

ORDINANCE NO. 2025- 646

ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WOODSIDE AMENDING CHAPTER 153 OF THE WOODSIDE MUNICIPAL CODE TO CREATE THE MULTI-FAMILY-20 DISTRICT (MF-20) AND REZONE A PORTION OF APN 068-100-220 (773 CAÑADA ROAD) FROM MF TO MF-20 TO ALIGN THE ALLOWABLE DENSITY UNDER THE ZONING CODE WITH THE CYCLE 6 HOUSING ELEMENT

WHEREAS, to implement the 2023 – 2031 (Cycle 6) Housing Element, on September 24, 2024, the Town Council approved several amendments to the Municipal Code Chapter 153 (Zoning), including the creation of new Multi-Family (MF) zoning district and amendments to the Zoning Map to designate APNs 069-170-450 (High Road), 072-041-040 (Raymundo Drive), and a portion of 068-100-220 (773 Cañada Road) as MF (the “Rezoning”);

WHEREAS, on December 6, 2024, the California Department of Housing and Community Development (HCD) issued a review letter to the Town, which indicated that it had not found the Rezoning to be in compliance with State Housing Element Law, but that it had reviewed “draft revisions” to the Rezoning that, upon adoption by the Town, would bring the Rezoning into compliance;

WHEREAS, per HCD, the draft revisions to the Rezoning were required to set a minimum density in the MF District, which would be applicable to sites at which housing affordable to low- and very low-income households would be located pursuant to Government Code 65583.2;

WHEREAS, under the RHNA plan included in the adopted Housing Element, the High Road site and the Raymundo Drive site will be developed to include housing units that will be affordable to low- and very low-income households;

WHEREAS, under the RHNA plan included in the adopted Housing Element, the 773 Cañada Road site will include housing units affordable to moderate income households, but no units affordable to low- and very low-income households;

WHEREAS, to receive HCD’s certification that the Town’s Housing Element is in substantial compliance with State Housing Element Law, on January 14, 2025, the Town Council adopted the draft revisions to the Rezoning cited in HCD’s December 6, 2024 review letter;

WHEREAS, by virtue of the fact that the Town had previously rezoned the High Road, Raymundo Drive, and 773 Cañada Road sites as MF, the amendment setting a minimum density in that zone now applies to those three sites, despite the fact that only the High Road and Raymundo Drive sites are required to be subject to a minimum density pursuant to the Government Code;

WHEREAS, this Ordinance creates the Multi-Family-20 District (MF-20) and amends the Zoning Map to include 773 Cañada Road as MF-20;

WHEREAS, upon adoption of this Ordinance, the MF-20 shall allow the same uses and be subject to the same standards as MF, with the exception that it will allow densities “up to 20 residential units per acre” pursuant to Section 153.102(F), and will not be subject to a minimum density;

WHEREAS, the allowable density for the MF-20 enacted by this ordinance is consistent with the language of the Housing Element and applies the density standard for 773 Cañada Road previously approved through the Rezonings;

WHEREAS, Town staff indicated in the report that accompanied the Urgency Ordinance approved on January 14, 2025, that after adoption of the Urgency Ordinance it would prepare and propose the amendments to be made through this Ordinance to restore the “up to 20 units per acre” density standard applicable to 773 Cañada Road;

WHEREAS, on February 11, 2025, the Town Council introduced this Ordinance and conducted a duly noticed public hearing at which time oral and written comments on the Project were presented and considered by the Town Council;

IT IS HEREBY ORDAINED by the Town Council of the Town of Woodside as follows:

SECTION ONE: The recitals set forth above are true and correct and are hereby incorporated herein by this reference as if fully set forth in their entirety.

SECTION TWO: Title XV, Chapter 153 of the Woodside Municipal Code is hereby amended as shown in **Exhibit A** hereto, with text to be added shown in underline and text to be removed shown with ~~strikethrough~~. Existing text not shown in either underline or ~~strikethrough~~ in **Exhibit A** shall remain unaltered.

SECTION THREE: Title XV, Chapter 153, Section 103 (Zoning Map) (**Exhibit B**) is hereby amended as follows: the Zoning Map designation for the portion of Assessor Parcel Number (APN) 068-100-220 (773 Cañada Road) currently zoned Multi-Family (MF) is changed to MF-20 (consistent with **Exhibit B.i**).

SECTION FOUR: If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid, or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of the Ordinance or any part thereof. The Town Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses or phrases be declared unconstitutional or invalid or ineffective.

SECTION FIVE: Town Council find the amendments to the Municipal Code and Zoning Map enacted through this Ordinance are subject to the California Environmental Quality Act (CEQA). As part of the Housing Element update process, an Environmental Impact Report (EIR) was prepared in accordance with the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the Woodside Municipal Code. The EIR consists of the

Draft EIR dated May 3, 2024 and circulated for public review and comment and the Final EIR dated June 24, 2024 containing responses to the comments received on the Draft EIR. On July 23, 2024, the Town Council passed Resolution No. 2024-7695, certifying the EIR. The amendments to the Zoning Code through this Ordinance are consistent with and implements the project studied under the certified EIR, and none of the triggers for subsequent environmental review are met. The amendments are minor in nature and do not involve substantial changes to the project that will require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Similarly, substantial changes have not occurred with respect to the circumstances under which the project will be undertaken that require major revisions of the EIR due to the involvement of new significant environmental impacts or a substantial increase in the severity of previously identified significant effects. The circumstances under which the project will be undertaken are materially the same as they were on July 23, 2024, when the EIR was certified. Further, no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified, shows the project will have any of the following: (a) new significant effects, (b) substantially more severe significant effects, (c) mitigation measures or alternatives previously found not be feasible would be feasible but the project proponent declines to adopt them, or (d) mitigation measures or alternatives considerably different than those analyzed in the EIR would substantially reduce a significant effect, but the project proponent declines to adopt them.

