

City of Burlingame Permit and License Checklist

Created September 22, 2017 and Updated September 13, 2018

City of Burlingame

Community Development Department

Economic Development Division

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INTRODUCTION

Welcome to Burlingame! The City of Burlingame staff will do their best to make the process of starting and opening your business in Burlingame “business and user-friendly” for you. If at any time during the course of opening your business you need assistance or clarification, please don’t hesitate to ask City staff.

Each business’ needs are different and not all permits or processes mentioned in the packet will apply to all businesses. This packet is designed to provide you with an easy step-by-step guide and includes:

- A one-page checklist to help you keep track of steps completed during the process of opening your business.
- Information about City-required permits and licenses.
- Information about possible county, state, and federal requirements.
- A flow-chart showing the general steps involved in obtaining necessary city permits.

The City of Burlingame is dedicated to assisting you and ensuring the process of opening your business is pleasant and efficient. For that reason, we encourage you to share any input and suggestions you may have on how to improve this packet. If during the process you encounter an experience not mentioned in this packet, please contact the Economic Development Specialist at 650.558.7264 or by email at crelihan@burlingame.org.

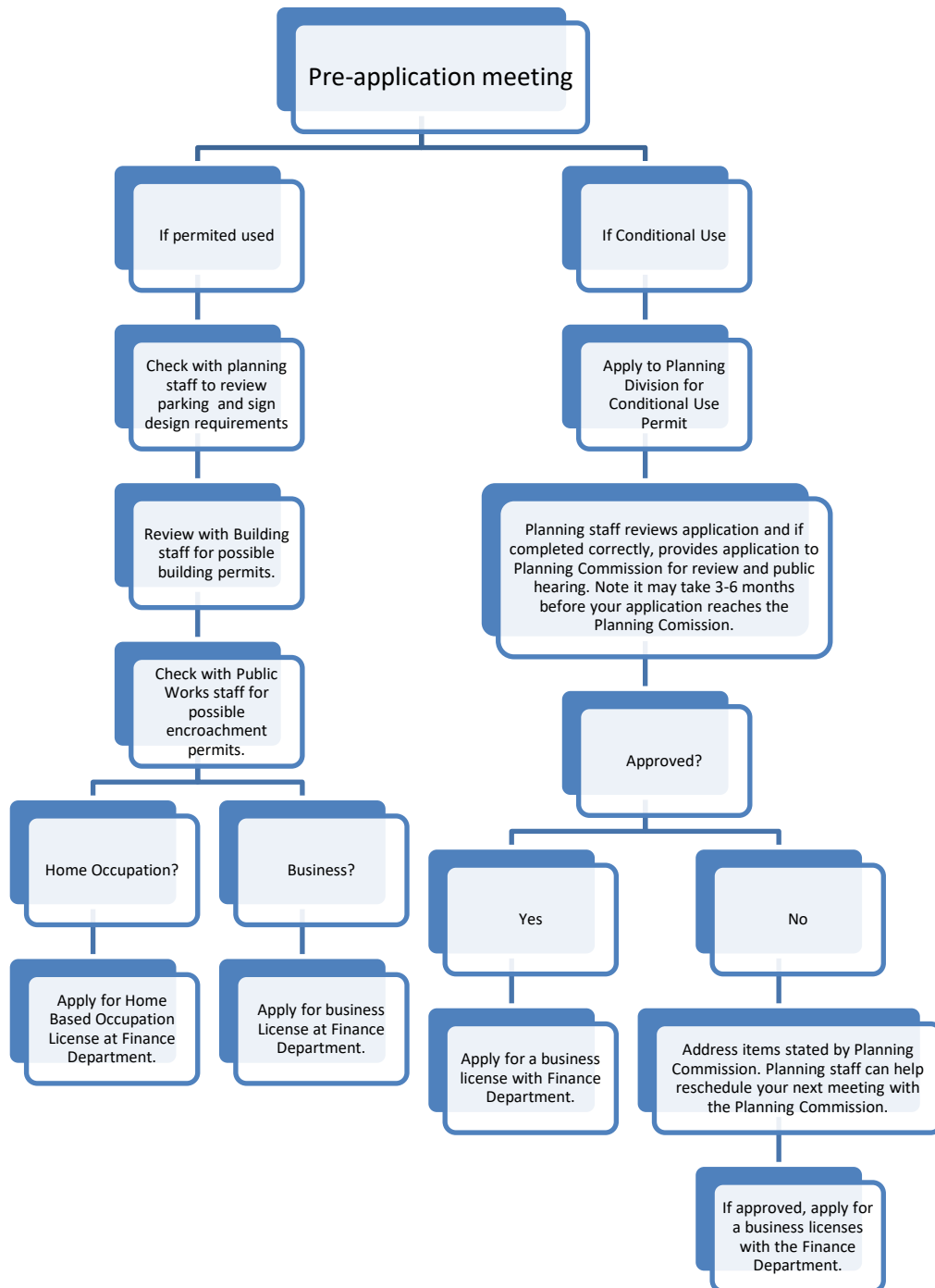


STARTING A BUSINESS GENERAL CHECKLIST

Below is a list of items that you need to address prior to opening a business in Burlingame. The list is in a highly recommended chronological order to help speed up the process for you. Depending on the type of business you plan to open, you may not need to obtain all permits and licenses mentioned below. Please note also that this checklist contains the most commonly needed permits and may not list all permits needed for your business.

Item	Department to Contact	Page Number
<input type="checkbox"/> Review zoning regulations and potential permits with planners.	City (Planning Division) 650.558.7250	5
<input type="checkbox"/> Pre-application Meeting (optional and highly encouraged)	City (Building Division) 650.558.7260	6
<input type="checkbox"/> Obtain an Employer ID Number	United States Internal Revenue Service 800.829.1040 or visit www.irs.gov	8
<input type="checkbox"/> Register with Employment Development Department if you have employees	California Employment Development Department 888.745.3886 or visit www.edd.ca.gov	8
<input type="checkbox"/> Fictitious Name	San Mateo County Clerk's Office 650.363.4500 or visit www.smcare.org	9
<input type="checkbox"/> Seller's Permit	State Board of Equalization 800.400.7115 or visit www.boe.ca.gov	9
<input type="checkbox"/> Health Permits (foods, hazardous materials, pools, massage, etc.)	San Mateo County Health System 650.372.6200 or visit www.smchealth.org	9
<input type="checkbox"/> Review with Planning staff about parking requirements, commercial design reviews, and sign designs if they apply to your business.	City (Planning Division) 650.558.7250	5
<input type="checkbox"/> If making building modifications, review potential building permits needed.	City (Building Division) 650.558.7260	5-7
<input type="checkbox"/> If work on exterior of building needed, confirm if you need to obtain an encroachment permit.	City (Public Works) 650.558.7230	8
<input type="checkbox"/> Confirm that you meet all Fire requirements.	County Fire Department 650.558.7600	5-7
<input type="checkbox"/> Confirm that you meet all water requirements.	City (Public Works/Water Department) 650.558.7230	6-7
<input type="checkbox"/> Obtain business license	City (Finance Department) 650.558.7210	8
<input type="checkbox"/> Obtain an alarm permit if your business has a burglar alarm system.	City (Police Department) 650.777.4100	8

CITY PLANNING PROCESS AND BUSINESS LICENSES MAP



Note: This map provides steps required for completing City permits and does not include county, state, or Federal requirements.

