

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY AMENDING ZONING ORDINANCE ARTICLE 2 (DEFINITIONS), ARTICLE 5 (RH (RESIDENTIAL – HILLSIDE) AND R-1 (RESIDENTIAL—SINGLE-FAMILY) DISTRICTS), ARTICLE 6 (R-2 (RESIDENTIAL—DUPLEX) DISTRICT), ARTICLE 8 (R-3 (MULTI-FAMILY—LOW DENSITY) DISTRICT), ARTICLE 9 - R-4 (MULTI-FAMILY—MEDIUM DENSITY) DISTRICT, ARTICLE 10 (R-5 (MULTI-FAMILY—HIGH DENSITY) DISTRICT), ARTICLE 11 (PO (PROFESSIONAL OFFICE) DISTRICT), ARTICLE 12 (CO (COMMERCIAL OFFICE) DISTRICT), ARTICLE 13 (CN (NEIGHBORHOOD COMMERCIAL) DISTRICT), ARTICLE 14 (CB (CENTRAL BUSINESS) DISTRICT), ARTICLE 15 (CG (GENERAL COMMERCIAL) DISTRICT), ARTICLE 16 (CP (COMMERCIAL PARK) DISTRICT), ARTICLE 30 (OFF-STREET PARKING AND LOADING), ARTICLE 39 (CHILD CARE FACILITIES), ARTICLE 53 (MIXED-USE CORRIDOR ZONING DISTRICT), ARTICLE 54 (MUN (MIXED-USE NEIGHBORHOOD) DISTRICT), ARTICLE 55 (MUT (MIXED-USE TRANSITIONAL) DISTRICT), AND ARTICLE 57 (MUW (MIXED-USE WATERFRONT) REGARDING LARGE FAMILY CHILD CARE HOMES, CHILD CARE CENTERS, AND CHILD CARE USES

WHEREAS, the City Council of the City of Redwood City is empowered to amend the Zoning Ordinance. Modifications to the various Articles listed herein, including allowing large family care homes by right, allowing small child care centers by right, allowing standalone child care centers in residential areas, and modifying child care parking standards, would further the purposes of the Zoning Ordinance and facilitate the implementation of State law by increasing the number of viable locations for child care and streamlining the review process to reduce barriers to producing new child care facilities; and

WHEREAS, on December 1, 2020, the Planning Commission held a duly noticed public hearing, in accordance with all applicable requirements of the Redwood City Zoning Ordinance, to consider amendments to Zoning Ordinance Articles 2, 5, 6, 8, 9, 10, 11, 12, 13, 14, 15, 16, 30, 39, 53, 54, 55, 57 (collectively, the “Zoning Ordinance Amendments”); and

WHEREAS, on March 22, 2021, the City Council held a duly noticed public hearing, in accordance with all applicable requirements of the Redwood City Zoning Ordinance to consider the Zoning Ordinance Amendments.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF REDWOOD CITY DOES ORDAIN AS FOLLOWS:

Section 1. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

Section 2. The City Council hereby finds that the proposed Zoning Ordinance Amendments are in the public interest and consistent with the Redwood City General Plan.

Section 3. The proposed Zoning Ordinance Amendments have been reviewed with respect to applicability of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq.). The proposed changes implement the General Plan and were analyzed as part of the General Plan EIR, as further described in the CEQA memo attached to the staff report to the City Council.

Section 4. The City Council of the City of Redwood City hereby adopts the Zoning Ordinance Amendments as provided in Exhibit A, attached hereto and incorporated by reference, by adding text shown in underline (example) and deleting the text shown in ~~strikeout (example)~~. Wording in brackets ([example]) is informational only and is not to be included in the published ordinance.

Section 5. The City Council hereby declares every section, paragraph, sentence, clause and phrase of this ordinance is severable. If any section, paragraph, sentence, clause or phrase of this ordinance is for any reason found to be invalid or unconstitutional, such invalidity, or unconstitutionality shall not affect the validity or constitutionality of the remaining sections, paragraphs, sentences, clauses or phrases.

Section 6. Applicability. The Zoning Ordinance Amendments shall not apply to applications, which are deemed complete prior to the ordinance effective date.

Section 7. The City Clerk is directed to cause this ordinance to be published in the manner required by law.

Section 8. This ordinance shall go into effect 30 days following its adoption.

