

Downtown Land Use Regulations

Zones

1. **MU-DC-100 Mixed-Use Downtown Core.** This district is intended to maintain the pedestrian-oriented environment in the heart of San Carlos’s downtown, with a focus on ground-level active storefronts and pedestrian- and transit-oriented development that encourages pedestrian activity and supports multimodal transportation. Physical form is regulated to reflect the urban character of the downtown core. Allowable uses include retail, commercial, and office uses, as well as residential development of up to one hundred (100) units per net acre.
2. **MU-D-120 Mixed-Use Downtown.** This district is intended to maintain the pedestrian-oriented environment around the downtown core and connect surrounding districts. Physical form is regulated to provide shopfront buildings that frame the street and support pedestrian- and transit-oriented development that encourages pedestrian activity and supports multi-modal transportation. Allowable uses include retail, commercial, and office uses, as well as residential development of up to one hundred twenty (120) units per net acre.

Table 18.05.020: Land Use Regulations-Mixed-Use Districts

Use Classifications	MU-DC-100	MU-D-120
Residential Uses		
Residential Housing Types	See subclassifications below	
Multi-Unit Residential	Permitted (Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.)	Permitted (Conditional use permit approval required to allow residential uses on the ground floor along El Camino Real frontage.)
Accessory Dwelling Unit	Permitted	Permitted
Junior Accessory Dwelling Unit	Not Permitted	Not Permitted
Elderly and Long-Term Care	Not Permitted	Not Permitted
Family Child Care	See subclassifications below	
Small	Permitted	Permitted
Large	Permitted	Permitted
Residential Care Facilities	See subclassifications below	
General	Not Permitted	Requires Minor Use Permit (Not allowed on the ground

Use Classifications	MU-DC-100	MU-D-120
		floor along Laurel Street and San Carlos Avenue frontages.)
Limited	Permitted	Permitted
Senior	Not Permitted	Requires Minor Use Permit (Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.)
Single Room Occupancy	Requires Conditional Use Permit (Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.)	Requires Conditional Use Permit (Not allowed on the ground floor along Laurel Street and San Carlos Avenue frontages.)
Transitional Housing	Permitted	Permitted
Supportive Housing	Permitted	Permitted
Public and Semi-Public Uses		
Colleges and Trade Schools, Public or Private	Not Permitted	Not Permitted
Community Assembly, Less Than 3,500 Square Feet	Not Permitted	Permitted
Community Assembly, 3,500 Square Feet or More	Not Permitted	Requires Conditional Use Permit
Community Garden	Permitted	Permitted
Cultural Institutions	Requires Conditional Use Permit (Not allowed on Laurel Street or San Carlos Avenue.)	Permitted
Day Care Centers	Not Permitted	Permitted
Emergency Shelter	Not Permitted	Not Permitted
Government Offices	Not Permitted	Permitted
Hospitals and Clinics	Not Permitted	Permitted
Instructional Services	Requires Minor Use Permit	Permitted
Park and Recreation Facilities, Public	Permitted	Permitted
Public Safety Facilities	Not Permitted	Requires Conditional Use Permit
Schools, Public or Private	Not Permitted	Not Permitted
Social Service Facilities	Not Permitted	Not Permitted

Use Classifications	MU-DC-100	MU-D-120
Commercial Uses		
Animal Care, Sales and Services	See subclassifications below	
Grooming and Pet Stores	Not Permitted	Permitted
Veterinary Services	Not Permitted	Requires Conditional Use Permit (Provided that such use shall be completely enclosed in a building of soundproof construction.)
Artists' Studios	Requires Minor Use Permit	Permitted
Automobile/Vehicle Sales and Services	See subclassifications below	
Automobile Rentals	Not Permitted	Not Permitted
Automobile/Vehicle Sales and Leasing	Permitted (For properties without frontage along El Camino Real, only retail sales consistent with the definition of "general retail" and five thousand (5,000) square feet or less; Must be within an enclosed structure.)	Permitted (For properties without frontage along El Camino Real, only retail sales consistent with the definition of "general retail" and five thousand (5,000) square feet or less; Must be within an enclosed structure.)
Automobile/Vehicle Washing	Not Permitted	Not Permitted
Service Station	Not Permitted	Not Permitted
Banks and Financial Institutions	Permitted (Limited to establishments with a gross floor area of two thousand five hundred (2,500) square feet or less. Limited to the ground floor of a building located on an interior lot a minimum of five hundred (500) feet from any other financial institution.)	Permitted
Business Services	Not Permitted	Permitted (Limited to establishments with a gross floor area of five thousand (5,000) square feet or less.)
Commercial Entertainment and Recreation	See subclassifications below	
Cinema/Theaters	Requires Conditional Use Permit (Not permitted on sites where the shopfront of such	Requires Conditional Use Permit (Not permitted on sites where the shopfront of such