Establishing a New Business Locating in Burlingame

Permit and License Checklist

Welcome to Burlingame!

To help new businesses moving into an existing building and for established businesses relocating to a new building within Burlingame, this checklist provides an easy-to-follow guideline through the permit and license process for the City. Please read the entire document before taking the steps to ensure you have a full understanding of each step involved. If any questions arise or you need help determining which department to contact, please contact the Economic Development Specialist at 650.558.7264.

There is also additional information available in the Business Resource Guide, "Starting a Business in Burlingame." <https://www.burlingame.org/Modules/ShowDocument.aspx?documentid=11972>

Step 1. Zoning Review and Permit Requirements

All businesses should be aware of the City's zoning regulations; e.g., commercial, industrial, mixed-use, etc. so as to determine where your business can locate.

- ☐ Call or visit the Planning Division to learn about the zoning locations and regulations. If your business is permitted in the zoning district and meets parking requirements, you do not need to complete a planning application.
- ☐ For some businesses, a conditional use permit (CUP) or a variance will be needed. If so, a planner can provide you with a copy of the CUP application.
- ☐ After submitting a CUP application to the Planning Division, it will be reviewed by the staff to ensure all appropriate information has been included.
- ☐ When completed, the application will be forwarded to the Planning Commission for review of the proposed use. This process can take between 3 and 6 months depending on the complexity of the application and the Planning Commission calendar. Please note that if you plan to change more than 50% of the front façade the project may trigger a commercial design review and are reviewed by the Planning Commission.
- ☐ During the Planning Commission review of your project, they may provide suggestions or ask questions about your proposed business. You will then need to provide responses to each of their questions and/or make changes to your application and return to the Planning Commission for further considerations.
- ☐ If the Planning Commission approves your application, please proceed to the Building Division to review your plans for construction and/or modifications of the building. Depending on the project, a building permit may be required.
- ☐ If the frame of a former business sign is modified or a completely new sign is installed to the façade of the building, you will need to obtain a sign permit from the Building Division. There are requirements for size, number, and location on a property.

Step 2: Building and Fire Permits and Requirements

When a business moves into a building, most likely modifications will be needed to meet the business's needs and to bring the building up to code. Possible building modifications may include, but is not limited to, altering the space layout, repairing or installing mechanical and

electrical parts, and demolishing walls. Prior to beginning any construction work, please visit the Building Division to ensure that you have an understanding of what is required.

All construction or remodeling must be in conformance with the California Building Standards Code Title 24: <http://www.bsc.ca.gov/Home/Current2013Codes.aspx> and City requirements: <http://qcode.us/codes/burlingame/view.php?topic=18&frames=on>. Please contact the Building Division 650.558.7260 with any questions that you may have regarding the rules or obtaining a building permit.

- ☐ Pre-application appointments are encouraged and can be scheduled with the Building Division at 650.558.7260. The meetings take place every Monday of the week (or Tuesday if a holiday falls on a Monday) where architects, business owners, developers, etc. have the opportunity to meet with representatives from relevant City departments for review of your plans.
- ☐ Applications for building permits are filed at the front desk in the Building Division office. Please make sure your plans are complete and include all essential information and required details necessary for plan review to avoid delay in the review process. All plans submitted must be designed, wet-stamped, and signed by a licensed architect or engineer.

Some other requirements that can potentially trigger a building permit include, but are not limited to, disabled access, requirements triggered by valuation or additions, demolition, sprinkler system update ordinance, etc. Make sure to review the City's Building Code: <http://qcode.us/codes/burlingame/view.php?topic=18&frames=on>

- ☐ **Backflow Prevention Assembly:** The City has a cross-connection control program to protect the potable (drinking) water distribution system from contamination caused by backflow. Under normal conditions, potable water flows from the distribution system to a consumer's premises. Backflow occurs when the consumer's premises flows back into the distribution pipes of the potable water system. The Burlingame Water Division works daily to provide a continuous supply of safe, clean drinking water to residents and businesses. As part of the strategy to keep our water safe and clean, the City partners with the San Mateo County Environmental Health Services division to perform the majority of the cross-connection control program. The program involves surveys, inspections, and ensures that the potable water supply is protected by the installation of backflow prevention assembly. If as a business you plan to make additions or alterations of or exceeding 1200 sq. ft. of your building, it will trigger the need to update or install a backflow prevention assembly. If you have questions regarding what type of backflow prevention assembly is required or about potential costs, please contact the Burlingame Water Division at 650.558.7670. Further information is available at: <http://qcode.us/codes/burlingame/>. You may also need to contact the Central County Fire Department. You can find their contact information on their website: <http://www.ccfdonline.org/> Both the Fire Department and Water Division staff are available to help businesses address any concerns or provide strategies that can help reduce the cost and/or time of installing backflow prevention assemblies.

Backflow prevention assemblies are required to be tested by certified backflow prevention testers immediately after they are installed, relocated, or repaired. All backflow prevention assemblies shall be tested at least annually or more frequently if determined to be necessary by the City or environmental health agencies. Failure to test your backflow prevention assemblies by the expiration date may cause for the discontinuation of water service. A notice in writing of any violation will be issued and action needs to be taken within 10 days after such notice has been mailed or delivered in person.