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EXHIBIT "A"

ZONING ORDINANCE AMENDMENTS

[Article 2, Section 2.2 is amended as follows]

Article 2 - DEFINITIONS

2.2 - Definitions

~~*Child Care Center.* Any child care facility other than a small or large family child care home, typically including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers.~~

[Incorporated into Child Care Facility, now Child Care Center]

~~*Child Care Center Facility.* See Article 39 (Child Care). A facility that provides non-medical care to children under eighteen (18) years of age in need of personal services, supervision, or assistance essential for sustaining the activities of daily living, or for protection of the individual on less than a twenty four (24) hour basis. Child Care Facilities include Child Care Centers and Child Care Homes hereinafter defined.~~

~~*Child Care Home.* A home that regularly provides care, protection, and supervision of fourteen (14) or fewer children, in the provider's own home, for periods of less than twenty four (24) hours per day, while the parents or guardians are absent. Child Care Homes may either be located in a detached single family residence or in a multi-family unit. Child Care Homes shall include Small Family Child Care Homes and Large Family Child Care Homes, hereinafter defined (see Family Child Care Homes).~~

~~*Family Child Care Home, Large.* See Article 39 (Child Care). A home dwelling that provides family child care for seven (7) to twelve (12) children, in the provider's own home, for periods of less than twenty four (24) hours per day, while the parents or guardians are absent. inclusive, including children under the age of ten (10) years who reside at the home, and a home that provides care for more than twelve (12) children and up to fourteen (14) children subject to the requirements Section 1597.465 of the State Health and Safety Code, as the same now exists or as hereafter amended.~~

~~*Family Child Care Home, Small.* See Article 39 (Child Care). A home that provides family child care for six (6) or fewer children, subject to the requirements of Section 1597.44 of the State Health and Safety Code, as the same now exists or as hereafter amended.~~

~~*Floor Area, Gross.*~~

[No changes to subsection A]

B. Child Care Centers are excluded from the calculation of gross floor area as set forth in Article 39 (Child Care). ~~Child care facilities and/or independent nonprofit educational facilities open to the public within commercial and/or industrial developments of at least fifty thousand (50,000) square feet of building gross floor area shall not be included in the gross floor area of total building area for the purposes of calculating the floor area ratio, and are thus exempt from floor area ratio limitations, provided that the following conditions are met:-~~

- ~~1. In the case of a child care facility, the subject facility shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;-~~
- ~~2. The maximum floor area ratio exemption associated with the provision of a child care facility and/or an independent nonprofit educational facility open to the public shall not be greater than two (2) percent floor area ratio relative to the land area of the development;-~~
- ~~3. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for child care and/or independent nonprofit educational facility;-~~
- ~~4. Any floor area ratio exemption granted pursuant to this subsection B of this Section may be awarded by the Planning Commission or the Zoning Administrator in conjunction with any permit issued pursuant to the Zoning Ordinance (No. 1130, as amended), based on the following findings:-~~
 - ~~a. The child care facility and/or independent nonprofit educational facility will be of benefit to the public;-~~
 - ~~b. The development design can accommodate the additional floor area.~~

[Moving to Section 39.4]

[No changes to subsections C-E]

[Article 5, Section 5.2 is amended as follows]

Article 5 - RH (RESIDENTIAL—HILLSIDE) AND R-1 (RESIDENTIAL—SINGLE-FAMILY) DISTRICTS

5.2 - Uses Allowed by District.

[No change to text preceding table]

Table 5-2 Uses in the RH and R-1 Zoning Districts	Specific Use Standards	RH and R-1
Residential		
Large Family Child Care Homes	See Article 39 (Child Care Facilities)	<u>A</u> <u>G</u>
Non-Residential		
Child Care Centers in conjunction with public or quasi-public uses	See Article 39 (Child Care Facilities)	<u>A</u> <u>C</u>
<u>Child Care Centers</u>	<u>See Article 39 (Child Care)</u>	<u>C</u>

[Table is otherwise unchanged]

[Article 6, Sections 6.3 and 6.4, are amended as follows]

Article 6 - R-2 (RESIDENTIAL—DUPLEX) DISTRICT

6.3 - Accessory Uses.

The following structures and uses are permitted in the R-2 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 6.2 and 6.4:

[Subsections A-C are unchanged]

- D. Family child care homes, ~~in accordance with the provisions of~~ as set forth in Article 39 (Child Care);
- E. Child Care Centers in conjunction with public or quasi-public uses.

