

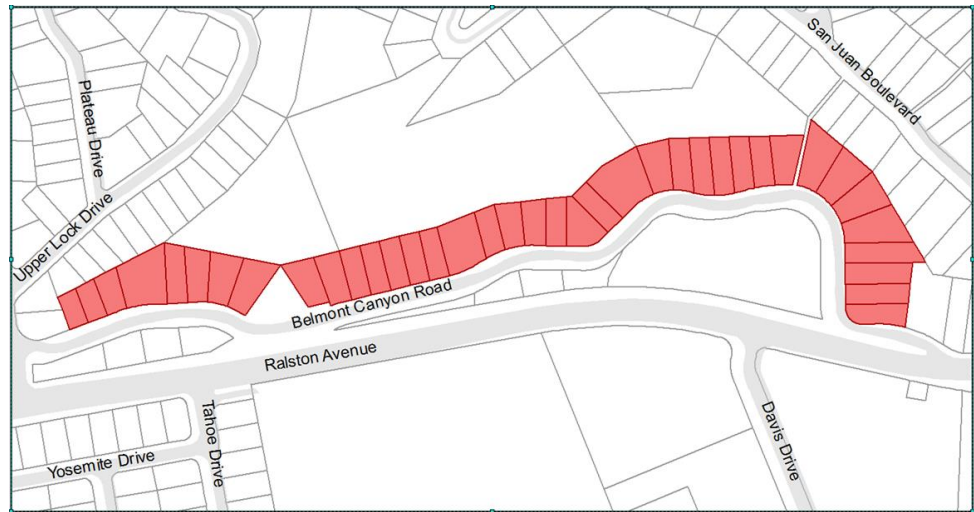
## SECTION 21 - SPECIAL COMBINING DISTRICTS<sup>1</sup>

Editor's Note: Current through Ordinance 2014-1079

21.1 SPECIAL COMBINING DISTRICTS – This section establishes certain classes of districts designated respectively by the symbols S, S-1 or S-2 referred to herein as Special Combining Districts or S Districts. When a zoning district is combined with an S District, the regulations specified for the respective S District shall apply in that portion of the district combined with the S District. Zoning regulations contained in the underlying district that are not superseded or incompatible with the S District regulations shall continue to apply.

### 21.2 S-1 SPECIAL BUILDING SITE COMBINING DISTRICT

- (a) S-1 District Established. The S-1 Special Building Site District comprises that certain area situated within the City of Belmont and described on the following map section as an S-1 District. The City of Belmont Zoning Map is hereby amended to include the S-1 District as shown.



- (b) S-1 District Purpose. The S-1 District is established to provide special regulations pertaining to front yard setbacks and retention of trees and vegetation in steep hillside areas.
- (c) S-1 District Regulations. The following development regulations shall be applied to properties located within the S-1 District in lieu of the respective underlying zoning regulations.
- (1) Front Yard. The minimum depth of the front yard in S-1 District shall be zero feet; provided however, that the minimum distance from the front of the structure to the back-of-curb, the location of which shall be established by the City Engineer, shall not be less than 23 feet.

<sup>1</sup> Section 21 added by Ord. 528, 5/8/74; amended by Ord. 2014-1079, §14, 8/26/2014

- (2) **Driveway Length.** The minimum length of driveway on private property in S-1 Districts shall be zero feet, provided however, that all other regulations pertaining to driveways and vehicle ramps shall remain in force, and further provided that an Encroachment Permit shall be secured from the Belmont City Council and recorded with the San Mateo County Recorder prior to issuance of a building permit to construct said driveway on City right-of-way.
- (3) **Garage Doors.** Garage doors constructed or erected in the S-1 Districts when located within four feet of the front setback line, shall be of such type which do not project beyond the front of the building when open, closed or during opening and closing.
- (4) **Design Review.** All uses in the S-1 Districts shall be subject to Design Review as prescribed in Section 13 of this Ordinance. It is the policy of the City of Belmont to preserve the rural character, natural vegetation and trees in this area. Each proposed building in S-1 Districts shall be reviewed with this objective.

21.3 S-2 EMERGENCY SHELTER COMBINING DISTRICT

- (a) **S-2 District Established.** The S-2 Emergency Shelter Combining District comprises that certain area situated within the City of Belmont and described on the following map as an S-2 District. The City of Belmont Zoning Map is hereby amended to include the S-2 District as shown.