To help you in your search, San Mateo County provides an approved list of Certified Backflow Prevention Testers: http://www.smchealth.org/sites/main/files/file-attachments/newtesterlist_city_4.pdf

- ☐ **Disabled Access:** All building plans must be reviewed for State Building Code requirements for disabled access. Key areas that usually require improvements include path of travel to the area of work, primary entrances for customers, restrooms, and parking. Every building is unique and may require different modifications, which the Building Division staff will be able to clarify. Tax credits and reductions are available from the Federal government for businesses struggling to meet ADA standards. Check out this link to learn more: <https://www.ada.gov/taxincnt.pdf>
- ☐ **Demolition:** In order to demolish any building, regardless of its classification, a demolition permit is required. There are 3 tasks to complete prior to obtaining a demolition permit:
 1. Obtain an air quality permit from the Bay Area Air Quality Management District (BAAQMD). Learn more about permits on their website: <http://www.baaqmd.gov/>
 2. You must provide verification in writing that the different utilities and services have been properly disconnected from the building. For gas and electric, contact PG&E. For water and sewer, contact the Public Works Department at 650.558.7230.
 3. Lastly, a recycling and waste reduction plan for each structure to be demolished must be submitted to the Building Division for review.
- ☐ **Fire Sprinklers System Update:** Applies to new construction, additions and alterations exceeding 1200 sq.ft. or 20% cost value for buildings that have not been updated. Please contact the Central County Fire Department if existing sprinklered buildings being modified shall require a sprinkler permit or if you have any questions: <http://www.ccfdonline.org/>. Please note also to keep all obstructions, lights, signs, or overhangs at least 18 inches from the sprinkler heads, and ensure that sprinkler heads are not painted or contain splatter of paint. Please avoid hanging objects and materials from sprinkler heads as it might cause damage or reduce its effectiveness.
- ☐ **Mandatory Green Building Measures:** Be aware that any building additions of 1,000 sq.ft. and/or alterations with a permit valuation of \$200,000 or more must be designed to include Mandatory Green Building Measures. Be sure to check with the Building Division in regards to other triggers due to valuation. For more information, please check out the City's webpage on Green Building: <https://www.burlingame.org/index.aspx?page=1203>

Step 3: Business License

All businesses are required to obtain a City of Burlingame business license to operate in Burlingame. A majority of the businesses operate within the commercial and industrial zoned area; however, those businesses operating at home must obtain a Home Occupation Permit. If you have any questions related to business licenses, please contact the Finance Department at 650.558.7212.

- ☐ You may obtain a business license application either by visiting the Finance Department in person to pick up a hard copy or download and print a copy from the City's website: <http://www.burlingame.org/index.aspx?page=3307>
- ☐ Once you complete the application, please submit it to the Finance Department for their review. If you drop by in person to submit your application, the review process can be completed in about 15 minutes.

Other Potential Requirements

The below mentioned permits and requirements may or may not apply to your business.

- ☐ **Bay Area Commuter Benefits Program:** To reduce single-occupant vehicles (SOVs) and improve air quality, employers are required to promote alternative transportation to work (e.g., public transit, shuttles, carpooling, etc.). Employers with 50 or more full-time employees are required to register and offer commuter benefits to their employees in order to comply with the Bay Area Commuter Benefits Program, a state ordinance. For a general overview of the program visit: <http://511.org/employers/commuter/overview>. For further assistance, please visit: www.commute.org or email at alliance@commute.org.
- ☐ **Burlingame Burglar Alarm Permits:** Burlingame City Ordinance 1480 requires that all residents and business owners with burglar alarm systems to obtain an alarm permit. The alarm ordinance was enacted to reduce the number of false alarms ensuring the Police Department can dedicate time to emergencies that arise. Businesses who have alarm permits can avoid being charged for the first two false alarms.
- ☐ **Employee Parking Permits:** To aid your employees in parking without being subject to time restrictions, employees and employers are able to purchase an Employee Parking Permit from the Finance Department. This permit can be used in 10-hour parking lots or 10-hour street parking locations. For more information or for an application, contact the Finance Department at 650.558.7210.
- ☐ **Encroachment Permits:** For closure of sidewalks during construction or modification of the façade of the building, businesses need to obtain a standard encroachment permit. In some cases, sidewalk and water system improvements are needed and may be at the business owner's expense. Please contact the Engineering Department at 650.558.7230 to see if you need to obtain an encroachment permit or have questions regarding sidewalk improvement requirements.
- ☐ **Federal Identification Number:** All employers are required to obtain an Employer Identification Number (EIN) from the Internal Revenue Service. If you have any questions,

please contact the U.S. Internal Revenue Service at 650.615.6815 or visit their website at www.irs.gov to obtain an application form (#SS-4).

- ☐ **Fictitious Business Name:** If your business requires a fictitious business name, please contact the San Mateo County Clerk at 650.363.4500 or visit their website at www.smcare.org/clerk/fictitious to complete their forms.
- ☐ **San Mateo County Health Permits and Requirements:** If your business handles foods, stores hazardous materials, operates a pool or massage center, among other services, you will need to apply for a permit with the San Mateo County Health Administration. If you have questions, please contact the San Mateo County Health Administration at 650.573.3935 or visit their website at www.smchealth.org.
- ☐ **Special Encroachment Permits:** For restaurants who want to set up tables and chairs near their businesses, a special encroachment permit is required. Please contact the Engineering Department at 650.558.7230 to confirm if you need to obtain this permit.
- ☐ **State Licenses:** To operate a business in the State of California, you will need to obtain appropriate state licenses. You can visit the Governor's Office of Business and Economic Development's Calgold website www.calgold.ca.gov to learn what licenses you need to obtain for your specific business
- ☐ **State Employer Registration:** Businesses that employs one or more employees are required to register with the California Employment Development Department (EDD). Forms can be found on their website at www.edd.ca.gov or may call EDD at 888.745.3886.
- ☐ **State Sales and Use Tax Permit:** If your business is engaged in selling tangible personal property, a valid Seller's Permit must be obtained. For more information or application, please can contact the State Board of Equalization at 415.557.3000 or visit their website at www.boe.ca.gov.
- ☐ **Street Trees and Protected Trees:** Street trees are trees that grow on City property (right-of-way) in front of residences and businesses. These trees are maintained by the City tree crews or City-hired contractors. Street trees cannot be pruned, trimmed or cut without permission from the Parks Division. The City Arborist often requires new businesses to install street trees and irrigation in the City right-of-way if space is available. If you have a large tree on your property with a circumference of 48" at a height of 54" above the ground, these trees are "protected trees," as stated in Burlingame's City Code Title 11 <http://qcode.us/codes/burlingame/>, and require a permit to be removed or excessively pruned. If you have any questions about street trees or about protected trees, please contact the Parks Division at 650.558.7330.
- ☐ **Use and Storage of Hazardous Materials:** An applicant whose business uses or stores hazardous materials is required to submit a list of quantities and names of chemicals and where they are stored. This list will be reviewed by the Fire Department. <http://www.ccfdonline.org/>