6.4 - Conditional Uses.

The following structures and uses are permitted in the R-2 District subject to first securing a Use pPermit:

[Subsections A-C are unchanged]

- ~~D. Child Care Centers. in conjunction with public or quasi-public uses;~~
- ~~E. Deleted September 26, 1991;~~
- ~~F. Large Family Child Care Home.~~

[Article 8, Sections 8.3 and 8.4, are amended as follows]

Article 8 - R-3 (MULTI-FAMILY—LOW DENSITY) DISTRICT

8.3 - Accessory Uses.

The following structures and uses are permitted in the R-3 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 8.2 and 8.4:

[Subsections A-C are unchanged]

- D. Family child care homes, ~~in accordance with the provisions of~~ as set forth in Article 39 (Child Care);
- E. Child Care Centers in conjunction with public or quasi-public uses.

8.4 - Conditional Uses.

The following structures and uses are permitted in the R-3 District subject to first securing a Use permit:

[Subsections A-D are unchanged]

- ~~E. Child Care Centers. in conjunction with public or quasi-public uses;~~
- ~~F. Deleted September 26, 1991;~~
- ~~G. Large Family Child Care Home.~~

[Article 9, Sections 9.3 and 9.4 are amended as follows]

Article 9 - R-4 (MULTI-FAMILY—MEDIUM DENSITY) DISTRICT

9.3 – Accessory Uses.

The following structures and uses are permitted in the R-4 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 9.2 and 9.4:

[Subsections A-B are unchanged]

- C. Family child care homes, as set forth in Article 39; Section 39.3.
- D. Child Care Centers in conjunction with public or quasi-public uses.

9.4 - Conditional Uses.

The following structures and uses are permitted in the R-4 District subject to first securing a Use permit therefor:

[Subsections A-J are unchanged]

~~K. Large Family Child Care Home.~~

[Article 10, Sections 10.3 and 10.4 are amended as follows]

Article 10 - R-5 (MULTI-FAMILY—HIGH DENSITY) DISTRICT

10.3 – Accessory Uses.

The following structures and uses are permitted in the R-5 District when accessory to and constructed or commenced concurrently with or subsequent to uses permitted under Sections 10.2 and 10.4:

[Subsections A-B are unchanged]

C. Family child care homes, as set forth in Article 39: Section 39.3.

D. Child Care Centers in conjunction with public or quasi-public uses.

10.4 - Conditional Uses.

The following structures and uses are permitted in an R-5 District subject to first securing a Use permit therefor:

[Subsections A-K are unchanged]

~~L. Large Family Child Care Home.~~

[Article 11, Sections 11.2, 11.3 and 11.4 are amended as follows]

Article 11 – PO (PROFESSIONAL OFFICE) DISTRICT

11.2 – Permitted Uses

[Subsections A-B are unchanged]

C. Family child care homes, within residential structures, as set forth in Article 39 (Child Care):

D. Child care centers of up to 60 children.

11.3 - Accessory Uses.

[Subsection A is unchanged]

B. Child care centers if the facilities are in conjunction with adjoining businesses ~~and primarily serve the employees of such businesses.~~

11.4 - Conditional Uses.

The following uses are permitted in the PO District subject to first securing a Use p~~Permit~~ therefor:

[Subsections A-I remain unchanged]

J. Child care centers of more than 60 children. ~~if the facilities are not in conjunction with adjoining businesses or do not primarily serve the employees of such businesses.~~

[Article 12, Section 12.2 is amended as follows]

Article 12 - CO (COMMERCIAL OFFICE) DISTRICT

12.2 – Use Regulations [~~CO Zoning District~~]

[No change to text preceding table]

Table 12-1 Allowed Uses for Commercial Office Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations
Personal & Business Services		
Child Care Centers in conjunction with an adjoining business	P / C	Article 39 (Child Care Facilities) <u>A Use Permit is required for more than 60 children</u>
Child Care Center — Not in conjunction with adjoining business	C	Article 39 (Child Care)

[Table is otherwise unchanged]

[Article 13, Section 13.2 is amended as follows]

Article 13 - CN (NEIGHBORHOOD COMMERCIAL) DISTRICT

13.2 - Use Regulations.