SECTION SIX: Pursuant to Section 36937 of the Government Code of the State of California, this Ordinance shall take effect 30 days after its passage.

SECTION SEVEN: The Town Clerk shall cause this Ordinance to be published in accordance with the requirements of Section 36933 of the Government Code of the State of California.

* * * * *

I, the undersigned, hereby certify that the foregoing Ordinance is a full, true and correct copy of Ordinance No. 2025-646 of the Town of Woodside entitled as above; that it was introduced on the 11th day of February 2025, and was passed and adopted by the Town Council on the 25th day of February 2025, by the following vote:

AYES, Councilmembers Aburish, Brown, Goeld, Wall, and Mayor Dombkowski
NOES,
ABSENT,
ABSTAIN,


Clerk of the Town of Woodside


APPROVED:
Signed by:

Mayor of the Town of Woodside

Exhibit A: Zoning Code/Amendments to Municipal Code Chapter 153 (Zoning)

Exhibit B: Zoning Map Amendments

i. 773 Cañada Road – Existing and Proposed Zoning

CHAPTER 153 ZONING

153.100 ZONING DISTRICTS AND USES

Sec. 153.101 Establishment of Zoning Districts.

The following zoning districts into which the *Town* is divided are established in order to provide a range of adequate housing opportunities, and commercial services to meet day-to-day needs, and a high degree of environmental quality for all economic segments of the community and are designated as follows:

SCP	Special Conservation Planning
RR	Rural Residential
SR	Suburban Residential
R-1	Residential
MF	Multi-Family Residential
<u>MF-20</u>	<u>Multi-Family-20</u>
MFRZ	Multi-Family Residential Zone (Cañada College development sites)
MFOZ	Multi-Family Residential Development Overlay Zone
CC	Community Commercial
PCCD	Planned Community Commercial
OSH	Open Space for Health and Safety
OSRL	Open Space for Low Intensity Outdoor Recreation
OSRM	Open Space for Medium Intensity Outdoor Recreation
OSN	Open Space for Preservation of Natural Resources
OSM	Open Space for Managed Production of Natural Resources

Sec. 153.102 Classification of zoning districts.

(A) The SCP District applies to certain lands designated in the General Plan diagram and text as "problem areas" and other land with similar characteristics as designated by the *Planning Commission* where more than one significant problem exists. The Special Conservation Planning (SCP) Districts are special rural residential classifications where the minimum *lot* size is either five acres, 7½ acres, or ten acres, and where minimum *lot* size for newly created *lots* shall increase as the average slope of the *lot* increases for *lots* over 15 percent average slope where the provisions of Section 153.414 of this chapter apply. The purpose of the SCP District is to provide for reduced human densities for lands containing characteristics such as, but not limited to, steep hillsides, geological hazards, difficult *road* access, or soil or water problems, and to implement the policies of the General Plan. Below are guidelines for SCP District classification.

(1) **Findings.**

- (a) In 1988, the *Town Council* adopted a revised Woodside General Plan. Said General Plan set forth certain policies for evaluating *lot* densities, goals for development, defining environmentally sensitive areas and the constraints found therein.
- (b) Also in 1988 and 1989, the *Town* staff did a detailed study of the various constraints as identified in General Plan Policy 2111. A constraints map of the *Town* was prepared (herein the "Map"). The most constrained areas were compared with other zoning districts to determine whether their

zoning designation reflected the level of constraints shown for the property. It was determined that areas with greater constraints were zoned with a similar density to areas less constrained.

- (c) A broader range of districts for environmentally sensitive areas were created for the SCP Zoning District as set forth in division (A)(1) above, which districts were created to allow residential density to be varied in the SCP District according to environmental constraints.
 - (d) In order to provide greater consistency with the General Plan, and to provide guidelines for application of the SCP Zoning classifications the following regulations shall apply:
- (2) **Constraints/definitions.** Environmental constraints have been identified in the *Town*. The *Town's* Constraints Map, dated April, 1988, on file with the *Town Clerk*, is incorporated herein by reference. The constraints which have been identified are relevant to the public health, safety and welfare of the residents of the *Town*. The constraints and their definitions are as follows:

Constraints	Definition
Unstable lands	Lands identified on <i>Town's</i> official geological hazards map
Alquist-Priolo zones	660 feet in either side of faults
Low soil permeability	Soils above Butano formation
High ground water	San Mateo County Department of Environmental Health
Steep slopes	Slopes >35%
Fire hazard	High and Moderate High Hazard (GP)
Noise	>= 60 dba
Scenic corridor	Viewshed from Skyline and 280 scenic corridors
Flood zones	100-year flood zones

- (3) **Application of constraints.** In order to control the density of development on more constrained property, and protect the health, safety and welfare of persons and property, the following zoning classifications shall be applied in the SCP District consistent with the greater number of identified constraints:

SCP - 10	4+ constraints
SCP - 7.5	3 constraints
SCP - 5	1 or 2 constraints

- (4) **Further reduction of lot density.** In addition to the minimum *lot* sizes in the SCP Zoning District, *lot* density may be further reduced at the time of any *subdivision* of such property pursuant to the applicable rules and regulations of the *Town* in effect at the time of *subdivision*.
- (5) **Identification of constraints.** Identification of constraints affecting a *parcel* shall be determined by the *Planning Director*, with the assistance of *Town* staff. The *Planning Director* shall make such determination in accordance with the following procedure:
- (a) Ascertain the constraints affecting the *parcel*;
 - (b) Ascertain the percentage of the *parcel* subject to one constraint, then two constraints, and then to each respective multiple of constraints thereafter, up to a maximum of six constraints.
 - (c) A *parcel* shall be identified as having a total number of constraints, for classification purposes, equal to the number of constraints shown for 50 percent or more of the *parcel's* area, counting backwards from the areas subject to the greatest number of constraints.