City Departments

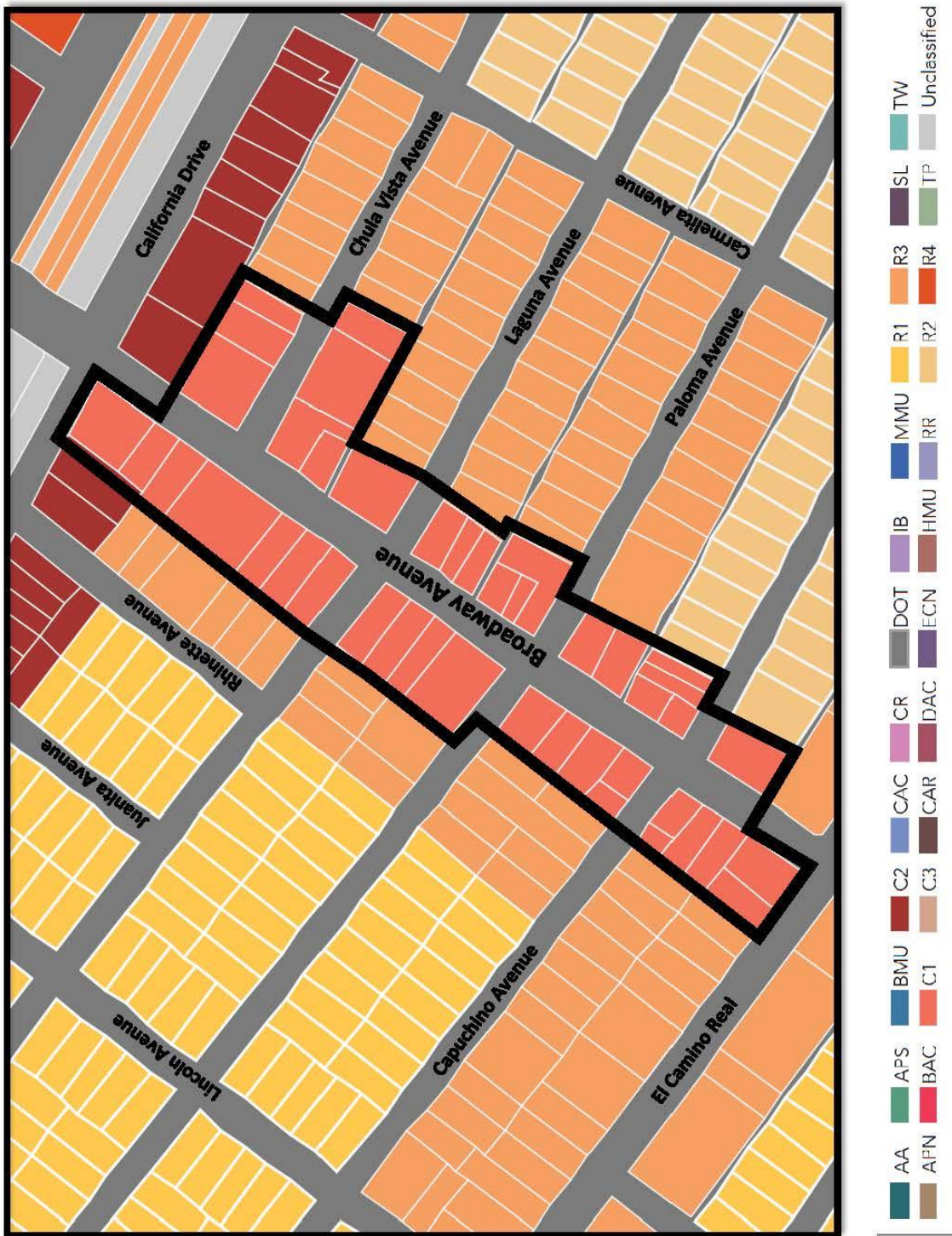
Building Division.....	650.558.7260
City Attorney.....	650.558.7204
City Clerk.....	650.558.7203
City Council.....	council@burlingame.org
City Hall Reception.....	650.558.7201
City Manager.....	650.558.7204
Code Compliance.....	650.558.7208
Finance and Water Utility Department (Water and Business License).....	650.558.7210
Library, Administrative Offices.....	650.558.7474
Human Resources.....	650.558.7206
Parks and Recreation.....	650.558.7300
Planning.....	650.558.7250
Police: Non-emergency.....	650.777.4100
Parking Meter Hotline.....	650.777.4196
Public Works.....	650.558.7230
Facilities and Maintenance Division.....	650.558.7692
Engineering.....	650.558.7230
Reporting Potholes and Street Debris.....	650.558.7670
Street Sweeping Schedule.....	650.558.7670
Treatment Plant.....	650.342.3727

Other City Service Providers

PG&E.....	800.743.5000
Central County Fire Department, (main number, non-emergency).....	650.558.7600

Zoning Regulation Fact Sheets

On the following pages are facts sheets that help summarize what each business district permits or prohibits. Please note that this is not a substitute for the Planning regulations, and it is highly recommended that you still review the Planning Zoning Regulations on the City webpage: <https://www.burlingame.org/index.aspx?page=152>. If you have questions, please contact a planner in the Planning Division at 650.558.7250.



