

NCRO Neighborhood Commercial District
NCRO-2 Downtown Brisbane
(excerpts of Brisbane Municipal Code Chapter 17.14)

§17.14.010 Purposes of Chapter

A. The Neighborhood Commercial District is included in the Zoning Ordinance to achieve the following purposes:

- (1) To create a zoning district for Central Brisbane that serves to protect and enhance the character of the subarea and provides for orderly development consistent with the direction in the City's General Plan;
- (2) To encourage uses to serve the community by providing goods and services to enhance the quality of life;
- (3) To maintain the vitality of the downtown by including residential uses and public institutions in the commercial fabric;
- (4) To respect the historical scale and character of the area; and
- (5) To protect the community health and safety by establishing permit requirements and performance standards that address potential impacts of commercial activity.

§17.14.020 Permitted uses

The following uses are permitted uses in the ... NCRO-2 District..., if conducted in accordance with the performance standards set forth in 17.14.070 of this Chapter:

- A. Financial institutions.
- B. Medical facilities.
- C. Offices.
- D. Personal services.
- E. Restaurants.
- F. Retail sales and rental.
- G. Home occupations...

§17.14.040 Conditional uses in the NCRO-2 District

The following conditional uses are allowed in the NCRO-2 District, subject to obtaining a use permit and if conducted in accordance with the performance standards set forth in Section 17.14.070 of this Chapter:

- A. Bars.
- B. Commercial recreation-commercial gym and health facilities.
- C. Cultural facilities.
- D. Educational facilities.
- E. Meeting halls.
- F. Mixed use in single-family dwellings.
- G. Outdoor sales and rental, when associated with an adjacent use within a structure.
- H. Places of worship.
- I. Small family day care homes.
- J. Temporary uses.

K. Veterinary clinics.

L. The following conditional uses are allowed only when part of a mixed-use and when located above or behind nonresidential uses:

- (1) Day care centers.
- (2) Dwelling units.
- (3) Family day care homes.
- (4) Group care homes.

§17.14.060 Development regulations for the NCRO-2 District

Development regulations for the NCRO-2 District are as follows:

A. **Lot area.** The minimum area of any lot in the NCRO-2 District shall be two thousand five hundred (2,500) square feet.

B. **Lot dimensions.** The minimum dimensions of any lot in the NCRO-2 District shall be as follows:

| | |
|-------------------------|--------------------------------|
| <u>Width</u> 25 feet | <u>Depth</u> No requirement |
|-------------------------|--------------------------------|

C. **Density of residential use.** Dwelling unit density in a mixed use shall be established by the use permit.

D. **Setbacks.** The minimum required setbacks for any lot in the NCRO-2 District shall be as follows:

- (1) Front setback: No requirement (0).
- (2) Side Setback: No requirement (0), except a ten (10) foot setback shall be required when the site is abutting any residential district.
- (3) Rear Setback: Ten (10) feet.

E. **Lot coverage.** The maximum coverage by all structures on any lot in the NCRO-1 District shall be ninety percent (90%).

F. **Height of structures.** The maximum height of any structure shall be twenty-eight (28) feet, except that the height may extend to thirty-five (35) feet when authorized by a design permit granted pursuant to Chapter 17.42 of this Title and provided the approving authority is able to make the findings set forth in Section 17.14.110 of this Chapter.

G. **Fencing requirements.** If the site is next to a residential district, a wood fence of not less than eight (8) feet in height that adequately screens the site from the adjacent residential property shall be installed along the property line abutting the residential district. The Planning Director may approve deviations from the material and height requirements set forth in the preceding sentence, based upon a finding that the modified fence is more appropriate for the site and the adjacent residential property.

H. **Storefronts.** All uses at street level facing Visitacion and/or San Bruno Avenues shall be storefronts, as defined in Section 17.02.746 of this Chapter, except for entrances to uses above or behind the storefronts. Such uses shall comply with the following additional requirements:

- (1) The minimum floor area for a storefront use is six hundred (600) square feet. The approving authority may approve a lesser floor area if the approving authority finds that such lesser area is a large

as possible for the intended storefront use, given the size, configuration, and physical constraints of the structure and the site.

(2) No off-street parking shall be located on any portion of the site between the curb line and the storefront.

(3) New construction shall incorporate the necessary vents and chases into the building design so as to allow future changes in occupancy of the storefront area.

(4) Single-family dwellings in which mixed uses are conducted shall have a storefront character as viewed from the street.

I. **Passive open space.** Usable passive open space shall be provided for residential uses of at least sixty (60) square feet per unit. Such space may be provided as individual patios or decks, or as common patio or garden area, or any combination thereof.

