planner.

“C” designates use classifications that are permitted after review and approval of a Conditional Use Permit by the Planning Commission.

“(#)” numbers in parentheses refer to specific limitations listed at the end of the table.

“-” designates uses that are not permitted.

Use classifications are defined in Chapter 20.620 (“Use Classifications”). In cases where a specific land use or activity is not defined, the Chief Planner shall assign the land use or activity to a classification that is substantially similar in character. Use classifications and subclassifications not listed in the table or not found to be substantially similar to the uses below are prohibited. The table also notes additional use regulations that apply to various uses. Section numbers in the right hand column refer to other sections of this Ordinance.

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<b>TABLE 20.110.002: LAND USE REGULATIONS—EMPLOYMENT DISTRICTS</b>					
<i>Use Classification</i>	<i>BC</i>	<i>BTP</i>	<i>FC</i>	<i>MI</i>	<i>Additional Regulations</i>
<b>Residential Uses</b>					
Caretaker Unit	-	-	-	C(1)	
Mobile Home Park	C	-	-	-	See Section 30.350.026 Mobile Home Parks
Residential Care Facilities	<i>See sub-classifications below</i>				
<i>General</i>	C	-	-	-	See Section 20.350.020 Group Residential Facilities
<i>Limited</i>	C(2)	-	-	-	
<b>Public and Semi-Public Uses</b>					
Colleges and Trade Schools	P	P	-	P	
Community Assembly, 2000 Square Feet or Less	P	-	-	-	See Section 20.350.012 Community Assembly Facilities
Community Assembly, More Than 2000 Square Feet	C	-	-	-	See Section 20.350.012 Community Assembly Facilities
Cultural Institutions	P	P	-	C	
Day Care Centers	P	P	-	P	See Section 20.350.014 Day Care Centers
Emergency Shelter	MUP	-	-	P	See Section 20.350.017 Emergency Shelters
Government Offices	P	P	-	P	



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Hospitals and Clinics	<i>See sub-classifications below</i>				
<i>Clinics</i>	MUP	MUP(3)	-	-	
<i>Hospitals</i>	C	MUP(3)	-	-	
Park and Recreation Facilities, Public	MUP	MUP	MUP	MUP	
Public Safety Facilities	P	P	P	P	
Schools, Public or Private	C	C	-	-	
Social Service Facilities	MUP	-	-	P	See Section 20.350.034 Social Service Facilities
<b>Commercial Uses</b>					
Adult Oriented Businesses	C(4)	-	-	C(4)	See Section 20.350.003 Adult Oriented Businesses
Animal Care, Sales and Services	<i>See sub-classifications below</i>				
<i>Kennels</i>	MUP	-	-	MUP	See Section 20.350.005 Animal Care, Sales, and Services
<i>Pet Stores</i>	P	-	P	-	See Section 20.350.005 Animal Care, Sales, and Services
<i>Pet Day Care</i>	MUP	-	-	P	See Section 20.350.005 Animal Care, Sales, and Services
<i>Veterinary Services</i>	MUP	-	-	MUP	See Section 20.350.005 Animal Care, Sales, and Services
Automobile/Vehicle Sales and Services	<i>See sub-classifications below</i>				
<i>Automobile/Vehicle Rentals.</i>	MUP(1)	MUP	-	MUP	See Section 20.350.006 Automobile Rental Facilities in Hotels
<i>Automobile/Vehicle Sales and Leasing.</i>	C	C	C	C	See Section 20.350.008 Automobile/Vehicle Sales and Leasing
<i>Automobile/Vehicle Repair, Major.</i>	MUP(1)	-	-	P(5)	See Section 20.350.009 Automobile/Vehicle Service and Repair



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<i>Automobile/Vehicle Service and Repair, Minor.</i>	MUP(1)	-	-	P(5)	See Section 20.350.009 Automobile/Vehicle Service and Repair
<i>Automobile/Vehicle Washing.</i>	C(1)	-	-	P(5)	See Section 20.350.007 Automobile/Vehicle Service Stations and Washing.
<i>Service Station.</i>	C(1)	C	C	C	See Section 20.350.007 Automobile/Vehicle Service Stations and Washing and Section 20.350.013 Convenience Market
<b>Banks and Financial Institutions</b>	<i>See sub-classifications below</i>				
<i>Banks and Credit Unions</i>	P	P	-	P	
<i>Check Cashing Businesses</i>	MUP	MUP	-	MUP	See Section 20.350.011 Check Cashing Businesses
<i>Building Materials Sales and Services</i>	P	-	-	MUP	
<i>Business Services</i>	P	MUP	-	P	
<b>Commercial Entertainment and Recreation</b>	<i>See sub-classifications below</i>				
<i>Amusement Arcade</i>	MUP(6)	-	-	-	
<i>Indoor Entertainment</i>	C	-	C	C(7)	
<i>Indoor Sports and Recreation</i>	C	C	C	C(7)	
<i>Outdoor Entertainment</i>	C	C	-	-	
<i>Outdoor Sports and Recreation</i>	C	C	-	-	
<i>Crop Production, Limited</i>	-	-	-	C	
<b>Eating and Drinking Establishments</b>	<i>See sub-classifications below</i>				
<i>Bars/Night Clubs/Lounges</i>	C	-	-	-	
<i>Coffee Shops/Cafes</i>	P	P	C	P	See Section 20.350.028 Outdoor Seating
<i>Restaurant, Full Service</i>	P	P	P	MUP	See Section 20.350.028 Outdoor Seating
<i>Restaurant, Limited Service</i>	P	P	C	P	See Section 20.350.028 Outdoor Seating



