

PROPOSED USES IN NEW DISTRICTS



OFFICE DISTRICT

PURPOSE AND INTENT

- (1) Accommodate and encourage large-scale administrative and professional office development.
- (2) Provide retail and service uses at administrative and professional office sites and nearby.
- (3) Provide quality employment & promote emerging technology, entrepreneurship, and innovation.
- (4) Facilitate the creation of a “live/work/play” environment with goods and services that support adjacent neighborhoods as well as the employment base.
- (5) Accommodate light industrial and research and development uses that do not pose hazards to or disrupt adjacent businesses or neighborhoods.

PERMITTED USES

- (1) Administrative and professional offices in buildings up to two hundred fifty thousand (250,000) square feet of gross floor area;
- (2) Light industrial and research and development, except when requiring hazardous material review (see Section 16.XX.040);
- (3) Hotel, in a location identified on the adopted City of Menlo Park Zoning Map;
- (4) Financial services, including banks and other financial institutions;
- (5) Retail sales, excluding the sale of beer, wine and alcohol;
- (6) Eating establishments, excluding beer, wine and alcohol sales or live entertainment or that are portable (see Section 16.XX.040);
- (7) Personal services, excluding tattooing, piercing, palm-reading, or similar services;
- (8) Recreational facilities privately operated, not exceeding twenty thousand (20,000) square feet of gross floor area;
- (9) Community education/training center, which provides free or low-cost educational and vocational programs to help prepare local youth and adults for entry into college and/or the local job market.

ADMINISTRATIVELY PERMITTED USES

- (1) Any outside storage of material, equipment or vehicles associated with the main use (Ord 931 § 5, 2004);
- (2) Daycare facilities (See 16.82);
- (3) Eating establishments, including beer and wine only, and/or live music or other live entertainment;
- (4) Diesel generators.

CONDITIONAL USES

- (1) Administrative and professional offices in buildings larger than two hundred fifty thousand (250,000) square feet of gross floor area.
- (2) Research and development and light industrial uses, including uses involving hazardous materials, except diesel generators;
- (3) Hotel in locations not specifically shown on the City Zoning Map;
- (4) Eating and drinking establishments with liquor sales, or that are portable;
- (5) Retail sales with alcohol sales;
- (6) Theater;
- (7) Automobile dealership, provided that all vehicles for sale or being serviced are contained in enclosed buildings;
- (8) Special uses, in accordance with Chapter 16.78 of this title, including private recreational facilities exceeding twenty thousand (20,000) square feet of gross floor area.
- (9) Bonus development, in accordance with Section 16.XX.060 of this Chapter;
- (10) Public utilities, in accordance with Chapter 16.76 of this title.

LS LIFE SCIENCES DISTRICT

PURPOSE AND INTENT

- (1) Accommodate light industrial and research and development uses including those that support bioscience and biomedical product development and manufacturing.
- (2) Provide administrative and professional office, and service uses at light industrial and research and development sites and nearby.
- (3) Provide quality employment & promote emerging technology, entrepreneurship, and innovation.
- (4) Facilitate the creation of a “live/work/play” environment with goods and services that support adjacent neighborhoods as well as the employment base.

PERMITTED USES

- (1) Light industrial and research and development, except when requiring hazardous material review (see Section 16.XX.040);
- (2) Administrative and professional offices in buildings up to twenty thousand (20,000) square feet of gross floor area;
- (3) Financial services, including banks and other financial institutions;
- (4) Retail sales, excluding the sale of beer, wine and alcohol;
- (5) Eating establishments, excluding beer, wine and alcohol sales or live entertainment or that are portable (see Section 16.XX.040);
- (6) Personal services, excluding tattooing, piercing, palm-reading, or similar services;
- (7) Recreational facilities privately operated, not exceeding twenty thousand (20,000) square feet of gross floor area;
- (8) Community education/training center, which provides free or low-cost educational and vocational programs to help prepare local youth and adults for entry into college and/or the local job market.