Zoning Regulations for Broadway Commercial (C-1) District

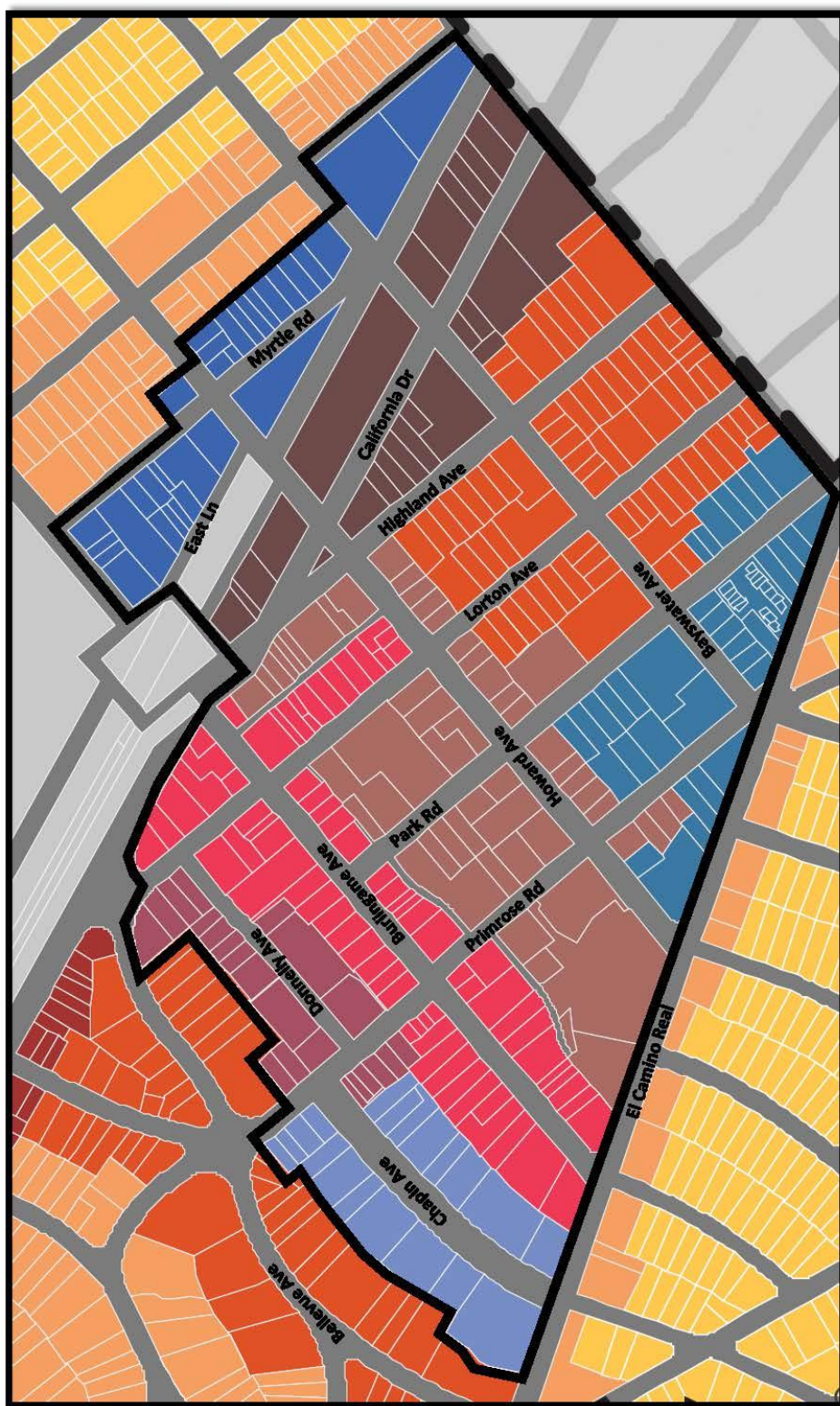
Business Type	Permitted use	Conditional Use	Prohibited
Retail	✓		
Personal Services	✓		
Business Services	✓		
Hotels	✓		
Pet Shop/Grooming	✓		Breeding pens, boarding or kennels.
Financial Institutions	✓		
Food Establishments	✓		
Laundromats	✓		
Offices	✓ Above 1 st floor only.		Office on the ground floor (except real estate and financial business).
Health Services		✓ Above 1 st floor only.	Health services on the ground floor.
Drive-In Services or Take-out Services Associated with Permitted Uses		✓	
Real Estate		✓ 1 st and 2 nd floor. 1500 sq. ft. max 10 persons on-site max 8 work desks max 1 conference room max	
Commercial Recreation		✓	
Gasoline Service Station		✓	
Pool halls, Bowling Alleys, and Other Amusement Uses		✓	
Dry Cleaning Processing Plants		✓	
Classes		✓	
Grocery, Drug, and Department Stores		✓ Operate outside the hours of 7 a.m. to 11 p.m. or include sale of alcoholic beverages.	
Any building/structure that is > 35 feet in height		✓	
Industrial Uses			✓
Massage, Bathing, or Other Similar Businesses			✓ If licensed by the California Massage Therapy Council, can be considered a personal service.
Adult-Oriented Businesses			✓
Warehouses			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

- If 50% or more of the exterior modifications are made to buildings in the Broadway Commercial District, a conditional use permit is triggered.



- AA APS BMU BAC C1 C2 C3 CAC CR DOT ECN DAC HMU IB MMU R1 R2 R3 R4 SL TP TW Unclassified

BURLINGAME DOWNTOWN

INCLUDES: BURLINGAME AVENUE COMMERCIAL DISTRICT, BAYSWATER MIXED USE DISTRICT, CALIFORNIA DRIVE AUTO ROW, CHAPIN AVENUE DISTRICT, DONNELLY AVENUE DISTRICT, HOWARD MIXED USED DISTRICT, AND MYRTLE MIXED USE DISTRICT.

Zoning Regulations for Burlingame Avenue Commercial (BAC) District

Business Type	Permitted use	Conditional Use	Prohibited
Retail	✓		
Personal Services	✓		
Business Services	✓		
Hotels	✓		
Travel Agencies	✓		
Government Agencies	✓		
Financial Business	✓		
Laundromats	✓		
Offices	Above ground floor only, except health services and real estate		
Personal Trainer and assessment business	Above and below ground floor.		
Food Establishments		✓	
Instructional classes incidental to retail use		✓	
Grocery Stores/Markets		✓	
Schools		Above or below ground floor that operates outside of peak retail hours only.	
Real Estate Office		Above ground floor only.	
Health Services		Above ground floor only.	
Financial Institutions		Above ground floor only.	
Public Utility and Public Service Facilities		✓	
Drive-In Services or Take-Out Services		Associated with permitted uses.	
Industrial			✓
Massage, bathing, or other similar businesses			If business is licensed by the California Massage Therapy Council, business of this type can be considered a personal service.
Laundry and Dry Cleaning Agencies with On-Site Processing Plants			✓
Adult-Oriented			✓
Warehouses			✓
Any building/structure that is more than 35 feet in height. 55 feet in height max		✓	

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

-If any exterior modifications are made to buildings in the Burlingame Commercial District, a conditional use permit is triggered.