For example: A *parcel* of 600 acres is identified as having 15 percent (90 acres) with constraints, 20 percent (120 acres) with constraints, 60 percent (360 acres) with constraints, five percent (30 acres) with constraints and zero percent with (five or six) constraints. Counting

backwards from the higher number of constraints 50 percent of the property is reached with three constraints. This property would be assigned to the SCP 7.5 District Classification.

- (d) In addition, a *parcel* shall be classified as if 50 percent of its property were subject to one additional constraint where the total *parcel* is subject to four or more constraints.

For example: In the 600-acre *parcel* above, there are constraints applicable to the property. Instead of being classified with constraints, as are applicable to 50 percent of its area, it would be classified with constituents due to the greater number (four or more) of constraints that apply overall to the property. It would be classified therefore in the SCP-10 District Classification.

- (B) The RR District is a rural residential classification where the minimum three-acre *lot* size requirement, for newly created *lots*, shall increase as the average slope of the ground increases where the provisions of Section 153.414 apply. The purpose of the RR District is to preserve the *Town's* primarily rural single-family character.
- (C) The SR District is a suburban residential classification where the minimum one-acre *lot* size requirement, for newly created *lots*, shall increase as the average slope of a *lot* increases where the provisions of Section 153.414 of this chapter apply. The purpose of the SR District is to provide suburban residential opportunities within the *Town's* predominately rural setting.
- (D) The R-1 District is a residential classification where the minimum 20,000 square feet *lot* size requirements, for newly created *lots*, shall increase as the average slope of a *lot* increases where the provisions of Section 153.414 of this chapter apply. Note: Newly created *lots* in the R-1 District shall comply with the slope density requirements for the SR District in Section 153.414.
- (E) The MF District is a multi-family residential classification that, pursuant to Government Code Sections 65583.2(h) and (i), permits development without discretionary action and requires a minimum of 20 residential units per acre and a maximum of 25 units per acre when at least twenty percent (20%) of the units are affordable to lower income households. Developments of up to 20 units per acre will also be allowed if at least sixty percent (60%) of units are affordable to lower income households and the remaining units are affordable for moderate income households and at least 16 units total are provided.
- (F) The MF-20 District is a multi-family residential classification intended to accommodate residential housing and allows up to 20 residential units per acre.
- (GF) The MFRZ District is a multi-family residential classification that allows development of up to 20 residential units per acre on portions of the San Mateo Community College - Cañada College Campus identified on the Town Zoning Map.
- (HG) The Multi-Family Residential Development Overlay Zone (MFOZ) is an overlay district applied to the San Mateo Community College – Cañada College Campus parcels. The overlay zone allows multi-family residential development of up to 20 units per acre on portions of the Cañada College campus parcel zoned as MFRZ. establish an MFRZ on the specific area zoned for MFRZ. Any portion of the campus with an MFRZ designation shall be subject to the objective design standards established for the Cañada College Campus.
- (IH) The CC District is a commercial classification designating uses which have the probability of primarily serving the frequent recurring day-to-day needs of the local community.
- (JH) The *Open Space Zone* Districts, OSH, OSN, OSRL, OSRM and OSM, have no minimum *lot* size. The purpose of the OSH, OSN, OSRL, OSRM and OSM Districts are to implement the polices of the *open space element* of the General Plan, principally to conserve *open space* for the preservation of natural resources, outdoor recreation and the public health and safety. The provisions of Section 153.414 of this chapter shall not apply to *lots* in the OSH, OSN, OSRL, OSRM and OSM Districts.
- (KJ) (1) **Definition of Planned Community Commercial District.** A Planned Community Commercial District is intended to govern and accommodate various types of commercial development, as may be allowed in a Community Commercial District ("CCD"), while allowing greater flexibility in design and planning consistent

with the General Plan. Any commercial development that is a subject of an application for enactment of a PCCD under the ordinance codified in this section is hereinafter referred to as a "Project." A PCCD is further intended to obtain substantial public benefit and to provide for maximum review of any proposed project by the *Town Council* and the agencies of the *Town*.

- (2) **Relationship of Planned Community Commercial District to Community Commercial District.** All or any part of a CCD may be designated under the provisions of this chapter as a PCCD. One or more PCCDs may exist within a CCD.
- (3) **Alternative rules for governing a PCCD.** A PCCD may be governed solely under existing zoning ordinances, applicable to a CCD ("CCD Rules") or under rules that may be established specifically for the purposes of the PCCD as provided in this chapter ("PCCD Rules"). The PCCD Rules may incorporate all or part of the CCD Rules under the terms and conditions established in division (G)(2) above.

Sec. 153.107 Residential and commercial zoning districts: permitted, conditional, and accessory uses.

The table set forth in this section indicates by the symbol "X" the *permitted, conditional and accessory uses* allowed in each district. *Uses* not listed in the table under any case category, shall not be permitted under this chapter unless the *Planning Commission* determines that the *use* is similar to the *uses* listed in the table.