[No change to text preceding table]

Table 13.2 Use Regulations for the CN Zoning District		
Land Use		Specific Uses Regulations
Public or Quasi Public Uses		
Child Care Centers in conjunction with an adjoining business	P / C	Article 39 (Child Care Facilities) <u>A Use Permit is required for more than 60 children</u>
Child Care Centers not in conjunction with an adjoining business	C	Article 39 (Child Care Facilities)

[Table is otherwise unchanged]

[Article 14, Sections 14.2, 14.3 and 14.4 are amended as follows]

Article 14 - CB (CENTRAL BUSINESS) DISTRICT

14.2 - Permitted Uses.

The following uses are permitted in the CB District if conducted entirely within a building:

[Subsections A-I are unchanged; subsection J to be added by separate ordinance relating to Low Barrier Navigation Centers]

K. Child care centers of up to 60 children:

14.3 - Accessory Uses.

The following structures and uses are permitted in the CB District when accessory to a use permitted under Sections 14.2 and 14.4:

[Subsections A-B are unchanged]

~~C. Child care centers if the facilities are in conjunction with adjoining businesses, and primarily serve the employees of such businesses~~

14.4 - Conditional Uses.

The following uses are permitted in the CB District subject to first securing a use permit therefor:

[Subsections A-J are unchanged]

K. Child care centers of more than 60 children; ~~if the facilities are not in conjunction with the adjoining businesses or do not primarily serve the employees of such businesses;~~

[Subsections L-M are unchanged]

[Article 15, Sections 15.2 and 15.4 are amended as follows]

Article 15 - CG (GENERAL COMMERCIAL) DISTRICT

15.2 - Permitted Uses.

The following uses are permitted in the CG District if conducted entirely within a building:

[Subsections A-K are unchanged]

L. Child care centers of up to 60 children.

15.4 - Conditional Uses.

The following uses are permitted in the CG District subject to first securing a use permit therefor:

[Subsections A-O are unchanged]

P. Child care centers of more than 60 children; ~~if the facilities are not in conjunction with the adjoining businesses or do not primarily serve the employees of such businesses;~~

[Subsections Q-R are unchanged]

[Article 16, Section 16.2 is amended as follows]

Article 16 - CP (COMMERCIAL PARK) DISTRICT

[No change to text preceding table]

16.2 – Use Regulations [~~CP Zoning District~~]

<p>Table 16-1 Allowed Uses for Commercial Park Zoning District</p>	<p>P: A: C: —:</p>	<p>Permitted by Right Permitted as Accessory Use Conditional Use; Use Permit Required Not Allowed</p>
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Land Use		Specific Use Regulations
Personal & Business Services		
Child Care Center Not in conjunction with adjoining business	<u>P/C</u>	<u>Article 39 (Child Care)</u> <u>A Use Permit is required for more than 60 children</u>

[Table is otherwise unchanged]

[Article 30, Section 30.5 is amended as follows]

Article 30 – OFF STREET PARKING AND LOADING

30.5 - Required Number of Parking Spaces—Outside of the Downtown Parking Zone and Mixed-Use Zoning Districts.

[Subsections A-C are unchanged]

D. Miscellaneous Uses.

[Subsections 1-6 are unchanged]

7. Child Care Centers: One (1) parking space is required per employee, plus 1 additional space for every 10 employees.

[Article 39 is amended as follows]

Article 39 –CHILD CARE FACILITIES

39.1 - Purpose.

To promote child care uses in locations convenient to homes and employment centers that meet resident and employee needs while complying with State requirements. To provide for the application of development and operational criteria and standards to assure the health, safety, peace, convenience, comfort, and general welfare of the public, and to comply with State of California requirements for child care facilities.

39.2 Definitions.

- A. Small Family Child Care Home. A facility that provides care, protection, and supervision for eight or fewer children, including children under 10 years of age who reside at the home, as set forth in Health and Safety Code Section 1597.44 and as defined in implementing State regulations.
- B. Large Family Child Care Home. A facility that provides care, protection, and supervision for 7 to 14 children, inclusive, including children under 10 years of age who reside at the home, as set forth in Health and Safety Code Section 1597.465 and as defined in implementing State regulations.
- C. Child Care Center. A facility that provides non-medical care to children under eighteen (18) years of age on less than a twenty-four (24)-hour basis. Child Care Centers include infant centers, preschools, extended day care facilities and school age child care centers and exclude family child care homes.

39.23 - Child Care Centers.