Zoning Regulations for Bayswater Mixed Use (BMU) District

Business Type	Permitted use	Conditional Use	Prohibited
Personal Services*	That don't include on-site processing		
Business Services*			
Travel Agencies			
Government Agencies			
Financial Institutions			
Multi-Family Residential Uses Including Live/Work*	Average maximum unit size of 1,250 sq. ft.		
Offices, Including Health Services and Real Estate			
Religious Facility			
In Association with Religious Facility or Non-Profits*		Uses not directly related to religious services	
In Association with Religious Facility or Non-Profit*		Temporary homeless shelter located within transportation corridor and not for >6 months	
Schools, Public and Private			
Commercial Recreation Use			
Any Building or Structure which is >35 ft. in Height			
Limited Corner Store Retail*		Hours of operation 7 a.m. to 10 p.m.	
Industrial Uses*			
Massage, Bathing, or Similar Establishments*			Unless licensed by the California Massage Therapy Council
Adult-Oriented Business			
Warehouses for Storage*			

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for California Drive Auto Row (CAR) District

Business Type	Permitted use	Conditional Use	Prohibited
Retail Sales of and Service of Automobile	✓		
Automobile Rental Desks with No On-Site Rental Car Storage*	✓ Open only when primary auto sales/service is open		
Automobile Sales Lots	✓		
Retail Sales of Automobile Parts and Accessories	✓		
Government Agencies	✓		
Multiple-Family Residential Uses*	✓ Above 1 st floor Only with average maximum unit size of 1,250 sq. ft.		
Office Uses	✓ Above 1 st floor Only		
Office Uses		✓ Ground floor	
Retail Sales Other than Automobile-Related*		✓	
Personal Services Other than Automobile-Related*		✓	
Business Services Other than Automobile-Related*		✓	
Hotels		✓	
Retail and Other Commercial Uses		✓ Gross floor area >6,000 sq. ft.	
Automobile Rental*		✓ Parking provided on –site for employees and customers	
Any Building or Structure >35 ft. in Height, Up to Maximum Height of 55 ft.		✓	
Industrial Uses*			✓
Massage, Bathing, or Similar Establishments*			✓ Unless licensed by the California Massage Therapy Council
Adult-Oriented Businesses*			✓
Psychic Services			✓
Warehouses for Storage*			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Chapin Avenue Commercial (CAC) District

Business Type	Permitted use	Conditional Use	Prohibited
Retail*	Achieves contiguous, pedestrian-oriented, retail frontage ✓		
Personal Services	Which do not include on-site processing ✓		
Business Services*	✓		
Grocery Stores and Markets	✓		
Travel Agencies	✓		
Government Agencies	✓		
Offices*	Including health services and real estate with parking ✓		
Financial Institutions	✓		
Hotels	✓		
Instructional Classes Incidental to Retail or Service Use		✓	
Commercial Recreation Use		✓	
Food Establishments		✓	
Performing Arts Facilities		✓	
Public Utility and Public Service Buildings/Facilities		✓	
Laundry and Dry Cleaning Agencies		With on-site processing plants ✓	
Drive-In Services or Take-Out Services Associated with Permitted Uses		✓	
Any Building or Structure that is > 35 ft. in height, up to a maximum building height of 55 ft.		✓	
Industrial Uses*			✓
Massage, Bathing, or Similar Establishment*			Unless licensed by California Massage Therapy Council ✓
Adult-Oriented Businesses*			✓
Warehouse for Storage*			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Donnelly Avenue Commercial (DAC) District

Business Type	Permitted use	Conditional Use	Prohibited
Retail*	✓ Achieves contiguous, pedestrian-oriented, retail frontage		
Personal Services*	✓ Not including on-site processing		
Business Services*	✓		
Grocery Stores and Markets	✓		
Travel Agencies	✓		
Government Agencies	✓		
Offices, Including Health Services and Real Estate with Parking*	✓		
Financial Institutions	✓		
Hotels	✓		
Instructional Classes Incidental to Retail or Service Use		✓	
Commercial Recreation Use		✓	
Food Establishments		✓	
Performing Art Facilities		✓	
Public Utility and Public Service Buildings & Facilities		✓	
Laundry and Dry Cleaning Agencies		✓ With on-site process plants	
Drive-In Services or Take-Out Services Associated with Permitted Uses		✓	
Any Building or Structure >35 ft. in Height, Up to Maximum Building Height of 55 ft.		✓	
Industrial Uses*			✓
Massage, Bathing, or Similar Establishments*			✓ Unless licensed by the California Massage Therapy Council
Adult-Oriented Business*			✓
Warehouse for Storage*			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Howard Mixed Use (HMU) District

Business Type	Permitted use	Conditional Use	Prohibited
Retail*	✓ Achieve contiguous, pedestrian-oriented, retail frontage		
Personal Services*	✓ Which don't include on-site processing		
Business Services*	✓		
Hotels	✓		
Travel Agencies	✓		
Government Agencies	✓		
Grocery Stores and Markets	✓		
Financial Institutions	✓		
Offices, Including Health Services and Real Estate with Parking	✓ Above 1 st floor Only		
Multi-Family Residential Uses, Including Live/Work*	✓ Average maximum unit size of 1,250 sq. ft.		
Personal Trainer & Assessment Business	✓ Above & Below 1 st floor Only		
Instructional Classes Incidental to Retail or Service Use		✓	
Commercial Recreation Use		✓	
Food Establishments		✓	
Pool Halls, Bowling Alleys, & Other Commercial Amusements		✓	
Performing Arts Facilities		✓	
Laundry and Dry Cleaning Agencies		✓ With on-site processing plants	
Drive-In Services or Take-Out Services Associated with Permitted Uses			✓
Industrial Uses*			✓
Massage, Bathing, or Similar Establishments*			✓ Unless licensed by the California Massage Therapy Council
Adult-Oriented Business*			✓
Warehouses for Storage*			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Myrtle Road Mixed Use (MMU) District

Business Type	Permitted use	Conditional Use	Prohibited
Retail*	✓ Gross floor area < 6,000 sq. ft. Achieve contiguous, pedestrian-oriented, retail frontage		
Personal Services*	✓ Which don't include on-site processing		
Business Services*	✓		
Service Commercial Uses*	✓ Gross floor area < 6,000 sq. ft.		
Offices, Except Health Services and Real Estate	✓		
Travel Agencies	✓		
Government Agencies	✓		
Multi-Family Residential Uses, Including Live/Work*		✓ Average maximum unit size of 1,250 sq. ft.	
Health Services and Real Estate Offices		✓	
Financial Institutions		✓	
Retail Uses and Service Commercial Uses		✓ > 6,000 sq. ft. floor area	
Any Building or Structure > 35 ft. in Height, Not Exceeding 45 ft. Height		✓	
Industrial Uses*			✓
Massage, Bathing, or Similar Establishments*			✓ Unless licensed by the California Massage Therapy Council
Adult-Oriented Business*			✓
Warehouses for Storage*			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.