§17.14.070 Performance standards

All uses in the Neighborhood Commercial district shall be conducted in accordance with the following performance standards:

A. All routine aspects of the day-to-day operations of a business, including the storage of materials and products, shall be conducted entirely within an enclosed structure, with the exception of the following:

- (1) Outdoor seating associated with a restaurant or retail food sales.
- (2) Outdoor activities specifically authorized by a use permit.
- (3) Parking of operable vehicles related to the authorized uses conducted on the site.
- (4) Shipments and deliveries incidental to the conduct of the primary uses on the site.

B. The following screening requirements shall apply to all uses:

(1) Outside storage of pallets or containers used for transportation and delivery of items related to the uses conducted on the site shall be screened from off-site view to the extent it is reasonably possible to do so.

(2) The off-site visibility of exterior equipment such as heating and ventilation units, above-ground storage tanks, compactors and compressors, shall be mitigated through such measures as may be reasonable under the circumstances, including, but not limited to, the installation of screening, fencing, painting, landscaping, or any combination of the foregoing.

The foregoing screening requirements are not intended to be exclusive and the approving authority may require, as a condition of the use permit or design permit, such other and additional screening measures as it deems necessary or appropriate to mitigate any potential adverse visual and audible impacts created by the intended use.

C. The site shall be kept free of trash and debris and all receptacles for collection and recycling shall be completely screened from view at street level.

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

E. Odors that would be offensive to persons of normal sensibilities shall not be distinctly detectable from any off-site location.

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

§17.14.080 Night Operations

A. **Definitions.** For the purposes of this Section, the following words and phrases shall have the meanings respectively ascribed to them as set forth below:

(1) "Existing business" means a business or other use that is legally operating within the Neighborhood Commercial District as of February 25, 2002, in accordance with all zoning regulations applicable thereto, and pursuant to a business license duly issued by the City.

(2) "Night operations" means any activity conducted between the hours of 10:00 p.m. and 5:00 a. m. of the following day.

B. **Requirement for use permit to conduct night operations.** Except as otherwise provided in Paragraph (c) of this Section, no business or other use, with the exception of residential uses,

shall engage in the conduct of night operations at any location within the Neighborhood Commercial District unless a use permit for such night operations has been granted pursuant to this Chapter.

C. **Continuation of night operations by existing businesses.** An existing business which has lawfully been conducting night operations prior to February 25, 2002, may continue to conduct such night operations on the same site and shall be exempted from the requirement to obtain a use permit pursuant to this Section 17.14.070. This exemption shall not apply to any relocation of the night operations to a different site, nor may the exemption be assigned or transferred by the existing business to a different business establishment or use, whether conducted on the same site or elsewhere.

D. **Approving authority.** Applications for a use permit to conduct night operations shall be acted upon by the Planning Commission and shall be governed by the provisions of Chapter 17.40 of this Title, as supplemented by this Section 17.14.070.

E. **Findings for use permit approval.** In addition to the findings required for approval of a use permit, as set forth in Section 17.40.060 and elsewhere in this Chapter, no use permit shall be granted for the conduct of night operations in the Neighborhood Commercial District unless the Planning Commission also finds and determines that the night operations conducted by the applicant will not create noise, glare or other effects that are likely to create a sleep disturbance for the occupants of neighboring residential properties:

F. **Use permit conditions.** Without limiting the authority of the Planning Commission to impose conditions on the granting of a use permit pursuant to Section 17.40.070, a use permit authorizing the conduct of night operations in the Neighborhood Commercial District may contain limitations on the days and hours of operation, restrictions on the nightly volume of vehicle trips, restrictions on the type of vehicles or equipment that may be operated at night, requirements for special devices and measures for abatement of noise and glare, and requirements for mitigation monitoring and periodic mandatory review. The Planning Commission shall have continuing jurisdiction over every use permit issued pursuant to this Section and may at any time, if the original findings required for issuance the use permit can no longer be made, modify or amend any of the use permit conditions, or impose new and additional conditions, or revoke the use permit.

§17.14.090 Parking

Off-street parking facilities shall be provided for each use on the site in accordance with the requirements set forth in Chapter 17.34 of this Title; *provided, however*, that no off-street parking shall be required for storefront uses in the NCRO-2 District.

§17.14.100 Signs

Signs allowed in the Neighborhood Commercial District are as specified in the sign regulations set forth in Chapter 17.36 of this Title.