TABLE A-1: Permitted Uses and Structures in Residential and Commercial Zoning Districts							
Permitted uses and structures	SCP	RR	SR	R-1	CC	MF and MF-20	MFRZ
Agricultural uses	X	X	X	X	X		
Banks and savings and loan facilities not exceeding 2,000 square feet of usable <i>floor area</i>					X		
Beekeeping	X	X	X				
Business, administrative, and professional offices not exceeding 2,000 square feet of usable <i>floor area</i>					X		
Emergency shelters					X		
Manufactured homes (<i>mobile homes</i>)	X	X	X	X			
Multi-Family residential use, including any use associated with, and accessory to, a multi-family dwelling, including, but not limited to, <i>garages</i> and <i>carports</i> , exercise rooms, swimming pools, utility enclosures, <i>home occupations</i> as defined in § 153.005 and limited by § 153.111						X	X
Open space and conservation uses	X	X	X	X	X		
Residential care homes	X	X	X	X		X	

Single-family residential use, including any use associated within a <i>single-family dwelling</i> , including but not limited to, attached <i>garages</i> and <i>carports</i> , wine storage, exercise rooms, <i>home occupations</i> as defined in § 153.005 and limited by § 153.111	X	X	X	X	X		
<i>Supportive housing</i>	X	X	X	X		X	X
Stores and facilities not exceeding 2,000 square feet for the sale or provision of:							
Apparel					X		
Art supplies					X		
Objects of art and antiques					X		
Bakery goods					X		
Bicycle sales and repairs					X		
Books					X		
Catering food					X		
Confectioneries					X		
China and glassware					X		
Curtains and draperies					X		
Drugs and pharmacies					X		
Dry-cleaning agencies without bulk cleaning					X		
Small electrical appliances and repairs					X		
Equestrian supplies					X		
Feed					X		
Finance					X		
Florists					X		
Garden supplies provided all equipment and merchandise, other than plants, shall be kept within a completely enclosed <i>building</i> or fully screened enclosure					X		
Gifts and greeting cards					X		
Haircutting and styling					X		
Hardware					X		
Hobby materials					X		
Interior decorating with incidental retail sales					X		

Jewelry					X		
Laundry agencies without bulk laundering					X		
Leather goods and luggage					X		
Linens					X		
Liquor					X		
Locksmiths					X		
Mail order and catalog services					X		
Messenger services					X		
Musical instruments					X		
Nurseries, retail					X		
Paint, glass, and wallpaper and related supplies					X		
Pets					X		
Phonograph records					X		
Photocopying services					X		
Photographic equipment and supplies					X		
Picture framing					X		
Pool supplies					X		
Printing and engraving services					X		
Radio and television sales and repairs					X		
Real estate services					X		
Secretarial services					X		
Shoes and shoe repair					X		
Sporting goods					X		
Stamps and coins					X		
Stationery					X		
Taxidermist services					X		
Toys					X		
Travel agency services					X		
Watch and clock sales and repairs					X		
Yard goods					X		
Transitional housing	X	X	X	X	X	X	X

TABLE A-2: Conditional Uses in Residential and Commercial Zoning Districts							
Conditional uses	SCP	RR	SR	R-1	CC	MF and	MFRZ

						<u>MF-20</u>	
Additional <i>dwelling</i> : One additional <i>single-family dwelling</i> for <i>parcels</i> in excess of ten acres provided the location does not preclude future land divisions; and access, water supplies, and sewage disposal meeting the standards of the <i>subdivision</i> provisions are available	X	X	X				
Banks, savings and loan facilities, and business and administrative and professional offices exceeding 2,000 square feet of usable <i>floor area</i>					X		
Cafes and coffee shops containing not more than 50 seats					X		
Churches		X	X	X	X		
Covered or uncovered <i>constructed equestrian riding arenas</i> totaling more than 10% of the <i>lot area</i> . The CUP shall only be approved if the <i>constructed equestrian riding arena</i> is an <i>accessory use</i> , not a <i>primary use</i> on the property.	X	X	X	X			
Delicatessens					X		
Food stores					X		
Golf courses					X		
<i>Green energy</i> production and/or distribution					X		
Greenhouses the aggregate area of which exceeds 250 square feet	X	X	X	X			
Hay/feed sales	X	X			X		
Minimum <i>parcel</i> size shall be 7½ acres (not applicable to CC zone)							
Hay/feed uses shall be accessory to principal residential <i>uses</i> (not applicable to CC zone)							
Storage of equipment, such as trucks, loaders, conveyors, and the like, shall not be visible from adjacent public or private <i>roads</i> or properties							

Hay/feed storage piles may not be visible from adjacent public or private roads or properties							
Hay/feed storage areas shall meet yard setback requirements							
Sales shall be by off-site delivery by proprietor only. On-site pick-ups shall not be permitted (not applicable to CC zone)							
The serving road network shall be adequate to accommodate hay/feed delivery trucks. Property shall have direct access to and be within 600 feet of an arterial or collector road as defined in Sections 2409 and 2410 of the General Plan							
Other conditions may be imposed by the Planning Commission if deemed appropriate							
Ice cream stores					X		
Livestock, subject to the provisions of this Code							
Memorial cemeteries	X						
Moving permit: No structure shall be moved into or out of the Town or from one lot to another lot within the Town unless a moving permit is authorized by the Planning Commission.	X	X	X	X	X	X	X
Music and dance instruction					X		
Nurseries, wholesale	X	X			X		
Nurseries, retail, with building area in excess of 2,000 square feet					X		
Private and parochial schools	X	X	X	X	X		
Philanthropic and/or charitable institutions	X	X	X	X	X		
Private noncommercial clubs and recreation facilities	X	X	X	X	X		
Professional stables, subject to the requirements of §§ 115.01 through 115.17 of this Code and any additional conditions required by the Planning Commission	X	X					