ADMINISTRATIVELY PERMITTED USES

- (1) Any outside storage of material, equipment or vehicles associated with the main use (Ord 931 § 5, 2004);
- (2) Eating establishments, including beer and wine only, and/or live music or other live entertainment;
- (3) Diesel generators.

CONDITIONAL USES

- (1) Administrative and professional offices in buildings exceeding twenty thousand (20,000) square feet of gross floor area;
- (2) Research and development and light industrial uses, including uses involving hazardous materials, except diesel generators;
- (3) Eating and drinking establishments with liquor sales, or that are portable;
- (4) Retail sales with alcohol sales;
- (5) Special uses, in accordance with Chapter 16.78 of this title, including private recreational facilities exceeding twenty thousand (20,000) square feet of gross floor area.
- (6) Bonus development, in accordance with Section 16.XX.060 of this Chapter;
- (7) Public utilities, in accordance with Chapter 16.76 of this title.

R-MU RESIDENTIAL MIXED USE DISTRICT

PURPOSE AND INTENT

- (1) To provide high density multi-family housing to complement nearby employment.
- (2) To encourage office and ground-floor retail and personal service uses adjacent to or in the same structures as dwellings to promote live/work/play environments.
- (3) To blend with and complement existing neighborhoods through site regulations and design standards that minimize impacts to adjacent uses.
- (4) To provide a quality living environment for its residents.

PERMITTED USES

- (1) Multi-family residential of twenty (20) to thirty (30) dwelling units per acre, which is a required component of any development in the R-MU district;
- (2) Administrative and professional office not exceeding twenty thousand (20,000) square feet of gross floor area;
- (3) Financial services, including banks and other financial institutions;
- (4) Retail sales less than twenty thousand (20,000) square feet of gross floor area and excluding the sale of beer, wine and alcohol;
- (5) Eating establishments, excluding beer, wine and alcohol sales or live entertainment or that are portable (see Section 16.XX.040);
- (6) Personal services, excluding tattooing, piercing, palm-reading, or similar services;
- (7) Recreational facilities privately operated, not exceeding twenty thousand (20,000) square feet of gross floor area;
- (8) Community education/training center, which provides free or low-cost educational and vocational programs to help prepare local youth and adults for entry into college and/or the local job market.

ADMINISTRATIVELY PERMITTED USES

- (1) Eating establishments, including beer and wine only, and/or live music or other live entertainment;
- (2) Child day care center, in accordance with Chapter 16.78.

CONDITIONAL USES

- (1) Multi-family residential exceeding thirty (30) dwelling units per acre, subject to requirements in Section 16.XX.060;
- (2) Home occupations, in accordance with Section 16.04.340;
- (3) Administrative and professional offices larger than twenty thousand (20,000) square feet of gross floor area;
- (4) Research and development uses, not including uses involving hazardous materials;
- (5) Retail sales exceeding twenty thousand (20,000) square feet of gross floor area;
- (6) Hotels in locations not specifically shown on the City Zoning Map;
- (7) Eating and drinking establishments with liquor sales, or that are portable;
- (8) Retail sales greater than twenty thousand (20,000) square feet of gross floor area and/or with alcohol sales;
- (9) Personal services, including tattooing, piercing, palm-reading, or similar services;
- (10) Theater;
- (11) Special uses, in accordance with Chapter 16.78 of this title, including private recreational facilities exceeding twenty thousand (20,000) square feet of gross floor area.
- (12) Bonus development, in accordance with Section 16.XX.060 of this Chapter;
- (13) Public utilities, in accordance with Chapter 16.76 of this title.

PROPOSED PARKING STANDARDS AND TRANSPORTATION DEMAND STRATEGIES

ALL PARKING STANDARDS

Land Use	Minimum Spaces (Per 1,000 Sq. Ft.)	Maximum Spaces (Per 1,000 Sq. Ft.)	Minimum Bicycle Parking (Per 5,000 Sq. Ft.)
Residential Units	1 per unit	1.5 per unit	1.5 long-term per unit 10% add'l short-term
Office	2	3	1 Minimum two spaces 50% for long-term ²
Light Industrial, R&D	1.5	2.5	
Retail	2.5	3.3	
Financial services	2	3.3	
Eating/drinking establishment	2.5	3.3	
Personal services	2	3.3	
Private recreation	2	3.3	
Daycare facility	2	3.3	
Hotel	0.75 spaces per room	1.1 spaces per room	One space per 20 vehicle spaces
Public parking lot/structure			At Transportation Manager discretion
Other	At Community Transportation Manager discretion	At Transportation Manager discretion	At Transportation Manager discretion

