



Child care and early education programs, for children birth to 12 years, are licensed in California either as Child Care Centers (including Preschools, Infant Care, School-Age) or Family Child Care Homes (Small, up to 8 children, and Large, up to 14). The City information below pertains to developing **Child Care Centers only**, as State law exempts Family Child Care Homes from local planning/use permits, business licenses and other permits/fees.

Zones where Child Care Centers are Allowed and are Not Allowed

Zones Where Child Care is Allowed By-Right (with an Administrative Permit)

Residential	Commercial	Industrial	Mixed-Use	Other
✓			✓	Child care centers permitted by-right in high density residential zoning districts and mixed-use districts

Zones Where Child Care is Allowed with a Conditional (Discretionary) Use Permit

Residential	Commercial	Industrial	Mixed-Use	Other
✓	✓	✓		Child care centers conditionally permitted in low/mid density residential zoning districts and conditionally permitted with a Minor Use Permit in commercial & industrial zoning districts

Zones Where Operating a Child Care Center/Preschool is Prohibited

Residential	Freeway Commercial	Industrial	Mixed-Use	Other
	✗			Child care centers prohibited in Freeway Commercial Zoning District

About the Permit Application Process

Approx. Timeline: 1-3 months

Noise Requirements: None reported.

Landscaping Requirements: 10% of the site in non-residential districts

Parking Requirements: Pick up and Drop off Zone | 1 Parking space per employee

Traffic Requirements: None reported.

Setback Requirements: Consistent with code requirements for zoning district.

About the Permit Hearing Process

Permit Hearing Caused By: Conditional Use Permit (CUP) Process | Change in use within 500' of residential district

Hearing Conducted By: Zoning Administrator / Chief Planner

Who is Notified of Hearing: Property owners within 100 < 300

Appeal Process and Costs: Notice of Action/Decision issued | 15-day Appeal period from Time of Notice of Action | Appeal Submitted to Planning Division | Schedule Planning Commission Hearing | *Approx. Cost \$862*

Costs and Fees*

Planning Permit Fees: \$1725 Minor Use Permit | \$173 Cat Ex | \$50 San Mateo County Filing Fee | \$518 Legal Notices

Estimated Total: \$2,466

*Estimate as of September 2021. Additional fees may apply, for more information review Helpful Contacts.

Quick & Helpful Contacts

Planning Dept

ssf.net/departments/economic-community-development/planning-division

650.877.8535

planning@ssf.net

Building Dept

ssf.net/departments/economic-community-development/building-division

650.829.6670

building@ssf.net

Finance Dept

ssf.net/departments/finance

650.877.8505

web-Fin@ssf.net

Additional Information

NOTE: The City of South San Francisco is in the process of updating zoning ordinances and completing the SSF Child Care Plan. Both activities could result in changes to the information above.

General Plan: Child care language in General Plan 2040 currently underway



Incentives: Developer Impact Fees, Density and FAR Bonus, Reduced Parking Requirements in 2 specific plan areas