§17.14.110 Design Review

The construction of any principal structure in the Neighborhood Commercial District shall be subject to the granting of a design permit in accordance with the provisions of Chapter 17.42 of this Title and any applicable design guidelines adopted by the City. Where the structure will be located in the NCRO-2 District, no design permit shall be granted unless all of the following additional findings can be made:

- A. The design respects the intimate scale and vernacular character of the street.
- B. Design details are incorporated to articulate the building and emphasize the relationship to the pedestrian environment.
- C. The design incorporates creative use of elements that are characteristic of the area, such as awnings, overhangs, inset doors, tile decoration, and corner angles for entry.
- D. Color and texture are provided at the street through the use of signage, lighting, planter boxes, or other urban landscape treatments.
- E. Landscaping has been incorporated to enhance the design and enliven the streetscape.

§17.02.746 Storefront.

"Storefront" means a use that provides goods and services at street level, encourages pedestrian access from the street, and typically, through plate glass windows or displays, provides visual access from the street to the goods or services offered within.

§17.32.050 Fences, hedges and walls

A. **General regulations.** Fences, hedges and walls may be erected subject to the following conditions:

(1) Unless otherwise provided elsewhere in this Title, fences, hedges and walls not exceeding six (6) feet in height may be constructed in any district within any required setback area; *provided, however*, that on corner lots where visibility would be affected, fences, hedges and walls shall not exceed three (3) feet in height.

(2) Where a fence is proposed to be constructed, or has been constructed, adjacent to City property, a boundary survey or other evidence of the location of the fence shall be submitted to the Director of Public Works upon request if the Director determines that a question exists as to whether the fence encroaches on public property.

(3) When construction of a fence impairs the visibility of address numbers on a house, such numbers shall be relocated with approval of the Fire Prevention Officer.

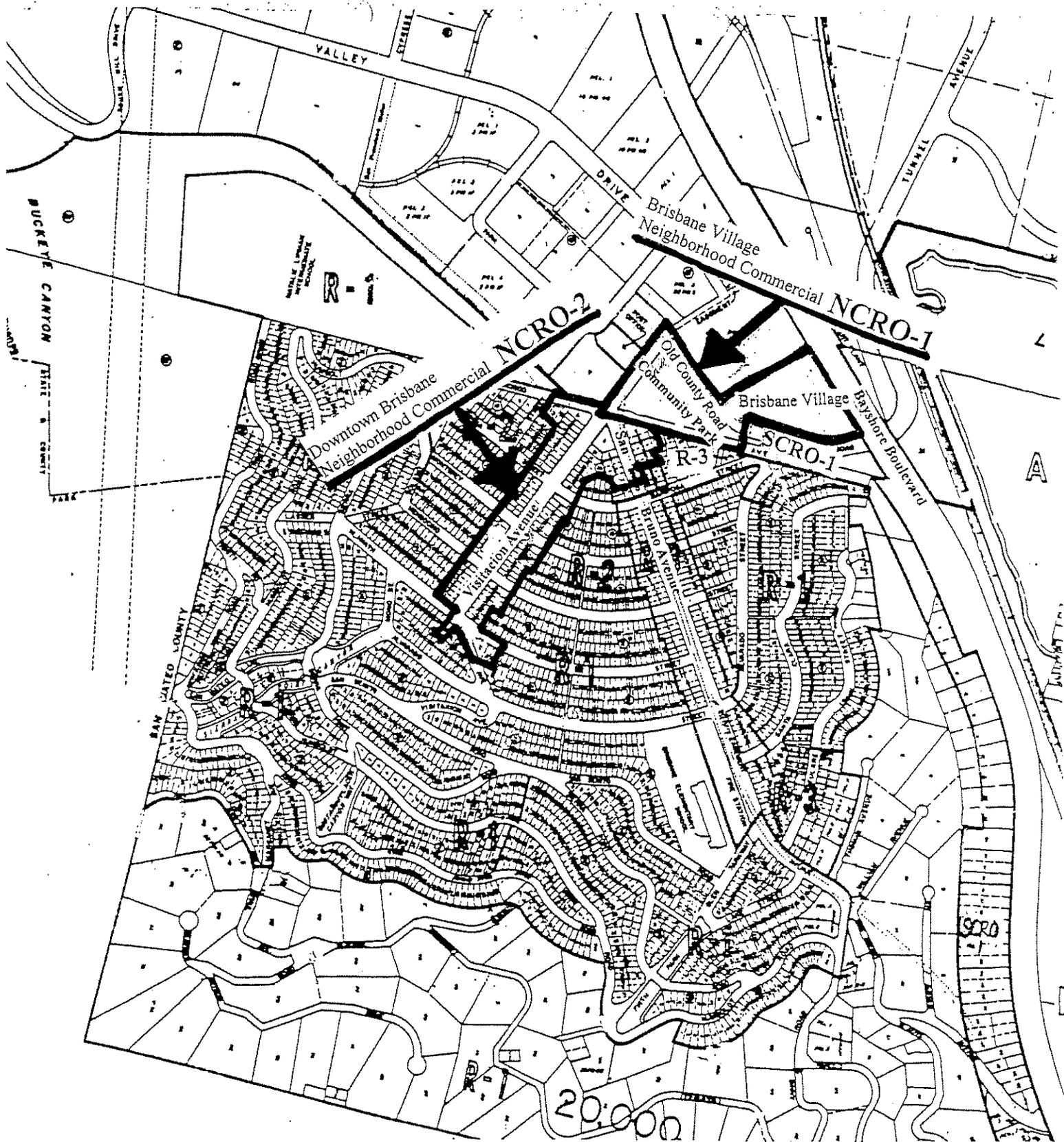
B. **Exceptions.** Applications may be made for exceptions to the general regulations set forth in Subsection 17.32.050(A). Each application shall require payment of processing fee in such amount as may be established from time to time by resolution of the City Council. The Planning Commission may grant such exceptions upon making the following findings:

