

## Proposed Amendments

### **25.32.030 Conditional uses requiring a conditional use permit.**

The following are conditional uses requiring a conditional use permit in the BAC District:

- (a) Instructional classes incidental to retail or service use;
- (b) Grocery stores and markets;
- (c) Schools, above or below the first floor only, which operate outside of peak retail hours only;
- (d) Above the first floor only:
  - (1) Real estate offices,
  - (2) Health services,
  - (3) Financial institutions;
- (e) Public utility and public service buildings and facilities;
- (f) Drive-in services or take-out services associated with permitted uses;
- (g) Food establishments on certain sites, subject to the criteria established in Section 25.32.070;
- (h) Any building or structure which is more than thirty-five (35) feet in height, up to a maximum building height of fifty-five (55) feet.
- (i) **Commercial recreation use which meets all of the following criteria:**
  - (1) **Active visible uses including retail, waiting/reception or lounge areas associated with the business, measuring at least fifteen (15) feet in depth, shall be provided along the business frontage abutting the sidewalk; and**
  - (2) **Storefront windows or doors shall not be obscured and shall provide a clear view into the business.**

### **25.70.090 Vehicle parking in the parking sector of the Burlingame Downtown Specific Plan.**

Notwithstanding any other provision of this code, the following shall apply to vehicle parking requirements in the parking sector of the Burlingame Downtown Specific Plan, as shown on the Parking Sector Boundaries Map, Figure 3-3 of the Burlingame Downtown Specific Plan:

- (a) Retail, personal service, ~~and~~ food establishment, **and commercial recreation** uses located on the first floor within the parking sector shall be exempt from providing off-street parking. Any other uses on the first floor, and all uses above or below the first floor shall provide off-street parking as required by this chapter.
- (b) Any new development, except reconstruction because of catastrophe or natural disaster, shall provide on-site parking, except that the first floor of such new development in the parking sector shall be exempt from parking requirements if the first floor is used for retail, personal service or food establishment uses.
- (c) Buildings reconstructed after catastrophe or natural disaster shall be required to provide parking only for the square footage over and above the square footage existing at the time of the disaster. This parking shall be provided on-site.