AA	APS	BMU	C2	CAC	CR	DOT	IB	MMU	R1	R3	SL	TW
APN	BAC	C1	C3	CAR	DAC	ECN	HMU	RR	R2	R4	TP	Unclassified

EL CAMINO REAL NORTH AND TROUSDALE WEST

Zoning Regulations for El Camino Real North (ECN) District

Business Type	Permitted use	Conditional Use	Prohibited
Multifamily Dwellings in 1 or more buildings	✓		
Office Use and Health Services	✓ if in a multifamily dwellings & floor area ratio of no > 0.5		Financial institutions and real estate offices not permitted.
Retail sales use that achieve contiguous, pedestrian-oriented, retail frontage*	✓ 1 st floor only		
Beauty Shops or Barbershops	✓ 1 st floor only		
Cleaning Agencies (without dry cleaning or laundering plant, and laundromats)	✓ 1 st floor only		
Shoe Repair Shops	✓ 1 st floor only		
Group Residential Facilities for Elders/Convalescent Homes	✓		
Accessory Structures or uses supportive of residential uses*	✓ Not including group pools or swimming pool clubs		
Financial Institutions		✓ Maximum floor area ratio 0.5	
Public Utility and Public Service Structures/Installations*		✓	
Any Structure > 60 ft. in Height with a Lot Front on El Camino Real north of Trousdale Drive		✓	
Any Structure > 35 ft. in Height with Lot Front on Trousdale Drive or El Camino Real south of Trousdale Drive		✓	
Lot Coverage > 50 percent		✓	
Clubs, Associations, Churches, and Similar Uses		✓ 1 st floor only in mixed use buildings.	
Extended Stay Hotels		✓	
Massage, Bathing, and Similar Establishments		✓	
Adult-Oriented Business*			✓
Auto Body & Auto Repair Shops			✓
Animal Daycare, Breeding, Pens or Kennels			✓
Dry Cleaning Processing Plants			✓
Hospitals			✓
Office Uses not located in a multifamily dwelling structure			✓ Includes health services and financial Institutions
Mortuaries			✓
Outdoor Storage of Materials or Goods Associated with Permitted or Conditional Use			✓

Parking Structures and Garages that Occupy Street Frontage on El Camino Real between Murchison Drive and Trousdale Drive			✓
Industrial Uses*			✓
Veterinarian Hospitals, Clinics, or Facilities			✓
Warehouses for Storage*			✓
Any Parking Area or Lot used to Increase Development Density on a Separate Parcel(s) from the Building or Lot that it Serves			✓ Except parking over which is required to support the density on the site.

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Trousdale West of El Camino Real (TW) District

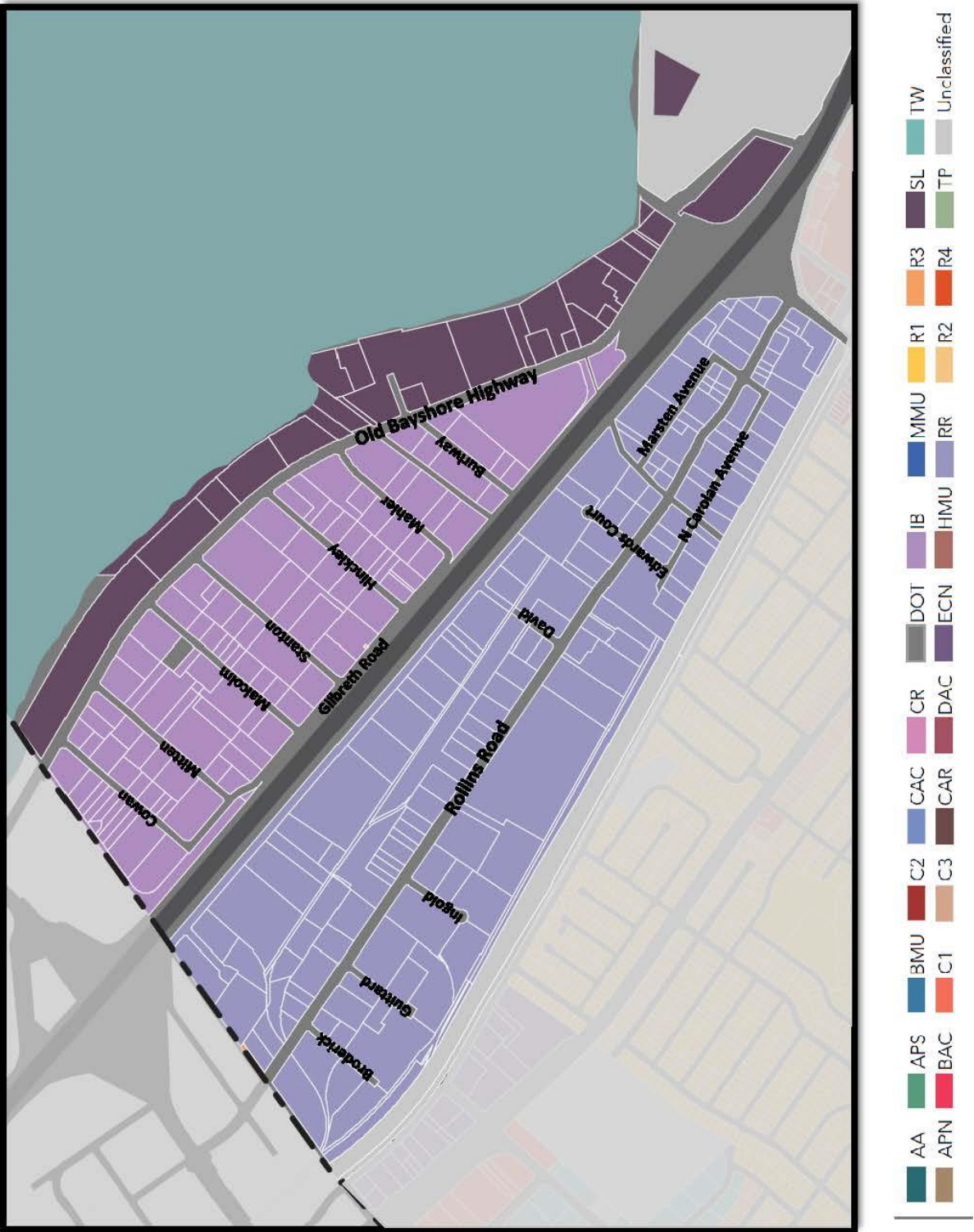
Business Type	Permitted use	Conditional Use	Prohibited
Multi-Family Dwellings in 1 or More Buildings	✓		
Office Uses, Including Health Services.	✓ Financial institutions not permitted. On 1 st & 2 nd floors only		
Accessory Structures or Uses Supportive of Residential Uses*	✓		
Convents and Parish Houses	✓		
Financial Institutions		✓ Maximum floor area ratio 0.5	
Public Utility, Services, or Installations		✓ As found by commissions to be necessary for public health, safety, convenience and welfare.	
Extended Stay Hotels		✓	
Group Residential Facilities for Elderly & Convalescent Facilities.		✓	
Any Structure > 35 ft. in Height		✓	
Lot Coverage > 50%*		✓ Only if additional, usable open space is provided on-site	
Adult-Oriented Business*			✓
Auto Body and Auto Repair Shops			✓
Animal Daycare, Breeding, Pens or Kennels			✓
Clubs, Associations, & Churches			✓
Rental Sales, Personal Services, & Service Business Uses			✓
Dry Cleaning Processing Plants			✓
Hospitals			✓
Massage, Bathing, or Similar Establishments			✓
Mortuaries			✓
Outdoor Storage of Materials, Goods, or Equipment			✓
Pet Stores			✓
Industrial Uses*			✓
Veterinarian Hospitals, Clinics, or Facilities.			✓
Warehouses for Storage*			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.