(1) The exception is necessary by reason of unusual or special circumstances or conditions relating to the property in order to gain full use and enjoyment of the property.

(2) The proposed fence, hedge or wall will not create a safety hazard for pedestrians or vehicular traffic.

(3) The appearance of the fence, hedge or wall is compatible with the design and appearance of the existing buildings and structures in the neighboring area.

(4) The fence, hedge or wall does not dominate the site or overwhelm the adjacent properties.



SELECTED DEFINITIONS

Refer to Brisbane Municipal Code Chapter 17.02 for additional information

17.02.017 Active Records Management Services

"Active Records Management Services" means an establishment used as a depository for records which are retrieved and delivered on a daily basis. This service may include providing filing, indexing, bar-coding, and cataloging of records.

17.02.145 Commercial recreation--Commercial gym and health facilities.

A. "Commercial recreation" means a use designed and equipped for the conduct of sports and leisure-time activities operated as a business.

B. "Commercial gym and health facilities" means a commercial recreation use conducted entirely within an enclosed structure containing facilities such as exercise equipment, game courts, swimming pool or spa, and shower and/or changing room facilities.

17.02.180 "Cultural facility" means a place, structure, area, or other facility in which cultural programs, displays or activities generally open to the public are conducted. The term includes, but is not limited to, museums and performance halls.

17.02.190 "Day care center" means an establishment licensed by the state providing group day care services for seven (7) or more children other than those resident on the site. The term includes nurseries, nursery schools, preschools, play groups, and after school group care, but does not include large family day care homes operated in the provider's own home.

17.02.255 "Educational facility" means a public or private use devoted to instruction, including, but not limited to, primary, middle and high schools, business and technical schools, colleges and universities.

17.02.320 Food Production

"Food production" means an establishment engaged in the preparation of food products for wholesale or retail distribution and eventual human consumption but not consumption on the premises. The term does not include any form of slaughterhouse of live animals.

17.02.330 Freight forwarder.

"Freight forwarder" means an establishment engaged in the receipt and distribution of goods, products, mail, packages, cargo, or materials, or any combination thereof, belonging to others, including transshipment by boat, rail, air or motor vehicle. The distribution function may include the breakdown of large orders from a single source into smaller orders for distribution to several recipients and consolidation of several orders into one large one for distribution to a single recipient. The term does not include any establishment engaged in the receipt and/or distribution of its own products, inventory or merchandise.

17.02.345 Gasoline service station.

"Gasoline service station" means an establishment primarily engaged in the retail sale of gasoline to the public, with incidental sale of lubricants, tires, batteries, small parts and accessories for the operation of automobiles, and may include a light automotive repair shop (as defined in this chapter) for the incidental performance of routine maintenance and repair services. Establishments such as, but not limited to, automotive collision and body shops, automotive painting facilities, automobile dismantlers, and heavy automotive repair shops, shall not be classified as gasoline service stations.

17.02.480 Light fabrication.

"Light fabrication" means a use engaged in the fabrication, predominantly from previously prepared materials, of finished products or parts, including processing, assembling, treating and packaging. The term also includes the storage, sales and distribution of the finished products when conducted as an incidental and accessory use.

17.02.525 Media studio.

"Media studio" means an establishment engaged in the production and/or transmission of media, including, but not limited to, radio, television, film, video, graphic arts and multi-media.

17.02.530 Medical facility.

"Medical facility" means an establishment where licensed practitioners provide medical or dental services, including, but not limited to, single or multipractitioner clinics, physical therapy, diagnostic services and outpatient surgery.

17.02.535 Meeting hall.

"Meeting hall" means a facility intended for group gatherings which constitutes the principal use on the site.