ALL TRANSPORTATION DEMAND STRATEGIES

New projects must include Transportation Demand Management (TDM) measures:

- Reduce potential vehicle trips by 20%
- Required participation in Transportation Management Association (TMA)
- Requirements are results-focused and allow for flexibility over time



Examples of TDM strategies are pictured: Company vanpools (above), bike-share (right), ample, protected bike parking (middle right), transit passes (middle), car-share options (middle left), and carpool parking (bottom).

EX EXISTING PARKING STANDARDS

Existing Zoning Districts	Minimum Spaces
M-2 – General Industrial	1 per 300 square feet
M-3 – Commercial Business Park	
C-2-B – Neighborhood Commerical, Restrictive	6 per 1000 square feet
R-4-S (AHO) – High Density Residential, Special	1-2 per dwelling unit (3% EV); 1 bike space per unit w/o garage + 1 per 10 dwelling units

ALL SHARED PARKING

Parking facilities may be shared at the discretion of the Transportation Manager if multiple uses cooperatively establish and operate the facilities, if these uses generate parking demands primarily during different hours than the remaining uses, and if a sufficient number of spaces are provided to meet the maximum cumulative parking demand of the participating uses at any time. An individual development proposal may incorporate a shared parking study to account for the mixture of uses, either on-site or within a reasonable distance. By virtue of the existing diversity of nearby uses, parcels in the district would effectively have lower parking rates. However, the precise credit would be subject to review and approval based on the specific design and site conditions.

R-MU RESIDENTIAL MIXED-USE

Parking spaces shall be unbundled from the price of residential units such that parking is sold or rented separately.

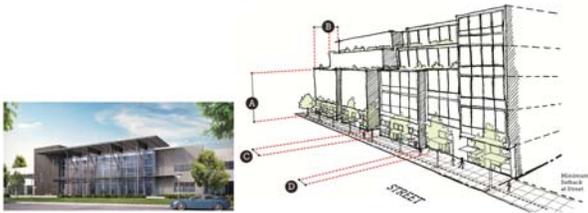


BUILDING MASS AND SCALE, GROUND-FLOOR EXTERIOR, BUILDING DESIGN & OPEN SPACE STANDARDS

Building Mass and Scale Proposed for Office and Life Science Buildings



- A. Base Height: 35 – 45 feet
- B. Stepbacks: 15 feet above 45 feet; 10 feet above 60 feet
- C. Projections: 5 feet
- D. Modulation: Major: 10 – 20 feet wide every 100 – 200 feet
Minor: 10 feet wide every 50 – 100 feet



Ground-floor Exterior Proposed for Office and Life Science Buildings



- A. Building Entrances: Every 100 - 200 feet
- B. Ground-floor Transparency: 35 – 50%
- C. Minimum Ground Floor Height Along Street Frontage: 15 feet
- D. Awnings, Signs & Canopies Depth: 7 feet



Building Design (Proposed)



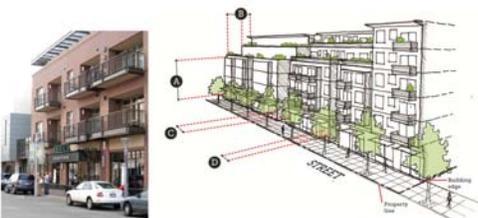
- Buildings shall be oriented to public streets
- Unsightly features shall be concealed (e.g., trash, utilities, rooftop equipment)
- High-quality, durable materials shall be used
- Building façades of residential buildings shall vary
- Roof planes shall vary across buildings