Use Classifications	MU-DC-100	MU-D-120
	nonresidential use faces onto R zoning districts.)	nonresidential use faces onto R zoning districts.)
Small-Scale	Not Permitted	Requires Conditional Use Permit (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)
Large-Scale	Not Permitted	Requires Conditional Use Permit (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)
Eating and Drinking Establishments	See subclassifications below	
Bars/Night Clubs/Lounges	Requires Conditional Use Permit (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)	Requires Conditional Use Permit (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)
Full Service	Permitted (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)	Permitted (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)
Convenience	Permitted (Minor use permit required for sites adjacent to R districts.)	Permitted (Minor use permit required for sites adjacent to R districts.)
Food Preparation	Permitted	Permitted
Funeral Parlors and Mortuaries	Not Permitted	Requires Conditional Use Permit
Lodging	See subclassifications below	
Bed and Breakfast	Permitted	Permitted
Hotels and Motels	Permitted (Limited to upper stories unless at least fifty percent (50%) of ground floor street frontage is occupied by food service use., Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)	Permitted (Not permitted on sites where the shopfront of such nonresidential use faces onto R zoning districts.)
Nurseries and Garden Centers	Permitted (Limited to establishments with a gross floor area of five	Permitted (Limited to establishments with a gross floor area of five

Use Classifications	MU-DC-100	MU-D-120
	thousand (5,000) square feet or less., Uses that require a commercial cannabis business permit are not permitted.)	thousand (5,000) square feet or less., Uses that require a commercial cannabis business permit are not permitted.)
Offices	See subclassifications below	
Business and Professional	Permitted (Limited to upper stories.)	Permitted
Medical and Dental	Permitted (Limited to upper stories.)	Permitted
Walk-In Clientele	Permitted	Permitted
Personal Services	See subclassifications below	
General Personal Services	(Permitted if existing.)	Permitted
Tattoo or Body Modification Parlor	Not Permitted	Not Permitted
Retail Sales	See subclassifications below	
Cannabis Dispensary	Not Permitted	Not Permitted
Convenience Markets	Permitted (Minor use permit required for sites adjacent to R districts.)	Permitted (Minor use permit required for sites adjacent to R districts.)
Food and Beverage Sales	Permitted (Minor use permit required for sites adjacent to R districts.)	Permitted (Minor use permit required for sites adjacent to R districts.)
General Retail	Permitted	Permitted
Price Point Retail	Not Permitted	Not Permitted
Second-Hand Store	Not Permitted	Not Permitted
Retail Establishments Selling Ammunition or Firearms	Not Permitted	Not Permitted
Industrial Uses		
Recycling Facility, Reverse Vending Machine	Not Permitted	Not Permitted
Transportation, Communication, and Utilities Uses		
Communication Facilities	See subclassifications below	
Antenna and Transmission Towers	See Chapter 18.24, Wireless Telecommunications Facilities	
Facilities within Buildings	Not Permitted	Permitted
Transportation Passenger Terminals	Not Permitted	Not Permitted
Utilities, Minor	Permitted	Permitted
Other Applicable Types		

Use Classifications	MU-DC-100	MU-D-120
Accessory Uses and Structures	See Section 18.23.030, Accessory uses, and Section 18.15.020, Accessory buildings and structures	
Home Occupations	Permitted	Permitted
Drive-In and Drive-Through Facilities	Prohibited in Mixed-Use Districts	
Nonconforming Use	Chapter 18.19, Nonconforming Uses, Structures, and Lots	
Temporary Use	Chapter 18.31, Temporary Use Permits	

Definitions

Minor Use Permit: Use Permit approved by Zoning Administrator

Conditional Use Permit: Use Permit approved by Planning and Transportation Commission

Use Classifications

18.40.020 Residential Use Classifications

A. Residential Housing Types.

3. Junior Accessory Dwelling Unit. A unit that is no more than five hundred (500) square feet in size and contained entirely within a single-family dwelling unit (must contain a separate, external entrance). A junior accessory dwelling unit may include separate sanitation facilities (bathroom containing, at minimum, a sink, toilet, and shower) or may share sanitation facilities with the single-family dwelling. An efficiency kitchen is required, which must include a sink and a built-in cooking facility with appliances (e.g., microwave, toaster oven, hot plate), as well as a food preparation counter and storage cabinets.