Public buildings, parks, and schools only when consistent with the general plan	X	X	X	X	X		
Public parking facilities	X	X	X	X	X		
Public utility and public service structures and installations and transmission lines when found by the Planning Commission be necessary to service land, structures, or the Town as a whole	X	X	X	X	X		
Reservoirs and appurtenances	X	X	X	X	X		
Restaurants, cocktail lounges, and bars					X		
Sandwich shops					X		
Soda fountains					X		
Service stations					X		
Stores and facilities in excess of 2,000 square feet listed as permitted uses					X		
Tree farming	X	X	X	X	X		
Wineries*	X	X	X		N/A		
Wireless communication facilities	X	X	X	X	X		
* There are three SCP Zoning Districts for wineries: 5, 7.5, and 10							

TABLE A-3: Accessory Uses in Residential and Commercial Zoning Districts							
Accessory uses	SCP	RR	SR	R-1	CC	MF and MF-20	MFRZ
Attached accessory dwelling units, within or attached to the main dwelling, or within a building in the CC zone. (See § 153.211) to determine the number of accessory dwelling units permitted on a lot.)	X	X	X	X	X	X	X
Detached accessory dwelling units, detached from the main dwelling. (See § 153.211) to determine the number of accessory dwelling units permitted on a lot	X	X	X	X		X	X
Animal as follows:							
Keeping of fowl, rabbits, or other small animals not to exceed an	X	X	X	X			

aggregate total of 25 in number per acre up to a maximum of 50 per <i>lot</i> . <i>Structures</i> housing such fowl or animals shall comply with § 153.207							
Horses and cattle—the minimum property size shall be one acre and the maximum allowable <i>livestock</i> shall be one equine or bovine for each one-half acre, except as provided by §§ 115.14 and 115.17	X	X	X	X			
Sheep and goats—the maximum allowable shall be two animals for each one-half acre	X	X	X	X			
General:							
The number of animals of any species allocated for any area shall preclude that area's numerical allocation to another species; and							
Seasonal and educational group projects, including the raising of hogs, shall be exempt from the provisions of this section							
Keeping of <i>domestic animals</i> for noncommercial purposes, together with the necessary <i>buildings</i> and <i>structures</i> ; and the keeping of not more than three adult dogs; except in the MF and MFRZ districts, no more than two adult dogs are allowed for each unit. No exception will be granted in MF and MFRZ districts. A kennel permit shall be required for the keeping of more than three adult dogs, subject to review and approval as per § 115.14(A)(1) and (2) and (B)—(E) (Stable permit exceptions) of the code. The limitation on the number of dogs shall not apply to animals less than six months old	X	X	X	X		X	X
Covered or uncovered <i>constructed equestrian riding arenas</i> totaling no more than 10% of the <i>lot area</i> .	X	X	X	X			

Electric vehicle charging stations	X	X	X	X	X	X	X
<i>Fences and walls</i> subject to the <i>height</i> and area requirements of this chapter	X	X	X	X	X	X	X
Garden <i>structures</i> other than greenhouses	X	X	X	X	X		
Greenhouses 250 square feet or less	X	X	X	X	X		
Habitable <i>structures</i> , including but not limited to, guest suites, workshops, pool cabanas, exercise rooms, home offices, and media rooms. A change of <i>use</i> shall not be required for the conversion of a nonconforming single-family residential <i>structure</i> to the <i>uses</i> listed in this box, or for the conversion of an <i>accessory habitable structure</i> to a single-family residential use. (See § 153.235(C)(3))	X	X	X	X			
Hay/feed sales (see <i>conditional uses</i>)							
<i>Natural</i> gas fueling dispensers to serve vehicles for the <i>principal permitted</i> or <i>conditional use</i>	X	X	X	X	X		
Off-road parking	X	X	X	X	X	X	X
Storage of <i>house trailer, motor home, camper, or boat</i> provided that:							
Vehicles shall not be parked more than 14 days within any 90 day period; wheels shall not be removed; storage of vehicles exceeding the time limits above shall be within an enclosed <i>building or structure</i> or screened by natural vegetation and/or Solid Fencing to the satisfaction of the <i>Planning Director</i> so as not to be visible from <i>roads</i> and adjacent property and located to conform with all the provisions of this chapter	X	X	X	X			
Private detached <i>garages and carports</i>	X	X	X	X		X	X
<i>Private stables</i>	X	X	X	X			
<i>Private swimming pools, tennis courts, and similar recreation facilities</i>	X	X	X	X			

Signs subject to the provisions of §§ 153.501 through 153.506 of this chapter	X	X	X	X	X	X	X
Storage <i>buildings</i>	X	X	X	X	X		
Storage of farm and garden equipment for use on the same premises	X	X	X	X	X		
Sales of agricultural products grown on the premises	X	X	X	X	X		