~~Any child care facility other than a small or large family child care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care centers,~~ Child care centers are shall be subject to the following regulations:

- A. Residential Zoning Districts. Child Care Centers located in the "RH," "R-1," "R-2," and "R-3," ~~"R-4," and "R-5"~~ Zoning Districts shall ~~only be permitted if the facility is to operate in conjunction with a public or quasi-public use, and shall be subject to first securing a Use Permit.~~ Child Care Centers located in the "R-4" and "R-5" Zoning Districts ~~shall be permitted subject to first securing a Use Permit.~~ Child Care Centers are allowed by right in conjunction with any public or quasi-public use in residential districts.
- B. Non-Residential Zoning District. Child Care Centers located in non-residential zoning districts that are operated in conjunction with adjoining businesses ~~and that are mainly used by the employees of such businesses~~ shall be considered accessory uses and shall be permitted by right, based on the square footage of the facility and not based on the number of children allowed.
- C. Child Care Centers located in non-residential zoning districts that are not operated in conjunction with businesses and/or that are not used by such businesses shall be permitted ~~subject to first securing a Use Permit~~ subject to the following:
 - 1. Child Care Centers of up to 60 children shall be permitted.
 - 2. Child Care Centers of more than 60 children shall require a Use Permit.
- D. Child Care Centers are subject to the following:
 - 1. The Facility provider shall possess a current and valid license from the State of California, Department of Social Services.
 - 2. The Child Care Center shall obtain a business license.
 - 3. Accessory Child Care Centers are not required to exclusively serve the primary use.
 - 4. The Child Care Center is subject to parking regulations set forth in Article 30.

5. The Child Care Center operation shall not result in cars blocking neighboring driveways or commercial parking spaces.

6. Any permanently installed playground apparatus (such as swings and jungle gyms) shall conform to setback requirements for accessory structures in that particular residential zoning district. No play equipment shall be allowed in the front yard.

7. Commercial signage in residential zoning districts is subject to maximum signage area allowed for multifamily residential properties.

39.3 - Family Child Care Homes.

~~A. The use of a residence as a Small and Large Family Child Care Homes shall be considered a residential use of property for the purposes of this ordinance and shall be permitted outright in a legal dwelling unit in any Zoning District. Family child care homes are not subject to the requirements of Home Occupations and shall be subject to the following:~~

~~B. Large Family Child Care Homes shall be a permitted use in a legal dwelling unit in any Zoning District. require a Use Permit. In processing the Use Permit, the Zoning Administrator or designee shall do all of the following:-~~

~~1. Provide notice of the proposed use to adjoining property owners within a one hundred (100) foot radius of the exterior boundaries of the Large Family Child Care Home subject property.-~~

~~2. Notice shall be given not less than ten (10) calendar days prior to the date on which the decision will be made on the application.-~~

~~3. Hold a public hearing on the subject application only if requested by the applicant or other affected party.-~~

~~C. The Zoning Administrator or designee shall allow the Large Family Child Care Home upon compliance with the following conditions and standards:-~~

~~1. The Facility provider shall possess a current and valid Large Family Child Care Home license from the State of California, Department of Social Services. The City's Use Permit shall not become effective until such time as the State license is obtained. If said license is suspended or revoked by the State for any reason, the City's Use Permit for a Large Family Child Care Home shall immediately be suspended or revoked to the same extent.~~

~~2. The Facility is the residence of the provider and the use is clearly incidental and secondary to the use of the property for residential purposes.~~

~~3. Residences located on major arterial or collector streets must provide a drop-off/pick-up area. The residential driveway may be used as the drop-off/pick-up area.-~~

~~3.4. The Large Family Child Care Home operation shall not result in cars blocking neighbors' driveways or the public right-of-way. 5. Provisions have been made to provide, at a minimum, one (1) off-street parking space per employee of driving age not living at the residence. The residential driveway approach is acceptable if the parking space will not conflict with any required child drop-off/pick-up area and does not block the public sidewalk or right-of-way.~~

~~6. The Facility provider shall comply with all applicable regulations of the State Fire Marshall regarding health and safety requirements.~~

~~4.7. Any permanently installed playground apparatus (swings, jungle gym, etc.) shall conform to setback requirements for accessory structures in the underlying that particular residential zoning district.~~

~~8. Outdoor play time shall be limited to the hours from 9:00 a.m. to 7:00 p.m.~~