Building Mass and Scale Proposed for Residential Mixed Use Buildings



- A. Base Height: 40 – 45 feet
- B. Stepbacks: 15 feet above 45 feet; 10 feet above 55 feet
- C. Projections: 5 feet
- D. Modulation: Major: 15 feet wide every 200 feet
Minor: 5 feet wide every 50 feet



Ground-floor Exterior Proposed for Residential Mixed Use Buildings



- A. Building Entrances: Every 100 feet
- B. Ground-floor Transparency: 30 – 70%
- C. Minimum Ground Floor Height Along Street Frontage: 15 feet
- D. Awnings, Signs & Canopies Depth: 7 feet



Open Space (Proposed)



- Should include space for landscaping, resting, seating, gathering, active/passive recreation, and pedestrian circulation
 - O and LS districts: 40%
50% should be public (i.e., 20% of total lot area)
 - R-MU district: 25%
25% should be public (i.e., 12.5% of total lot area)

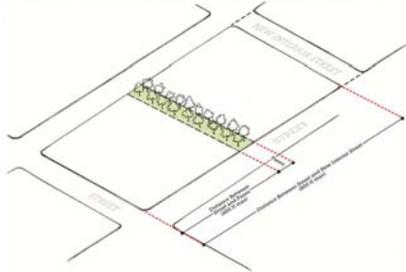


MAXIMUM BLOCK LENGTH, SITE DESIGN, ACCESS AND PARKING STANDARDS

Maximum Block Length (Proposed)



- New projects must support connectivity and circulation



Relationship to the Street (Proposed)



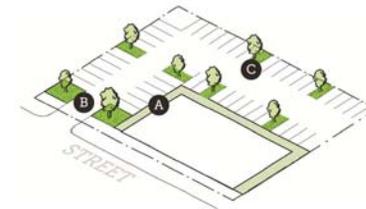
- Sites are developed with buildings along the street in the “Build-to Area”
 - Depending on the type of street and use, the Build-to Area includes 40% to 75% of the building façade



Access and Parking (Proposed)



- Parking lots shall be mostly behind buildings and landscaped
 - A. Minimum of 6-foot buffer; pathway or landscaping between lot & building
 - B. Parking lots set back 20 feet from sidewalks; screened by landscaping
 - C. One tree planting for every 8 parking spaces

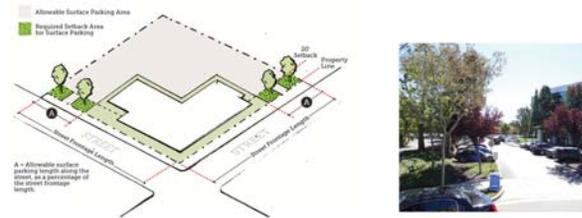


Required Street Improvements (Proposed)



- New projects must provide street improvements on public street edges
 - New curb, gutter, sidewalk, street trees and street lights
 - Underground electric lines
 - Fees may be collected in-lieu of improvements so that street improvements may be coordinated

- Surface parking is at rear; parking along street is limited
 - Depending on the street and use, surface parking along the street is allowed to be 0% to 25% of street frontage



- Garages shall be wrapped with active uses and screened from public streets
- Access are not allowed on public open space or paseos; parking is set back 20 feet from paseos.

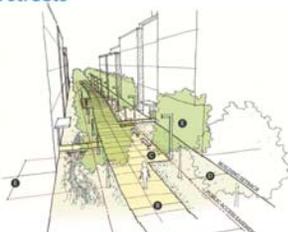


Ped/Bike Connections (Proposed)



- All new development must provide ped/bike connections every 400 feet (on street or on “paseo”)
- Bonus Office development must provide a public walkway (“paseo”) that connects public streets
 - A. Paseo Width: 20 feet
 - B. Pathway Width: 10-14 feet
 - C. Furnishing Zones: 5' x 20' max
 - D. Paseo Frontage Setback: 5' -10'
 - E. Trees: spaced 40 feet apart

Also includes Landscaping, Building Entrances, and Lighting



- Long-term and Short-term bicycle parking is required
- Long-term bicycle parking shall be located:
 - In weather-resistant location
 - At the street-level
 - Within 20 feet of main entrance