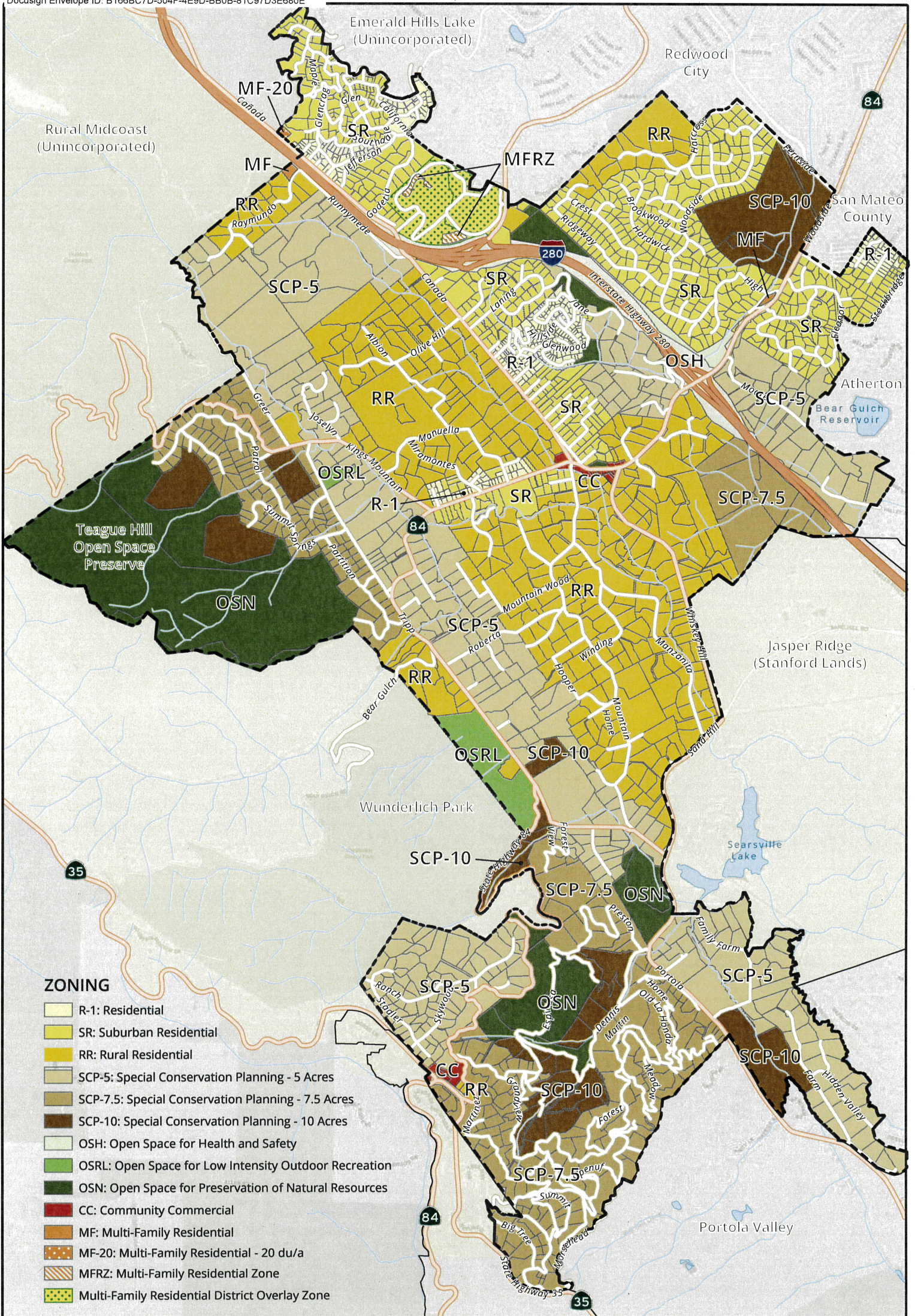
- SCP Special Conservation Planning
- RR Rural Residential
- SR Suburban Residential
- R-1 Residential
- CC Community Commercial
- MF Multi-Family
- MF-20 Multi-Family-20
- MFRZ Multi-Family Residential Zone

Sec. 153.110 Multi-Family Residential Zoning District Development Standards.

- (A) Development within multi-family residential zoning districts, (MF, MF-20, and MFRZ), are subject to the development standards and requirements of this section.
- (B) **Development standards and requirements.**
 - (1) The following standards shall be met by any proposed MF or MFRZ development:
 - (a) **Density.** The allowable density shall be defined pursuant to Section 153.102 of this Code.
 - (b) **Site Grading.** *Site Grading* may exceed 1,500 cubic yards without Planning Commission approval of an exception as outlined in Chapter 151.
 - (c) **Landscape Screening Buffer.** For *lots* that share a property line with a single-family residential zoning district (R-1, SR, RR, or SCP), a 10-foot-deep *landscape screening* buffer shall be provided along the full length of the shared property line(s).
 - (d) **Garbage Enclosures.** All garbage storage areas shall be enclosed with a *solid fence* or wall that is 6 feet in height and 20 feet away from an adjacent single-family residential zoning district.
 - (e) **Lighting.** No exterior lighting element shall be placed above the height of the ground-floor plate line, except when necessary to illuminate upper floor outdoor spaces, such as balconies or *decks*. All exterior lighting shall be directed downward and fully shielded. Lighting shall be placed so that the light will not shine directly on lands of adjacent properties.
 - (f) **Utility Screening.** Street-level views of ground-mounted utility cabinets and mechanical equipment shall be screened with *landscape screening* and/or a *solid fence* or wall that is at least the height of the item being screened, but in no case taller than 6 feet. Built screening shall be

constructed with natural wood, or one or more of the materials used on the project *building(s) façade*.