4. Accessory Dwelling Unit. An attached or detached residential dwelling unit that provides complete independent living facilities for one (1) or more persons. It shall include a separate external entrance and permanent provisions for living, sleeping, eating, cooking, and sanitation (at minimum, a sink, toilet, and shower) on the same parcel as the single-family or multifamily dwelling. At a minimum, the kitchen shall contain a sink, standard refrigerator, and either a built-in cooktop or range, as well as a food preparation counter and storage cabinets.

7. Multi-Unit Residential. Three (3) or more dwelling units on a site or lot. Types of multiple-unit dwellings include townhouses, garden apartments, senior housing developments, and multi-story apartment buildings. This use includes multi-unit development in which individual units are occupied exclusively by one (1) or more persons sixty-two (62) years of age or older.

B. Elderly and Long-Term Care. Establishments that provide twenty-four (24) hour medical, convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity,

are unable to care for themselves, and are licensed as a skilled nursing facility by the State of California, including but not limited to rest homes and convalescent hospitals, but not residential care, hospitals, or clinics.

C. Family Child Care. A child care facility licensed by the State of California that is located in a single-unit residence or other dwelling unit where resident of the dwelling provides care, protection and supervision of children in the resident's home for periods less than twenty-four (24) hours per day for children under the age of eighteen (18). Family child care, regardless of size, can only be subject to State regulations.

1. Small. A home that provides family child care for up to six (6) children, or for up to eight (8) children if the criteria in Section 102416.5(b) of the Family Child Care Home Licensing Requirements under Title 22 are met. This includes children under the age of ten (10) who live in the licensee's home.
2. Large. A home that provides family child care for up to twelve (12) children, or for up to fourteen (14) children, if the criteria in Section 102416.5(c) of the Family Child Care Home Licensing Requirements under Title 22 are met. This includes children under the age of ten (10) who live in the licensee's home and the assistance provider's children under the age of ten (10).

E. Residential Care Facilities. Facilities that are licensed by the State of California to provide permanent living accommodations and twenty-four-hour primarily nonmedical care and supervision for persons in need of personal services, supervision, protection, or assistance for sustaining the activities of daily living. Living accommodations are shared living quarters with or without separate kitchen or bathroom facilities for each room or unit. This classification includes facilities that are operated for profit as well as those operated by public or not-for-profit institutions, including hospices, nursing homes, convalescent facilities, and group homes for minors, persons with disabilities, and people in recovery from alcohol or drug additions. This use classification excludes transitional housing and social service facilities.

1. Residential Care, General. A facility providing care for more than six persons.
2. Residential Care, Limited. A facility providing care for six or fewer persons.
3. Residential Care, Senior. A housing arrangement chosen voluntarily by the resident, the resident's guardian, conservator or other responsible person; where residents are sixty years of age or older and where varying levels of care and supervision are provided as agreed to at time of admission or as determined necessary at subsequent times of reappraisal. This classification includes continuing care retirement communities and life care communities licensed for residential care by the State of California.

F. Single Room Occupancy. A residential facility where living accommodations are individual secure rooms, with or without separate kitchen or bathroom facilities for each room, are rented to one- or two-person households for a weekly or monthly period of time. This use classification is distinct from a hotel or motel, which is a commercial use.

G. Supportive Housing. Dwelling units with no limit on length of stay, that are occupied by the target population as defined in Section 53260(d) of the California Health and Safety Code, and that are linked to on-site or off-site services that assist the supportive housing resident in retaining the housing,

improving his or her health status, and maximizing his or her ability to live and, where possible, work in the community.