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Food and Beverage Retail Sales	P	MUP	C	C	
<i>Convenience Market</i>	P	P	-	P	See Section 20.350.013 Convenience Markets
Funeral Parlors and Mortuaries	C	-	-	-	
Lodging	See sub-classifications below				
<i>Hotels and Motels</i>	C	-	P	-	
Maintenance and Repair Services,	P	P	-	P	
Offices	See sub-classifications below				
<i>Business and Professional</i>	P	P	C	MUP	
<i>Medical and Dental</i>	P	P	-	P	
Parking, Public or Private	MUP	MUP	P(8)	-	
Personal Services	See sub-classifications below				
<i>General Personal Services</i>	P	-	P	P	Section 20.350.030 Personal Services
<i>Massage Establishments</i>	C	-	C	C	Section 20.350.030 Personal Services
<i>Tattoo or Body Modification Parlor</i>	-	-	C	-	See Section 20.350.035 Tattoo or Body Modification Parlor
Retail Sales	See sub-classifications below				
<i>General Sales</i>	P	P	P	P	
<i>Firearm Sales</i>	-	-	-	C	
<i>Large Format Retail</i>	P	-	P	-	See Section 20.350.022 Large Format Retail
<i>Second Hand Store</i>	C	-	-	-	
<i>Swap Meet</i>	C	-	-	C	
<b>Employment Uses</b>					
Construction and Material Yard	-	-	-	P	
Food Preparation	-	C	-	P(9)	
Handicraft/Custom Manufacturing	MUP	P	-	P	
Industry, General	-	-	-	P	



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Industry, Limited	-	P	-	P	
Recycling Facility	See sub-classifications below				
<i>Collection Facility</i>	MUP	MUP	-	MUP	See Section 20.350.032 Recycling Facilities
<i>Intermediate Processing</i>	-	-	-	MUP	See Section 20.350.032 Recycling Facilities
Research and Development	P	P	-	P	
Salvage and Wrecking	-	-	-	P	
Warehousing, Storage, and Distribution	See sub-classifications below				
<i>Chemical, Mineral, and Explosives Storage</i>	-	-	-	C	
<i>Freight/Truck Terminals and Warehouses</i>	-	(10)	-	P	See Section 20.350.019 Freight/Truck Terminals and Warehouses
<i>Indoor Warehousing and Storage</i>	-	(10)	-	P	
<i>Outdoor Storage</i>	MUP	-	-	MUP	See Section 20.350.029 Outdoor Storage
<i>Personal Storage</i>	-	-	-	C	See Section 20.350.031 Personal Storage
<i>Wholesaling and Distribution</i>	-	P(11)	-	P	
<b>Transportation, Communication and Utilities Uses</b>					
Airports and Heliports	C	-	-	C	
Communication Facilities	See sub-classifications below				
<i>Antennae and Transmission Towers</i>	MUP	MUP	-	MUP	See Chapter 20.370 Antennas and Wireless Communications Facilities
<i>Facilities within Buildings</i>	P	P	-	P	
Light Fleet-Based	C	(10)	-	C	See Section 20.350.036 Taxi and Limousine Services
Transportation Passenger Terminals	MUP	MUP	-	MUP	
Utilities, Major	C	C	-	C	
Utilities, Minor	P	P	P	P	



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<i>Use Classification</i>	<i>BC</i>	<i>BTP</i>	<i>FC</i>	<i>MI</i>	<i>Additional Regulations</i>
<b>Other Applicable Use Regulations</b>					
Accessory Uses	See Section 20.300.002 Accessory Buildings and Structures				
Nonconforming Use	See Chapter 20.320 Nonconforming Uses, Structures, and Lots				
Temporary Use	See Chapter 20.340 Temporary Use				
<b>Limitations:</b>					
<ol style="list-style-type: none"> <li>1. Prohibited east of 101.</li> <li>2. Subject to state licensing requirements.</li> <li>3. Only in conjunction with research facility.</li> <li>4. Limited to locations east of South Airport Boulevard and the Bayshore Freeway.</li> <li>5. Must be located a minimum of 500 feet from any Residential district.</li> <li>6. Only within hotels and motels.</li> <li>7. Must be associated with a hotel or retail use when located within 1000 feet of SFO.</li> <li>8. Restricted to areas located underneath major utility lines or under elevated freeways.</li> <li>9. Tasting rooms require Minor Use Permit approval.</li> <li>10. In accordance with General Plan Policy 3.5-1-11 and Resolution 84-97, legally approved freight forwarding, customs brokering, wholesale, warehousing, and distribution uses that existing in 1997 (or were approved prior to July 10, 2000 with a Use Permit) are considered conforming uses and may convert to other industrial uses including wholesale, warehouse, and distribution uses, and may expand within parcel boundaries as they existed at the time Resolution 84-97 was adopted, subject to meeting the current development standards (Municipal Code); however, said uses may not expand, convert to, re-convert to, or establish a freight forwarding use.</li> <li>11. Only within enclosed buildings and south of Grand Avenue.</li> </ol>					

~~20.110.003 Development Standards~~

~~Table 20.110.003 prescribes the development standards for the Employment Districts. Additional regulations are denoted in the right hand column. Section numbers in this column refer to other sections of this Ordinance, while individual letters refer to subsections that directly follow the table.~~

<b>TABLE 20.110.003: DEVELOPMENT STANDARDS—EMPLOYMENT DISTRICTS</b>					
<i>Standard</i>	<i>BC</i>	<i>BTP</i>	<i>FC</i>	<i>MI</i>	<i>Additional Regulations</i>
<b>Lot Standards</b>					
Minimum Lot Size (sq ft)	10,000; 43,560 East of 101	10,000; 43,560 East of 101	43,560	10,000; 43,560 East of 101	
Minimum Lot Width (ft)	50	50	50	50	