

Existing Regulatory Framework	Proposed Changes
GENERAL PLAN	
<p>RURAL RESIDENTIAL AREAS - Allowable Uses Policy R-LU 57 Residential, agricultural and open space uses are the primary uses. Commercial, industrial and institutional uses may be established only where they serve the needs of the resident population and result in a net overall reduction of travel demand.</p>	<p>Residential, agricultural and open space uses are the primary uses. Commercial, industrial and institutional uses may be established only where they <u>are comparable in size, scale, and intensity to local-serving uses in rural residential areas serve the needs of the resident population and result in a net overall reduction of travel demand.</u></p>
<p>SAN MARTIN PLANNING AREA - Commercial Use Permit Area Policy R-LU 127 New commercial land uses within the commercial or industrial use permit areas shall be of a local-serving nature, with the exception of properties immediately adjacent to the San Martin Avenue / Highway 101 freeway interchange that are east of Murphy Avenue, where uses may be allowed which are not necessarily of a local-serving nature. Local-serving uses shall be defined as only those uses which provide support services for agriculture or satisfy the local day-to-day commercial needs of the residents of San Martin and do not result in significant additional traffic from outside the community. [Amended Dec. 5, 1995; File #: 6009-00-00-95GP; Mar. 9, 1999; File# 7200-00-00-98GP]</p>	<p>New commercial land uses within the commercial or industrial use permit areas shall be of a local-serving nature, with the exception of properties immediately adjacent to the San Martin Avenue / Highway 101 freeway interchange that are east of Murphy Avenue, where uses may be allowed which are not necessarily of a local-serving nature. Local-serving uses shall be defined as only those uses which provide support services for agriculture or satisfy the local day-to-day commercial needs of the residents of San Martin <u>and do not result in significant additional traffic from outside the community.</u></p>
ZONING ORDINANCE	
Chapter 2.20 RURAL BASE DISTRICTS	
<p>§ 2.20.010 PURPOSES B. AR Agricultural Ranchlands. The purpose of the Agricultural Ranchlands district, also known as the AR district, is to preserve ranching, the natural resources..... land in its natural state. Very-low-intensity residential, commercial, industrial and institutional uses may also be allowed if they primarily serve the rural ranchland residents or are necessary for the enhancement and protection of the natural resources</p>	<p>B. AR Agricultural Ranchlands. The purpose..... and institutional uses may also be allowed if they <u>are sized to</u> primarily serve the rural ranchland residents or are necessary for the enhancement and protection of the natural resources of the area and do not require a substantially higher level of service than presently provided. This district is meant to apply to all parcels designated Ranchlands in the general plan. Note that § 2.20.060 applies to this district.</p>

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<p>of the area and do not require a substantially higher level of service than presently provided. This district is meant to apply to all parcels designated Ranchlands in the general plan. Note that § 2.20.060 applies to this district.</p> <p>C. HS Hillside. The purpose of the Hillside district, also known as the HS district, is to preserve mountainous landsextraction, and land in its natural state. Low-intensity commercial, industrial, and institutional uses may also be allowed if they require a remote, rural setting in order to primarily serve the rural residents or community, or if they support the recreational or productive use, study, appreciation, or enhancement of the natural environment. Clustering of development, particularly residential, is encouraged in order to preserve contiguous open space and achieve efficiency in the provision of access to dwellings. This district is meant to apply to all parcels designated Hillside in the general plan. Note that § 2.20.070 applies to this district.</p> <p>D. RR Rural Residential. The purpose of the Rural Residential district, also known as the RR district, is to permit discretionary review process if deemed compatible with residential uses. Commercial, industrial and institutional uses may be established only where they serve the needs of the resident rural population and result in a net overall reduction in travel demand for rural residents. This district is meant to apply to all parcels designated Rural Residential in the general plan. Note that § 2.20.080 applies to this district.</p>	<p>C. HS Hillside. The purpose if they require a remote, rural setting <u>and are sized</u> in order to primarily serve the rural residents or community, or if they support the recreational or productive use, study, appreciation, or enhancement of the natural environment. Clustering of development, particularly residential, is encouraged in order to preserve contiguous open space and achieve efficiency in the provision of access to dwellings. This district is meant to apply to all parcels designated Hillside in the general plan. Note that § 2.20.070 applies to this district.</p> <p>D. RR Rural Residential. The purpose discretionary review process if deemed compatible with residential uses. Commercial, industrial and institutional uses may be established only where they <u>are comparable in size, scale and intensity to local-serving uses in rural residential areas</u>serve the needs of the resident rural population and result in a net overall reduction in travel demand for rural residents. This district is meant to apply to all parcels designated Rural Residential in the general plan. Note that § 2.20.080 applies to this district.</p>
<p>§ 2.20.020 USE REGULATIONS</p> <p>Table 2.20-2 Non-Residential Uses in Rural Base Districts Note 5 The use shall be limited in scale and shall primarily serve the local (rural) community. The location shall be accessible and convenient to the local population to be served.</p>	<p>Note 5 The use shall be limited in scale and shall <u>be sized to</u> primarily serve the local (rural) community. The location shall be accessible and convenient to the local population to be served.</p> <p>Note 12</p>

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<p>Note 12 Restaurants and bars in rural districts shall be limited in scale, with a maximum floor area of 1,200 square feet, and shall primarily serve the local (rural) residents.</p>	<p>Restaurants and bars in rural districts shall be limited in scale, with a maximum floor area of 1,200 square feet, and shall be sized to primarily serve the local (rural) residents.</p>
<p>Chapter 4.10 SUPPLEMENTAL USE REGULATIONS</p>	
<p>§ 4.10.310 Retail Sales & Services: Local-Serving A. Locally Oriented. The use shall primarily serve the local community, and the location shall be accessible and convenient to the local population to be served. In rural districts, the term “local community” shall refer to rural, unincorporated residents of the area or community. In R1S and R3S districts applicable to Stanford University lands, “local community” shall refer to the campus residents, pursuant to the applicable provisions of Chapter 2, Land Use, of the 2000 Stanford University Community Plan. A business plan, demonstrating that the business will primarily serve the local community, shall be provided as a basis for review and approval of proposed uses. In R3 Multiple Family districts, “local community” shall refer primarily to the residents of the particular multi-family development. B. Size. Maximum area of public-accessible floor space (measured from outer surfaces of enclosing walls, includes bathrooms) shall not exceed 1,200 square feet. C. Demand. The number and capacity of other existing similar uses in the area, together with the proposed use, can be supported by the local community.</p>	<p>§ 4.10.310 Retail Sales & Services: Local-Serving A. Locally Oriented. The use shall be sized to primarily serve the local community, and the location shall be accessible and convenient to the local population to be served. In rural districts, the term “local community” shall refer to rural, unincorporated residents of the area or community. In R1S and R3S districts applicable to Stanford University lands, “local community” shall refer to the campus residents, pursuant to the applicable provisions of Chapter 2, Land Use, of the 2000 Stanford University Community Plan. A business plan, demonstrating that the business will primarily serve the local community, shall be provided as a basis for review and approval of proposed uses. In R3 Multiple Family districts, “local community” shall refer primarily to the residents of the particular multi-family development.</p>