~~9. The Large Family Child Care provider shall pay a Business Tax Fee as required by the City of Redwood City.~~

~~10. In making a decision on the project, the Zoning Administrator or designee may consider and specify other reasonable conditions that relate to parking, traffic, noise, and spacing and concentrations of Large Family Child Care Homes.~~

~~D. The decision may be appealed following the procedures in Section 41.7 (Appeals).~~

39.4 FAR exemption for Child Care Centers

A. Child care centers and/or independent nonprofit educational facilities open to the public within commercial and/or industrial developments of at least fifty thousand (50,000) square feet of building gross floor area shall not be included in the gross floor area of total building area for the purposes of calculating the floor area ratio, and are thus exempt from applicable floor area ratio limitations, provided that the following conditions are met:

1. In the case of a child care facility, the subject facility shall include at least two thousand (2,000) square feet of indoor area, and at least three thousand (3,000) square feet of outdoor space and shall be of adequate size to accommodate at least forty (40) children;

2. The maximum floor area ratio exemption associated with the provision of a child care facility and/or an independent nonprofit educational facility open to the public shall not be greater than two (2) percent floor area ratio relative to the land area of the development;

3. A deed restriction shall be recorded on the property to ensure the long term use of the portion of the development for child care and/or independent nonprofit educational facility;

4. Any floor area ratio exemption granted pursuant to this Section may be awarded by the review authority in conjunction with any permit issued pursuant to the Zoning Ordinance based on the following findings:

a. The child care facility and/or independent nonprofit educational facility will be of benefit to the public.

b. The development design can accommodate the additional floor area.

[Article 53, Section 53.2 is amended as follows]

Article 53 - MIXED-USE CORRIDOR ZONING DISTRICT

53.2 - Use Regulations. [~~MUC Zoning Districts~~].

[No change to text preceding table]

Table 53-1 Allowed Uses for Mixed-Use Corridor Sub-Districts	P: Permitted by Right A: Permitted as Accessory Use C: Conditional Use; Use Permit Required —: Not Allowed					
Land Use	MUC-ECR	MUC-VB	MUC-RC	MUC-SB	MUC-GB	Specific Use Regulations
Personal & Business Services						
Child Care Center Not in conjunction with adjoining business	<u>C</u> <u>P/C</u>	<u>C</u> <u>P/C</u>	<u>C</u> <u>P/C</u>	<u>C</u> <u>P/C</u>	<u>C</u> <u>P/C</u>	Article 39 <u>A Use Permit is required for more than 60 children</u>
Residential Care Uses						
Large Family Child Care Homes	- <u>P</u>	- <u>P</u>	- <u>P</u>	- <u>P</u>	- <u>P</u>	Article 39_ <u>(Child Care)</u>

[Table is otherwise unchanged]

[Article 54, Section 54.2 is amended as follows]

Article 54 - MUN (MIXED-USE NEIGHBORHOOD) DISTRICT

Section 54.2 – Use Regulations [~~MUN Zoning District~~]

[No change to text preceding table]

Table 54-1 Allowed Uses for Mixed-Use Neighborhood Zoning District	P: A: C: —:	Permitted by Right Permitted as Accessory Use Use Conditional Use; Use Permit Required Not Allowed
Land Use		Specific Use Regulations

Residential Care Uses		
Family Child Care Home, Large	C <u>P</u>	Article 39 <u>(Child Care)</u>

[Table is otherwise unchanged]

[Article 55, Section 55.2 is amended as follows]

Article 55 - MUT (MIXED-USE TRANSITIONAL) DISTRICT

Section 55.2 – Use Regulations

[No change to text preceding table]

Table 55.2 Use Regulations

Uses	MUT	Special Provisions
Care Facilities		
Child Care Center	C <u>P/C</u>	Article 39 <u>(Child Care)</u> <u>A Use Permit is required for more than 60 children</u>

[Table is otherwise unchanged]

[Article 57, Section 57.2 is amended as follows]

Article 57 - MIXED-USE WATERFRONT (MUW) ZONING DISTRICT

Section 57.2 – Use Regulations

[No change to text preceding table]

Table 57.2 Use Regulations for the MUW

Land Use	MUW	Specific Use Regulations
Care Facilities		
Child Care Center	C <u>P/C</u>	Article 39 <u>(Child Care)</u> <u>A Use Permit is required for more than 60 children</u>

[Table is otherwise unchanged]