H. Transitional Housing. Dwelling units configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.

18.40.030 Public and semi-public use classifications.

B. Colleges and Trade Schools, Public or Private. Public, nonprofit, or private institutions of higher education providing curricula of a general, religious or professional nature, typically granting recognized degrees, including conference centers and academic retreats associated with such institutions. This classification includes junior colleges, business and computer schools, management training, technical and trade schools, but excludes personal instructional services such as music lessons.

C. Community Assembly. A facility for public or private meetings including community centers, banquet centers, religious assembly facilities, civic and private auditoriums, union halls, meeting halls for clubs and other membership organizations. This classification includes functionally related facilities for the use of members and attendees such as kitchens, multi-purpose rooms, and storage. It does not include gymnasiums or other sports facilities, convention centers, or facilities, such as day care centers and schools that are separately classified and regulated.

D. Community Garden. Use of land for and limited to the cultivation of herbs, fruits, flowers, or vegetables, including the cultivation and tillage of soil and the production, cultivation, growing, and harvesting of any agricultural, floricultural, or horticultural commodity.

E. Cultural Institutions. Public or nonprofit institutions engaged primarily in the display or preservation of objects of interest in the arts or sciences that are open to the public on a regular basis. This classification includes performing arts centers for theater, music, dance, and events; buildings of an educational, charitable or philanthropic nature; libraries; museums; historical sites; aquariums; art galleries; and zoos and botanical gardens.

F. Day Care Centers. Establishments providing nonmedical care for persons on a less than twenty-four-hour basis other than family day care. This classification includes nursery schools, preschools, and day care facilities for children or adults, and any other day care facility licensed by the State of California.

G. Emergency Shelter. A temporary, short-term residence providing housing with minimal supportive services for homeless families or individual persons where occupancy is limited to six months or less, as defined in Section 50801 of the California Health and Safety Code. Medical assistance, counseling, and meals may be provided.

H. Government Offices. Administrative, clerical, or public contact offices of a government agency, including postal facilities and courts, together with incidental storage and maintenance of vehicles. This classification excludes corporation yards, equipment service centers, and similar facilities that primarily provide maintenance and repair services and storage facilities for vehicles and equipment (see Utilities, Major).

I. Hospitals and Clinics. State-licensed facilities providing medical, surgical, psychiatric, or emergency medical services to sick or injured persons. This classification includes facilities for inpatient or outpatient treatment, including substance-abuse programs as well as training, research, and administrative services for patients and employees. This classification excludes veterinaries and animal hospitals (see Animal Care, Sales, and Services).

1. Hospital. A facility providing medical, psychiatric, or surgical services for sick or injured persons primarily on an in-patient basis, and including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research, administration, and services to patients, employees, or visitors.

2. Clinic. A facility providing medical, psychiatric, or surgical service for sick or injured persons exclusively on an out-patient basis including emergency treatment, diagnostic services, administration, and related services to patients who are not lodged overnight. Services may be available without a prior appointment. This classification includes licensed facilities offering substance abuse treatment, blood banks and plasma centers, and emergency medical services offered exclusively on an out-patient basis. This classification does not include private medical and dental offices that typically require appointments and are usually smaller scale.

J. Instructional Services. Establishments that offer specialized programs in personal growth and development such as music, martial arts, vocal, fitness and dancing instruction.

K. Park and Recreation Facilities, Public. Parks, playgrounds, recreation facilities, trails, wildlife preserves, and related open spaces, all of which are noncommercial. This classification also includes playing fields, courts, gymnasiums, swimming pools, picnic facilities, tennis courts, and golf courses, botanical gardens, as well as related food concessions or community centers within the facilities.

L. Public Safety Facilities. Facilities providing public safety and emergency services, including police and fire protection and emergency medical services, with incidental storage, training and maintenance facilities.

M. Schools, Public or Private. Facilities for primary or secondary education, including public schools, charter schools, and private and parochial schools having curricula comparable to that required in the public schools of the State of California.

N. Social Service Facilities. Any noncommercial facility, such as homeless shelters, domestic violence shelters and facilities providing social services such as job referral, housing placement and which may also provide meals, showers, clothing, groceries, and/or laundry facilities, typically for less than thirty days. Specialized programs and services related to the needs of the residents may also be provided.