- (g) **Number of Driveways.** A site may have up to two *driveways* without Planning Commission approval of a second *driveway* exception outlined in Chapter 151. Additional driveways may be approved by the Town Engineer if required for emergency vehicle access.
 - (h) **Lot Yield; Slope Density Standards.** Lot yield; slope density standards outlined in Section 153.414 do not apply to portions of land being subdivided for MF or MFRZ zoned properties identified on the Town Zoning Map.
 - (i) **Slopes in Excess of 35%.** Multi-family residential development may occur on slopes in excess of 35% without approval of a variance.
 - (j) **Fire Safety and Building Regulations.** All multi-family residential development shall be in compliance with the building and fire safety regulations contained in Chapter 150. An Emergency Evacuation Plan shall be required with a proposed development.
- (2) **Objective Design Standards for Cañada College Campus Property.** MFRZ development shall comply with Objective Design Standards adopted by the Town Council for portions of the Cañada College property identified as MFRZ on the Town Zoning Map.
 - (3) **Objective Design Standards for 773 Cañada Road.** MF development shall comply with Objective Design Standards for portions of 773 Cañada Road identified on the Town Zoning Map.
 - (4) **Objective Design Standards for the Raymundo Drive Parcel.** MF development shall comply with Objective Design Standards for the Town-owned Raymundo Drive parcel (Assessor Parcel Number 072-041-040) identified on the Town Zoning Map.
 - (5) **Objective Design Standards for the High Road Parcel.** MF development shall comply with Objective Design Standards for the High Road parcel (Assessor Parcel Number 069-170-450) identified on the Town Zoning Map.
- (C) **Evaluation criteria.** The evaluation criteria for MF and MFRZ projects are the development standards and requirements provided in division (B)(1) of this section and Objective Design Standards identified for specific MF and MFRZ sites, as provided in division (B)(2) through division (B)(5) of this section.
 - (D) **Amendment of an approved multi-family project.** Any change to an approved multi-family project, shall be processed and reviewed following the same evaluation criteria and process described for MFRD review and approval in division (D) of this section, except for the conversion of existing space for an *accessory dwelling unit*, and/or construction of a new addition or structure for an *accessory dwelling unit*, which shall be by the *Planning Director*.
 - (E) **Lapse of permits.** Lapse and extensions of permits issued under Section 153.110 shall be governed by Section 153.917, except that the *Planning Director* may issue up to two extensions of the formal design review permit for up to two years each, for a maximum extension of no more than four years.
 - (F) **Relationship of MF ordinance to other ordinances.** Unless expressly provided otherwise in this section, the general provisions of the *Town* zoning ordinance which apply to all zones shall also apply to MF and MFRZ zones.
 - (G) **Application and fees.** Applications for rezoning to MF or MFRZ shall be made by the applicant or any duly authorized agent thereof on forms to be prescribed by the *Town* and shall be accompanied by fees to be established by resolution adopted by the *Town Council*.