17.02.575 Office.

"Office" means a room or group of rooms and associated facilities used for conducting the management and administrative affairs of a business, profession, service, industry or government and generally furnished with desks, tables, files and communication equipment. The term does not include medical facilities or veterinary clinics.

17.02.610 Personal services.

"Personal services" means services of a personal convenience nature involving the care of an individual or his or her personal goods or apparel, including, but not limited to, barber and beauty shops, shoe, luggage and small appliance repair, photographers, laundry and drop-off cleaning services, copying, repair and alteration of clothes and similar services. The term also includes personal services rendered by a tradesperson or contractor, such as a plumber, electrician or heating and cooling equipment contractor, including the incidental storage of materials, supplies, products, parts and other items of personal property related to the furnishing of such services. Services provided to a commercial establishment would not usually be classified as personal services.

17.02.620 Place of worship.

"Place of worship" means a structure intended as a meeting hall for religious worship and related activities.

17.02.635 Printing.

"Printing" means an establishment primarily engaged in producing copies of text or illustration using a variety of technologies including, but not limited to, lithography, offset, silk-screen and photography.

17.02.640 Product showroom.

"Product showroom" means a display area where members of a trade may view products on display and where orders for such products are taken for off-site delivery only.

17.02.675 Research and development.

"Research and development" means a use engaged in studying, testing, designing, analyzing and experimenting with potential or existing products, processes or services.

17.02.680 Restaurant.

"Restaurant" means an establishment having seating capacity where food and drink are prepared and served for human consumption on the premises.

17.02.685 Retail sales and rental.

"Retail sales and rental" means an establishment engaged in the sale or rental of goods directly to the consumer and may include the rendering of services incidental to such sale or rental of goods.

17.02.745 Storage.

"Storage" means a facility, either indoors or outdoors or a combination thereof, for the keeping of any items of personal property which are not being held for immediate use, sale, rental or distribution. The term includes establishments providing self-storage lockers, records archiving services, and outdoor storage of boats, trailers, and recreational vehicles.

17.02.770 Use.

"Use" means the purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied or maintained.

E. "Temporary use" means a use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

17.02.780 Veterinary clinic.

"Veterinary clinic" means an establishment where medical care is provided for domestic animals, including, but not limited to, dogs, cats, birds and rabbits. The use may include limited overnight accommodations within the building for sick animals.

17.02.790 Warehousing.

"Warehousing" means an establishment engaged in the storage, wholesale and distribution of manufactured products, supplies or equipment.

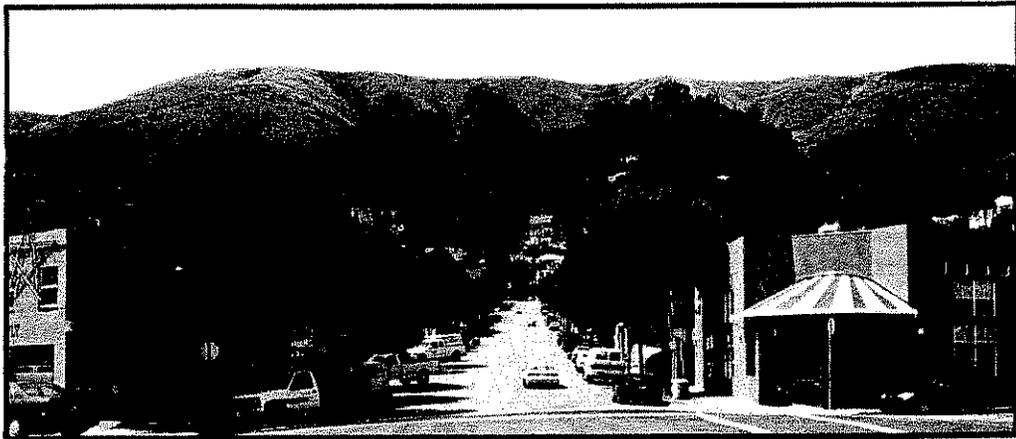
17.02.800 Wholesale.

"Wholesale" means the sale and distribution of goods to resellers.

**NCRO-2
Downtown Brisbane Neighborhood Commercial
District**

Design Guidelines

Adopted 7/25/02



NCRO-2 Downtown Brisbane Neighborhood Commercial District Design Guidelines

Intent: The zoning regulations for Downtown Brisbane are intended to respect, protect and enhance the historical scale and character of the neighborhood [BMC Sections 17.14.010.A.(1) & (4)]. Generally, the commercial buildings in Downtown Brisbane are one to two stories in height with storefronts at street level and residential units above or behind. While there are a few existing small single-family homes and multi-story apartment buildings scattered in the district, these are nonconforming. New buildings should be designed to be compatible with the pedestrian scale and unique character of Brisbane’s existing commercial buildings.