18.40.040 Commercial use classifications.

B. Animal Care, Sales and Services. Retail sales and services related to the boarding, grooming, and care of household pets including:

1. Grooming and Pet Stores. Retail sales of animals and/or services, including grooming, for animals on a commercial basis. Grooming or selling of dogs, cats, and similar small animals. Typical uses include dog bathing and clipping salons, pet grooming shops, and pet stores and shops. This classification excludes dog walking and similar pet care services not carried out at a

fixed location, and excludes pet supply stores that do not sell animals or provide on-site animal services.

2. Kennels. A commercial, nonprofit, or governmental facility for keeping, boarding, training, breeding or maintaining four or more dogs, cats, or other household pets not owned by the kennel owner or operator. Typical uses include pet clinics, pet day care, animal hospitals for small animals, and animal shelters, but exclude pet shops and animal hospitals that provide twenty-four-hour accommodation of animals receiving medical or grooming services.

3. Veterinary Services. Veterinary services for small animals. This classification allows twenty-four-hour accommodation of animals receiving medical services but does not include kennels.

C. Artist's Studio. Work space for an artist or artisan including individuals practicing one of the fine arts or performing arts, or skilled in an applied art or craft. This use is distinguished by incidental retail sales of items produced on the premises and does not include joint living and working units.

D. Automobile/Vehicle Sales and Services. Retail or wholesale businesses that sell, rent, and/or repair automobiles, boats, recreational vehicles, trucks, vans, trailers, and motorcycles, including the following:

1. Automobile Rentals. Rental of automobiles. Typical uses include car rental agencies.

2. Automobile/Vehicle Sales and Leasing. Sale or lease, retail or wholesale, of automobiles, light trucks, motorcycles, motor homes, and trailers, together with associated repair services and parts sales, but excluding body repair and painting. Typical uses include automobile dealers and recreational vehicle sales agencies. This classification does not include automobile brokerage and other establishments which solely provide services of arranging, negotiating, assisting, or effectuating the purchase of an automobile for others.

5. Automobile/Vehicle Washing. Washing, waxing, or cleaning of automobiles or similar light vehicles, including self-serve washing facilities.

7. Service Station. Establishments primarily engaged in retailing automotive fuels or retailing these fuels in combination with activities, such as providing minor automobile/vehicle repair services; selling automotive oils, replacement parts, and accessories; and/or providing incidental food and retail services.

E. Banks and Financial Institutions. Financial institutions providing retail banking services. This classification includes only those institutions serving walk-in customers or clients, including banks, savings and loan institutions, check-cashing services, and credit unions.

F. Business Services. Establishments providing goods and services to other businesses on a fee or contract basis, including printing and copying, blueprint services, advertising and mailing, equipment rental and leasing, office security, custodial services, photo finishing, model building, taxi or delivery services with two or fewer fleet vehicles on site.

G. Commercial Entertainment and Recreation. Provision of participant or spectator entertainment to the general public.

1. Cinema/Theaters. Facilities for indoor display of films, motion pictures, or dramatic, musical, or live performances. This classification may include incidental food and beverage services to patrons.
2. Large-Scale. This classification includes large outdoor facilities such as amusement and theme parks, sports stadiums and arenas, racetracks, amphitheaters, drive-in theaters, driving ranges, golf courses, and facilities with more than five thousand square feet in building area, including fitness centers, gymnasiums, handball, racquetball, or large tennis club facilities; ice or roller skating rinks; swimming or wave pools; miniature golf courses; bowling alleys; archery or indoor shooting ranges (outdoor ranges are prohibited); riding stables; etc. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.
3. Small-Scale. This classification includes small, generally indoor facilities that occupy less than five thousand square feet of building area, such as billiard parlors, card rooms, health clubs, dance halls, small tennis club facilities, poolrooms, and amusement arcades. This classification may include restaurants, snack bars, and other incidental food and beverage services to patrons.

H. Eating and Drinking Establishments. Businesses primarily engaged in serving prepared food and/or beverages for consumption on or off the premises.

1. Bars/Night Clubs/Lounges. Businesses serving beverages for consumption on the premises as a primary use and including on-sale service of alcohol including beer, wine, and mixed drinks.
2. Full Service. Restaurants providing food and beverage services to patrons who order and are served while seated and pay after eating. Takeout service may be provided.
3. Convenience. Establishments where food and beverages may be consumed on the premises, taken out, or delivered, but where no table service is provided. This classification includes cafes, cafeterias, coffee shops, fast-food restaurants, carryout sandwich shops, limited service pizza parlors and delivery shops, self-service restaurants, snack bars and takeout restaurants. This classification also includes catering businesses or bakeries that have a storefront retail component.

I. Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries with on-site retail sales, and small-scale specialty food production.

J. Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of the human remains and conducting memorial services. Typical uses include a crematory, columbarium, mausoleum, or mortuary.

K. Lodging. An establishment providing overnight accommodations to transient patrons for payment for periods of less than thirty consecutive calendar days.

1. Bed and Breakfast. A residential structure that is in residential use with one or more bedrooms rented for overnight lodging and where meals may be provided.

2. Hotels and Motels. An establishment providing overnight lodging to transient patrons. These establishments may provide additional services, such as conference and meeting rooms, restaurants, bars, or recreation facilities available to guests or to the general public. This use classification includes motor lodges, motels, extended-stay hotels, and tourist courts, but does not include rooming houses, boarding houses, or private residential clubs, or bed and breakfast establishments within a single-unit residence, which are separately defined and regulated.

L. Maintenance and Repair Services. Establishments engaged in the maintenance or repair of office machines, household appliances, furniture, and similar items. This classification excludes maintenance and repair of vehicles or boats (see Automotive/Vehicle Sales and Services) and personal apparel (see Personal Services).

M. Nurseries and Garden Centers. Establishments primarily engaged in retailing nursery and garden products, such as trees, shrubs, plants, seeds, bulbs, and sod that are predominantly grown elsewhere. These establishments may sell a limited amount of a product they grow themselves. Fertilizer and soil products are stored and sold in package form only. Cannabis nurseries may only produce clones, immature plants, seeds, and other agricultural products used specifically for the planting, propagation, and cultivation of cannabis. This classification includes wholesale and retail nurseries offering plants for sale.

N. Offices. Offices of firms or organizations providing professional, executive, management, administrative or design services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, investment, insurance, and legal offices, excluding banks and savings and loan associations (see Banks and Financial Institutions). This classification also includes offices where medical and dental services are provided by physicians, dentists, chiropractors, acupuncturists, optometrists, and similar medical professionals, including medical/dental laboratories within medical office buildings but excluding clinics or independent research laboratory facilities and hospitals (see Hospitals and Clinics).

1. Business and Professional. Offices of firms or organizations providing professional, executive, management, or administrative services, such as accounting, architectural, computer software design, engineering, graphic design, interior design, legal offices and tax preparation offices.

2. Medical and Dental. Office use providing consultation, diagnosis, therapeutic, preventive, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, and similar practitioners of medical and healing arts for humans licensed for such practice by the State of California. Incidental medical and/or dental research within the office is considered part of the office use, where it supports the on-site patient services.

3. Walk-In Clientele. An office business providing direct services to patrons or clients that may or may not require appointments. This use classification includes employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices and offices for elected officials. It does not include banks or check-cashing facilities that are separately classified and regulated.

P. Personal Services.

1. General Personal Services. Provision of recurrently needed services of a personal nature. This classification includes barber shops and beauty salons, seamstresses, tailors, dry cleaning agents (excluding large-scale bulk cleaning plants), shoe repair shops, self-service laundries, video rental stores, photocopying and photo finishing services, and travel agencies mainly intended for the consumer. This classification also includes massage establishments that are in full compliance with the applicable provisions of Section 18.23.170, Personal services, and in which all persons engaged in the practice of massage are certified pursuant to the California Business and Professions Code Section 4612.

4. Tattoo or Body Modification Parlor. An establishment whose principal business activity is one or more of the following: (a) using ink or other substances that result in the permanent coloration of the skin through the use of needles or other instruments designed to contact or puncture the skin; or (b) creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.

Q. Retail Sales.

2. Convenience Markets. Establishments primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within a reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale to meet the above criteria. Typical uses include neighborhood grocery stores, convenience markets, and drugstores.

3. Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption. Typical uses include food markets, groceries, liquor stores, and retail bakeries.