- (b) **S-2 District Purpose.** The purpose of the S-2 Emergency Shelter Combining District is to establish a District with sufficient capacity to accommodate the need for emergency shelters where emergency shelters are permitted without a conditional use permit or other discretionary action as required by Government Code Section 65583.
- (c) **Emergency Shelter Defined.** “Emergency Shelter” is defined by Health and Safety Code section 50801(e) and does not include: (i) transitional housing; or (ii) temporary shelter provided by general relief in the wake of a disaster.
- (d) **Permitted and Conditionally Permitted Emergency Shelter Uses.**

- (1) Permitted Use. Emergency shelters are permitted within the S-2 District without a conditional use permit or other discretionary review when:
- (A) The shelter has sixteen (16) or fewer beds serving no more than sixteen (16) homeless persons at one time, and
  - (B) The cumulative number of either emergency shelter beds or persons served at one time in the S-2 District does not exceed sixteen (16).
- (2) Conditionally Permitted Use. An emergency shelter within the S-2 District with more beds or serving more people than the cumulative number of beds or persons served at one time in subsection (d)(1)(B) requires a conditional use permit.
- (e) Development Regulations. An emergency shelter shall conform to all development regulations of the zoning district in which it is located, except off-street parking shall be provided as set forth in the table below. The Community Development Director may reduce the parking requirement if the shelter can demonstrate a lower need. All required parking spaces and access thereto shall conform to the city parking design standards. Modifications to the development regulations of the underlying zoning district may be permitted subject to approval of a conditional use permit by the planning commission.

Type	Parking Spaces	
Vehicular	Per Employee or volunteer on duty when the shelter is open to clients	1 space
	Per Family	0.50 space
	Per non-family bed	0.25 space
Bicycle	Per Bed	0.25 space

- (f) Performance Standards. Emergency shelters shall conform to the following performance standards. A modification to a performance standard may be permitted subject to approval of a conditional use permit.
- (1) Waiting and Client Intake Areas. Shelters shall provide ten (10) square feet of on-site, interior waiting and client intake space per bed. In addition, one (1) office or cubicle shall be provided per ten (10) beds, with at least one (1) office or up to twenty-five percent (25%) of the offices designed for client privacy. Waiting and intake areas may be used for other purposes as needed during operations of the shelter.
  - (2) Facility Requirements. Each facility shall have a written management plan that uses best practices to address homeless needs (e.g., quality assurance standards developed by the San Mateo County HOPE Quality Improvement Project) which shall include, at a minimum, the following:

- (A) On-Site Management. On-site personnel are required during hours of operation when clients are present.
  - (B) Hours of Operation. Facilities shall establish and maintain set hours for client intake and discharge. The hours of operation shall be consistent with the services provided and be clearly posted.
  - (C) Services. Facilities shall provide overnight accommodation and meals for clients. Staffing and services or transportation to such services shall be provided to assist clients to obtain permanent shelter and income.
  - (D) Kitchen. Each facility shall provide a common kitchen and dining area.
  - (E) Sanitation. Each facility shall provide restrooms and shower facilities for client use.
  - (F) Storage. Each facility shall provide a secure area for storage of client personal property.
  - (G) Coordination. The shelter operator shall establish a liaison staff to coordinate with city, police, school district officials, local businesses, and residents on issues related to the operation of the facility.
  - (H) Exterior Security Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be sufficient to provide illumination and clear visibility to all outdoor areas, with minimal spillover on adjacent properties. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and compatible with the neighborhood.
  - (I) Security. On-site security shall be provided during the hours of operation when clients are present.
- (g) Compliance Review Procedures. An emergency shelter facility shall be reviewed for compliance with all development regulations and performance standards prior to occupancy of the facility, where a use permit is not required.
- (1) Request for Compliance Review. Requests for compliance review shall be made in writing by the owner of the property, lessee, purchaser in escrow, or optionee with the consent of the owners. The request shall be accompanied by a project description explaining the details of the proposal, and both site and building floor plans.
  - (2) Compliance Determination. The Community Development Director or designee shall make a determination of compliance in writing after reviewing the request materials and considering any comments received. The determination of the community development director is final and not subject to appeal.