Development Regulations: Buildings may cover 90% of the area of the site (BMC Sections 17.02.495 & 17.14.060.E). New construction must be located at least 10 ft. from the rear property line and from any side property line next to a residential zoning district—refer to the attached map (BMC Section 17.14.060.D). In addition, sufficient landscaping must be incorporated into the project to enhance the design and enliven the streetscape (BMC Section 17.14.110).

The height limit for the NCRO-2 District is 28 ft. (BMC Section 17.14.060.F). This is generally measured as the difference between the lowest elevation of finished grade and the highest elevation of a flat roof or the average elevation of a sloped roof (BMC Section 17.02.400.A). An exception allowing construction up to a height of 35 ft. may be allowed through approval of a Design Permit (BMC Sections 17.14.110 & 17.42.040). The portion of the building over 28 ft. tall should be designed to step back from the front of the building, so as not to overwhelm the view of pedestrians along both sides of the street below, and to emphasize the one-to-two-story nature of the streetscape (BMC Section 17.14.110.B).

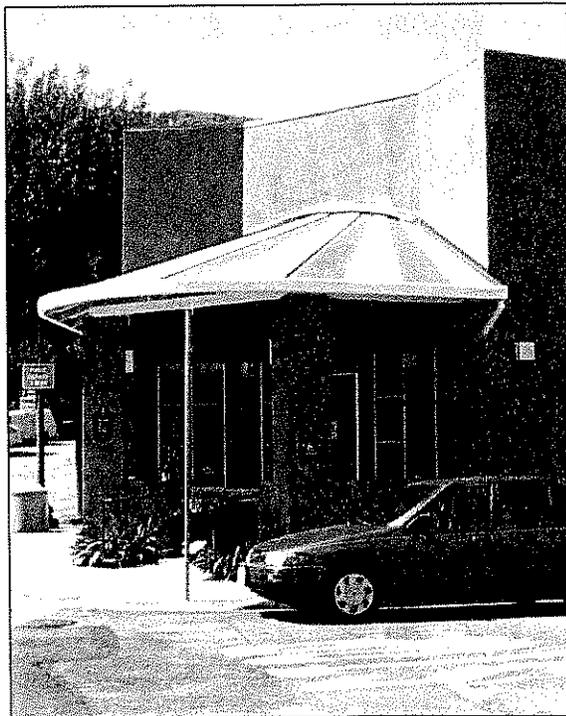


Design Permit: The design of any primary structure built in the NCRO-2 District must be approved by the Planning Commission (BMC Section 17.14.110). To approve a Design Permit in the NCRO-2 District, the Planning Commission must find that the proposed design *reflects the intimate scale of most existing commercial development* (BMC Section 17.14.110.A). A proposal need not copy these existing buildings, but neither should it jarringly differ in terms of height, setbacks and other aspects of design. The Commission must also find that details of the proposal are designed to *break up the mass of the building into pedestrian-scaled and -oriented components* (BMC Section 17.14.110.B). For example, variation in a long, flat façade can be provided by inseting the doorway, particularly at street corners, to create a sense of entry from the street. In addition, the Commission must find that the proposal *reflects some of the design elements found in the area* (BMC Section 17.14.110.C). These include awnings, overhangs and tile decoration.

The Commission must also find that *color and texture to enhance the design and streetscape* are provided through the *appropriate use of signage, lighting, planter boxes, and/or other urban landscape treatments* (BMC Sections 17.14.110.D & E).



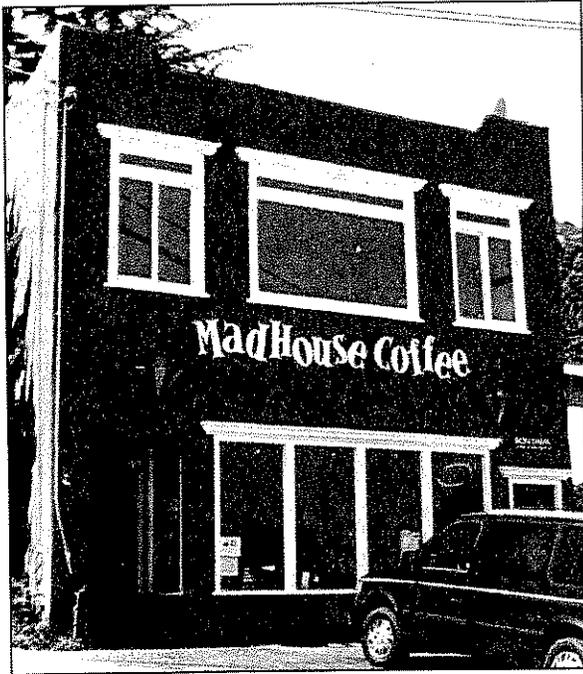
Inset doorway with display windows under awning.