4. General Retail. The retail sale or rental of merchandise not specifically listed under another use classification. This classification includes retail establishments with twenty-five thousand square feet or less of sales area; including department stores, clothing stores, furniture stores, pet supply stores, small hardware stores (with ten thousand square feet or less of floor area), and businesses retailing the following goods: toys, hobby materials, handcrafted items, jewelry, cameras, photographic supplies and services (including portraiture and retail photo processing), medical supplies and equipment, pharmacies, electronic equipment, sporting goods, kitchen utensils, hardware, appliances, antiques, art galleries, art supplies and services, paint and wallpaper, carpeting and floor covering, office supplies, bicycles, video rental, and new automotive parts and accessories (excluding vehicle service and installation). Retail sales may be combined with other services such as office machine, computer, electronics, and similar small-item repairs.

6. Price Point Retail. Retail establishment that sells merchandise with a preponderance of single pricing for all items in the store. Merchandise may be but is not limited to generic or private label products specially manufactured for such stores, products manufactured cheaply for a foreign market and imported, products purchased from another retailer or distributor as overstock, closeout, or seasonal merchandise at the end of the season, and promotional goods manufactured to coincide with an event that has since passed.

7. **Second-Hand Store.** A retail establishment that buys and sells used products that may include clothing, furniture and household goods, jewelry, household appliances, musical instruments, business machines and office equipment, hand tools, and similar items. This classification does not include book stores, antique stores, junk dealers, scrap/dismantling yards, sale of used vehicles, or pawn shops.
8. **Cannabis Dispensary.** An establishment where cannabis or cannabis products are offered, either individually or in any combination for retail sale, including an establishment that delivers cannabis or cannabis products as part of a retail sale.
9. A retail establishment selling firearms or ammunition is one that conducts a business by the selling, leasing or transferring of any firearm or ammunition, or to hold one's self out as engaged in the business of selling, leasing or otherwise transferring any firearm or ammunition, or to sell, lease or transfer firearms or ammunition in quantity, in series, or in individual transactions, or in any other manner indicative of trade.

18.40.050 Industrial use classifications.

E. **Recycling Facility.** A facility for receiving, temporarily storing, transferring and/or processing materials for recycling, reuse, or final disposal. This use classification does not include waste transfer facilities that operate as materials recovery, recycling, and solid waste transfer operations and are classified as utilities.

1. **Reverse Vending Machine.** An automated mechanical device that accepts, sorts and processes recyclable materials and issues a cash refund or a redeemable credit slip.
2. **Recycling Collection Facility.** An incidental use that serves as a neighborhood drop-off point for the temporary storage of recyclable materials but where the processing and sorting of such items is not conducted on site.
3. **Recycling Processing Facility.** A facility that receives, sorts, stores and/or processes recyclable materials.

18.40.060 Transportation, communication, and utilities use classifications.

B. **Communication Facilities.** Facilities for the provision of broadcasting and other information relay services through the use of electronic and telephonic mechanisms.

1. **Antenna and Transmission Towers.** Broadcasting and other communication services accomplished through electronic or telephonic mechanisms, as well as structures and equipment cabinets designed to support one or more reception/transmission systems. Typical uses include wireless telecommunications towers and facilities, radio towers, television towers, telephone exchange/microwave relay towers, cellular telephone transmission/personal communications systems towers, and associated equipment cabinets and enclosures.

C. **Facilities within Buildings.** Includes radio, television, or recording studios; telephone switching centers, but excludes antennas and transmission towers.

F. **Transportation Passenger Terminals.** Facilities for passenger transportation operations. Includes rail stations and bus terminals but does not include terminals serving airports or heliports.

G. Utilities, Major. Generating plants, electric substations, solid waste collection, including transfer stations and materials recovery facilities, solid waste treatment and disposal, water or wastewater treatment plants, and similar facilities of public agencies or public utilities.

H. Utilities, Minor. Facilities necessary to support established uses involving only minor structures, such as electrical distribution lines, and underground water and sewer lines.

I. Waste Transfer Facility. A facility that operates as a materials recovery, recycling and solid waste transfer operation providing solid waste recycling and transfer services for other local jurisdictions and public agencies that are not located within the City of San Carlos. The facility sorts and removes recyclable materials (including paper, metal, wood, inert materials such as soils and concrete, green waste, glass, aluminum and cardboard) through separation and sorting technologies to divert these materials from the waste stream otherwise destined for landfill.