Town of Woodside

Zoning Map

Updated February 25, 2025

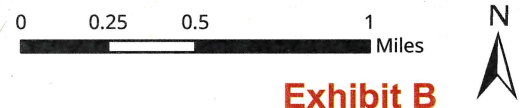
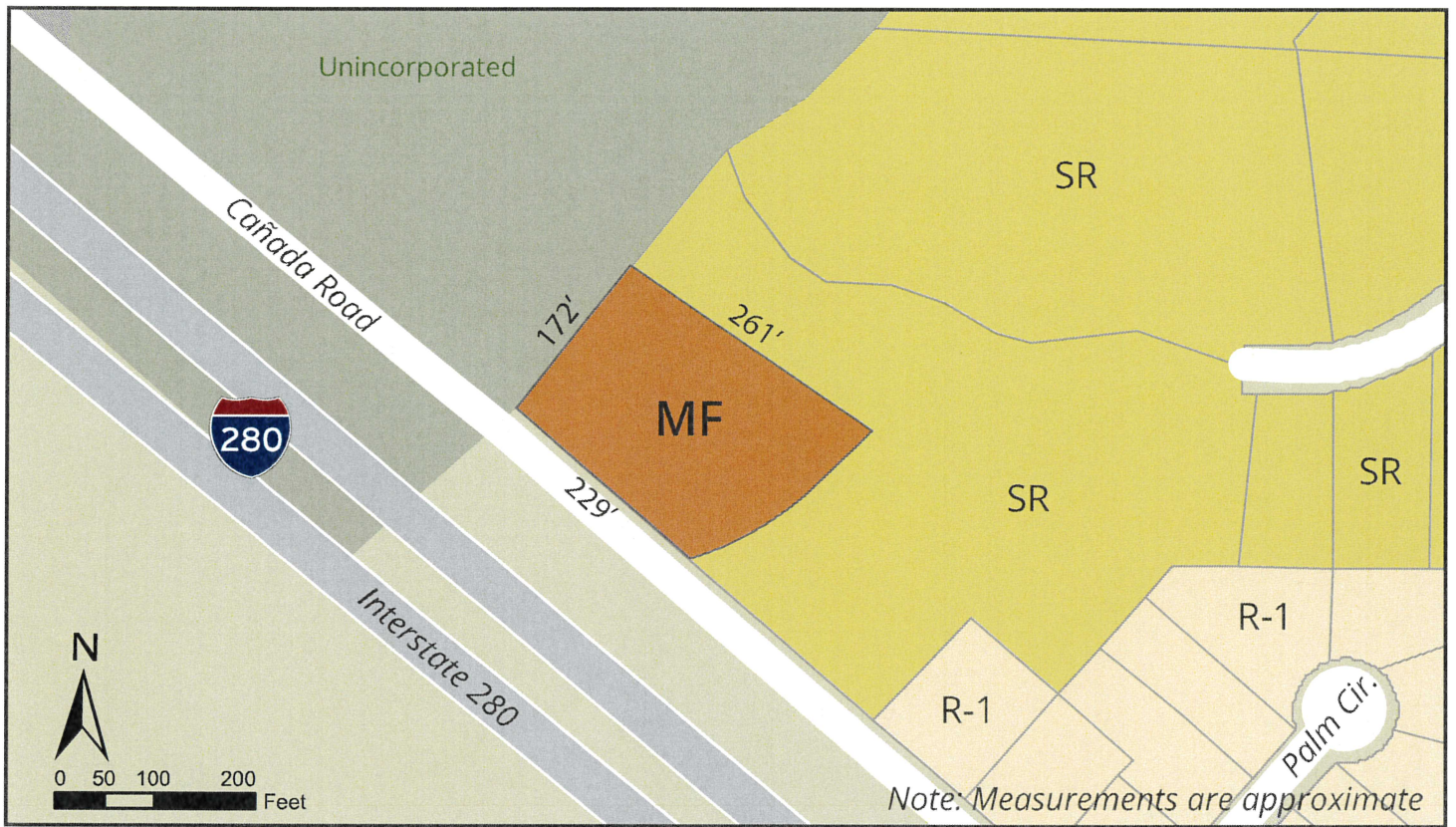
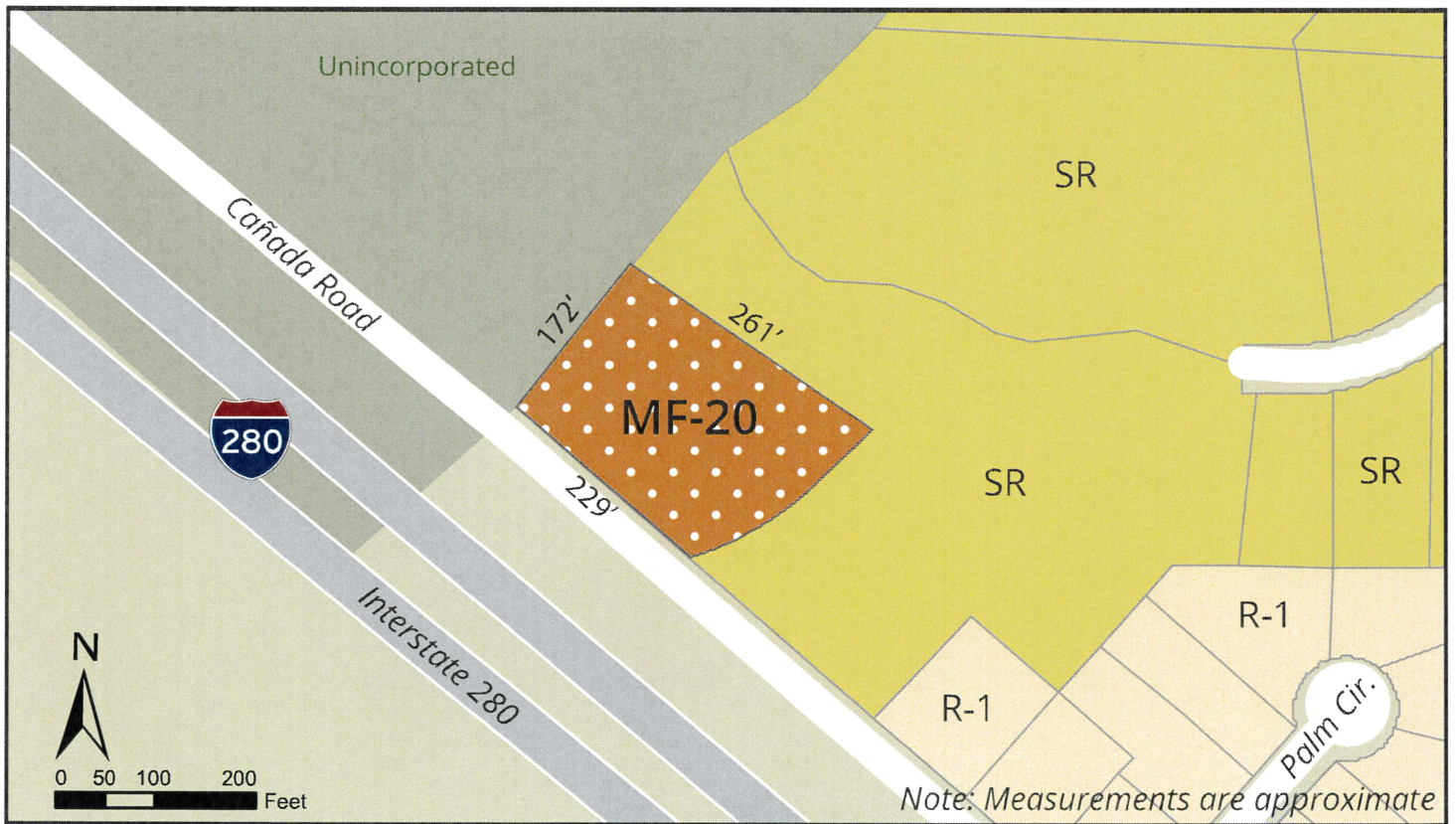


Exhibit B
 ORD. 2025-646
 02/25/2025



773 Cañada Road (Existing Zoning)



773 Cañada Road (Proposed Zoning)