

ORDINANCE NO. 503

AN ORDINANCE OF THE CITY OF BRISBANE AMENDING THE ZONING ORDINANCE BY ADDING SECTION 17.02.098 TO DEFINE "BULK SALES;" AMENDING SECTION 17.04.010 CONCERNING ESTABLISHMENT OF DISTRICTS; REPEALING CHAPTER 17.15 CONCERNING THE C-3 HEAVY COMMERCIAL DISTRICT AND ADOPTING A NEW CHAPTER 17.15 CONCERNING THE HC BEATTY HEAVY COMMERCIAL DISTRICT; AND AMENDING THE ZONING MAP

The City Council of the City of Brisbane hereby ordains as follows:

SECTION 1: A new Section 17.02.098 is added to Chapter 17.02 of the Zoning Ordinance, to read as follows:

§17.02.627 Plastic pipe sales

"Plastic pipe sales" means an establishment engaged in the sale of plumbing, irrigation and related types of plastic pipe and ancillary materials and may include the rendering of services incidental to such sale of goods; plastic pipe sales uses are classified as a subcategory of retail sales and rental uses as defined in this title.

SECTION 2: Section 17.04.010 in Chapter 17.04 of the Zoning Ordinance is amended to read as follows:

§17.04.010 Establishment of Districts

The districts into which the City is divided are hereby established and designated as follows:

- A. R-1 Residential district
- B. R-2 Residential district.
- C. R-3 Residential district.
- D. R-BA: Brisbane acres residential district.
- E. C-1: Commercial mixed use district.
- F. NCRO: Central Brisbane commercial district.
- G. HC: Beatty heavy commercial district.
- H. SCRO-1: Southwest Bayshore commercial district.
- I. SP-CRO: Sierra Point Commercial District.
- J. TC-1: Crocker Park trade commercial district.
- K. TC-2: Southeast Bayshore trade commercial district.
- L. TC-3: Northeast Bayshore trade commercial district.

- M. MLB: Marsh Lagoon Bayfront District.
- N. O-S: Open space district.
- O. P-D: Planned development district.

SECTION 3: Chapter 17.15 of the Zoning Ordinance, entitled "C-3 Heavy Commercial District," is repealed in its entirety and a new Chapter 17.15 is adopted, entitled "HC Beatty Heavy Commercial District," to read as follows:

CHAPTER 17.18
HC: BEATTY HEAVY COMMERCIAL DISTRICT

Sections:

- 17.15.010 Purposes of Chapter
- 17.15.020 No permitted uses
- 17.15.030 Conditional uses
- 17.15.040 Development regulations
- 17.15.050 Performance standards
- 17.15.060 Parking
- 17.15.070 Signs
- 17.15.080 Design Review

§17.15.010 Purposes of Chapter

In addition to the objectives set forth in Section 17.01.030, the HC Beatty Heavy Commercial District (hereinafter referred to as the "Heavy Commercial District") is included in the Zoning Ordinance to achieve the following purposes:

- A. To create a zoning district for the Beatty subarea that serves to protect and enhance its character and provide for orderly development consistent with the direction in the city's general plan;
- B. To establish an attractive and safe environment for heavy commercial uses that is superior to that which would result from standard district regulations;
- C. To provide a buffer between the industrial uses on adjacent properties in San Francisco and the Planned Development-Trade Commercial uses of the Baylands subarea;
- D. To provide for heavy commercial uses that need large areas of land to accommodate outdoor storage of goods and equipment;
- E. To maintain a scale, character and intensity of use that can accommodate the desired uses for the district and be compatible with development in the other subareas of the city;

F. To protect the community health and safety by establishing permit requirements and performance standards that address potential impacts of heavy commercial activity.

§17.15.020 No permitted uses

There are no permitted uses in the Heavy Commercial District. Only those uses designated as conditional uses in Section 17.15.030 may be established, subject to the issuance of a use permit in accordance with the requirements of this Chapter.

§17.15.030 Conditional uses

The following conditional uses may be allowed in the Heavy Commercial District, upon the granting of a use permit pursuant to Chapter 17.40 of this Title:

- A. Heavy equipment repair.
- B. Meeting halls.
- C. Offices.
- D. Organics reload operations.
- E. Outdoor storage of vehicles and equipment; outdoor storage of materials only in association with bulk sales.
- F. Plastic pipe sales.

§17.15.040 Development regulations

Prior to any development or redevelopment of any property that would result in a net increase in the total building floor area of all existing structures on that site, a specific plan for development of the property shall be prepared and adopted by resolution of the city council. The specific plan shall establish the development and design standards for the proposed project. The specific plan shall meet the requirements of the California Government Code Sections 65451 and 65452. To the extent standards in the specific plan are inconsistent with other zoning regulations, the standards in the specific plan shall prevail.

§17.15.050 Performance standards

All uses in the Heavy Commercial District shall be conducted in accordance with the following performance standards:

- A. Outdoor storage of goods and equipment shall be screened by appropriate fencing and landscape materials.

B. The site shall be kept free of trash and debris.

C. Sound insulation, housing or baffles, or other reasonable measures, shall be installed in conjunction with machinery, heating and ventilating equipment when necessary to effectively mitigate sound emissions distinctly detectable from any off-site location.

D. Odors from any use shall not be generally or distinctly detectable from any off-site location.

E. Lighting shall be designed to avoid excessive glare as viewed from offsite locations.

F. To minimize the effects of pesticide use on stormwater quality, pest-resistant landscape species shall be used and pest-susceptible landscaping shall be excluded.

§17.15.060 Parking

All uses in the Heavy Commercial District shall comply with the parking regulations set forth in Chapter 17.34 of this Title.

§17.15.070 Signs

All advertising signs in the Heavy Commercial District shall comply with the sign regulations set forth in Chapter 17.36 of this Title.

§17.15.080 Design Review

The construction of any building in the Heavy Commercial District shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this Title.

SECTION 4: The Zoning Map of the City of Brisbane is amended to designate the "C-3 Heavy Commercial District" as the "HC Beatty Heavy Commercial District."

SECTION 5: If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of Brisbane hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that one or more sections, subsections, sentences, clauses or phrases may be held invalid or unconstitutional.