Tile decoration and landscaping at inset doorway with awning.

Furthermore, the Planning Commission must make the standard findings for approval of Design Permits in all zoning districts (BMC Section 17.42.040). These are that:

- the proposal maintains a balance of scale, form and proportion;
- the proposal uses design components that are harmonious and materials and colors that complement the project;
- the orientation and location of buildings, open areas and other features maintain a compatible relationship with adjacent development to maintain the quality of the other land uses;



Effective signage with non-glare lighting.

- the site plan minimizes the effects of traffic on abutting streets through careful layout of vehicular and pedestrian entrances and exits drives and provision of off-street parking, with adequate on-site circulation is provided, surfacing, landscaping and lighting;
- alternatives to travel by automobile are encouraged, through facilities for pedestrians, bicycles and/or public transit;
- the site provides open areas and landscaping to complement the buildings and structures;
- landscaping is also used to separate and screen service and storage areas, to break up expanses of paved area and to define areas for usability and privacy;
- landscaping is generally water conserving and appropriate to the location;

- reasonable measures are taken to protect against external and internal noise;
- off-site glare from lighting and reflective building materials has been avoided;
- utility structures, mechanical equipment, trash containers and rooftop equipment will be appropriately screened;
- signage is appropriate in location, scale, type and color, and is effective in enhancing the design concept of the site; and
- provisions have been made to meet the needs of employees for outdoor space.

Storefronts: Only uses that provide goods and/or services are allowed at street level facing Visitacion and/or San Bruno Avenues (BMC Sections 17.02.746 & 17.14.060.H), subject to approval of any required Use Permit (BMC Section 17.14.040). Such storefronts must be designed to be pedestrian-oriented, typically with window or other displays to provide visual access from the street to the goods or services offered inside. Entrances to uses above or behind these storefronts need not meet these requirements.

Street-level storefront uses must also be at least 600 sq. ft. in area (less than that may be



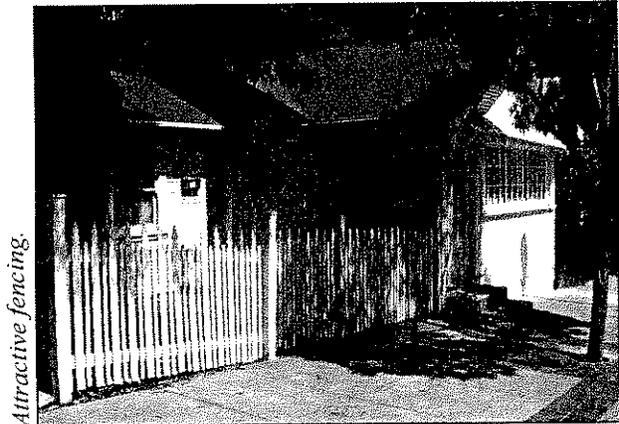
Storefront for a service type of use.

approved, if the smaller area is as large as possible, given the size, configuration and physical constraints of the structure and the site). To allow for future changes in occupancy of storefronts, new construction must incorporate the necessary vents and chases into the building design.

If a single-family dwelling is to be converted to mixed use (BMC Section 17.02.540), it must visually invite the pedestrian through the use of façade treatments or merchandise displays.

Any landscaping or fencing along the street should also be designed to be inviting to passersby. New off-street parking is not permitted between the curb line and the storefront.

Screening Requirements: All uses are required to be enclosed within a building, with a few specified exceptions (BMC Section 17.14.070.A). Trash collection and recycling receptacles must be completely screened from view at street level (BMC Section 17.14.070.C). Pallets or transport containers for goods must be reasonably screened from off-site view if stored outside [BMC Section 17.14.070.B.(1)]. Exterior equipment, such as heating and ventilation units, above-ground storage tanks, compactors or compressors, must be screened, fenced, painted and/or landscaped to minimize their visibility from off-site [BMC Section 17.14.070.B.(2)]. Such equipment must also be provided with sound insulation, housing, baffles, or other reasonable measures necessary to effectively reduce noise for surrounding properties (BMC Section 17.14.070.D). Lighting must also be designed to screen excessive glare as seen from offsite (BMC Section 17.14.070.F). Additional screening requirements may be imposed as a condition of approval of any Use Permit or Design Permit.



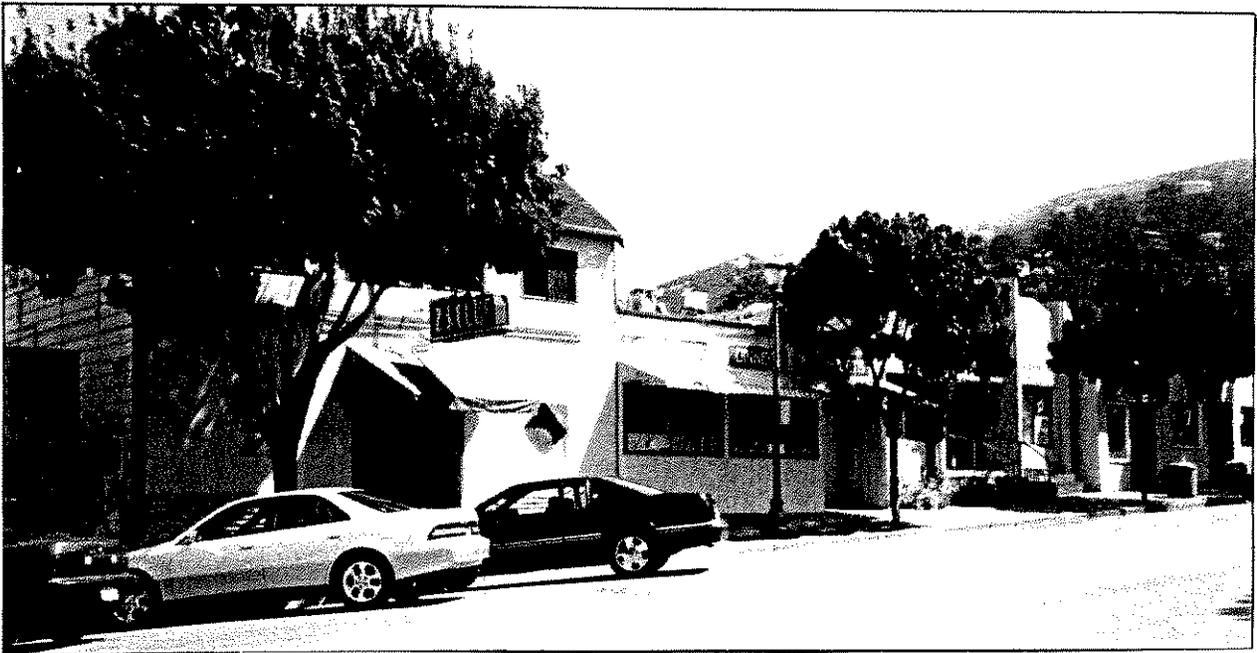
A wood fence at least 8 ft. tall must be provided along any property line abutting a residential district—refer to the attached map (BMC Section 17.14.060.G). If more appropriate for the site and the adjacent residential property, a different material and/or height for the screening fence may be approved by the Planning Director. A Building Permit is required for fences over 6 ft. in height.

Parking: Off-street parking must be provided for the proposed uses as required by Brisbane Municipal Code Chapter 17.34, except that storefront uses are exempt from the parking requirements. Off-street parking may not be located between the curb line and any storefronts [BMC Section 17.14.060.H.(2)]. The parking should be laid out to provide adequate on-site circulation, with water-conserving landscaping to break up expanses of pavement (BMC Section 17.42.040). The parking should have adequate lighting that does not cast excessive glare offsite (BMC Sections 17.14.070.F & 17.42.040).

Signage: Signs are subject to compliance with Brisbane Municipal Code Chapter 17.36. Signage should be designed to fit with the proposed building's architecture and the surrounding streetscape, in terms of location, scale, type and color (BMC Sections 17.14.110.D & 17.42.040).

Residential Uses: Residential uses in the NCRO-2 District require Use Permit approval by the Planning Commission (BMC Section 17.14.040.L). They are required to be part of a mixed-use development and must be located above or behind nonresidential/storefront uses on the property. The number of units allowed will be determined as part of the Planning Commission's Use Permit approval, generally based upon the amount of on-site parking provided (BMC Sections 17.14.060.C, 17.14.090 & 17.34.010). Note that at least 60 sq. ft. per unit of usable passive open space must be provided. This can take the form of individual and/or common patios, decks or garden area (BMC Section 17.14.060.I).

References: For more information, including the complete text of the above-referenced Municipal Code Sections, please refer to the City of Brisbane's website, www.ci.brisbane.ca.us, under Brisbane Municipal Code, Title 17—Zoning, or request copies of the following handouts available at the Planning & Community Development Department, 50 Park Place, Brisbane, CA 94005: NCRO Districts, Use Permits—Conditional Uses, Design Review, Off-Street Parking—Commercial Uses, Sign Ordinance and Guidelines for Advertising Signs.



The pedestrian scale of Downtown Brisbane.