Zoning Regulations for Inner Bayshore (IB) District

Business Type	Permitted use	Conditional Use	Prohibited
Air Courier, Delivery, or Other Transshipment Services*	✓ Must provide on-site parking for fleet vehicle and employees		
Light Industrial or Manufacturing*	✓		
Non-Retail Service Business Including Contractors*	✓		
Class or School Uses in Office Structure >20,000 gross sq.ft.*	✓ Total use does not exceed 20% of gross floor area		
Incidental Food Establishments within a multi-use building*	✓		
Laboratory and clean room facilities for research, Testing, or creating goods.	✓		
Office Uses*	✓ May include health services and medical clinics. Maximum floor area ratio of 0.9.		
Warehouse Uses, Storage, and Distribution of Goods and Materials*	✓ Only within an enclosed building with a floor area of not more than 0.5		
Outdoor Storage of Materials Incidental to Permitted Uses*	✓ Maximum storage area of 10% of gross lot area		
Accessory Uses which are Necessary for Permitted and Conditional Uses*	✓		
Any Use with a Structure that Exceeds Maximum Floor Area Ratio under Permitted Use		✓	
Any Use with a Structure that Exceeds Development Density Standards Established in Bayfront Specific Plan*		✓	
Any Use with a Structure that Does Not Comply with Measurable Standards of Design Guidelines in Bayfront Specific Plan*		✓	
Light industrial or Manufacturing that Exceed Criteria Set in Permitted Uses.		✓	
Automobile Rental*		✓	
Technical School with Training Directly Related to Permitted or Conditional Uses with Packing*		✓	

Convention and Exhibition Facilities		✓	
Incidental Food Establishments		Not primary use of building or meet criteria set as permitted	
Outdoor Storage of Materials Incidental to Permitted Uses which Storage Exceeds 10% of the Gross Lot Area*		✓	
Structures > 35 ft. in Height		✓	
Any Use Similar in Nature to Permitted or for which a Permit is Required at a Density Determined Not to Exceed Trip Generation for Planned Use of the Lot Using Adopted Bayfront Traffic Analyzer*		✓	
Drive-In Service or Takeout Services Associated with Permitted and Conditional Uses		✓	
Automobile Rental not in Compliance with Permitted Use*			✓
Automobile Dealers and Sales Lots, Wholesale and Retail, and Automobile Leasing*			✓
Automobile Wrecking, Junkyards, Storage or Baling of Materials*			✓
Freestanding Food Establishments without Frontage on Bayshore Highway			✓
Gasoline Service Stations without Frontage on Bayshore Highway			✓
Residential Uses and Buildings*			✓ Except as part of a hotel
Limousine and Livery Businesses and Associate Storage Facilities			✓
Adult-Oriented Businesses*			✓
Any Use Determined to be Obnoxious or Offensive			✓
Hotels, Motels, & Extended Stay Hotels without Lot Frontage on Bayshore Highway			✓
Long Term Airport Parking Facilities			
Massage, Bathing, Tanning or Similar Establishments			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Rollins Road (RR) District

Business Type	Permitted use	Conditional Use	Prohibited
Air Courier, Delivery, or Other Transshipment Services*	✓		
Ambulance Services*	✓		
Automobile/Truck Repair, Services and Body Shops, Wholesale, or Retail*	✓		
Light Industrial or Manufacturing Use*	✓		
Incidental Food Establishments within Multi-Use Buildings*	✓		
Laboratory and Clean Room Facilities for Research, Testing, or Creating Goods	✓		
Office Use (Only in Conjunction with and for the Sole Support of a Permitted Non-Office Use Occurring on Same Lot)	✓ Does not exceed 25% of gross floor area of the building of the lot		
Outdoor Storage of Materials*	✓ Accessory Use to a Permitted Use		
Rental and Leasing of Goods or Equipment Conducted Wholly within Building*	✓ No outdoor display or store supplies visible from street		
Service Businesses & Other Support Services*	✓		
Warehousing, Storage, & Distribution of Goods/Equipment Conducted Wholly within Enclosed Building, Floor Area Not Exceeding 0.5	✓		
Accessory Uses which are Necessary for Permitted Uses on Rollins Road*	✓ Interior to a building only		
Retail Sales and Display Areas as an Accessory Use to Permitted Uses*	✓		
Industrial Uses		✓ Floor area ratio not exceeding 1.0	
Air Courier, Delivery, or Other Transshipment Services Not Meeting Requirements for Permitted Uses*		✓	
Automobile Rental Including Recreation Vehicles and Trucks*		✓	
Automobile Dealerships that are Wholly Enclosed within a Warehouse Structure with no Outdoor Vehicle Display Area		✓	
Automobile Storage for Car Rental*		✓	
Building Materials & Garden Supply Stores*		✓	
Technical Schools with Training Related to Permitted & Conditional Uses*		✓	
Commercial Recreation Including Health Clubs and Gymnasiums		✓ With on-site parking	

Health Services & Medical Clinics*		✓ Primary function to support businesses	
Food Establishment in Multiuse Buildings*		✓	
Motor Freight Terminals*		✓	
Office Uses Limited to Supporting Only a Permitted or Conditional Use on the Same Site and Exceed 25% of Gross Floor Area of Building on the Lot*		✓	
Outdoor Storage of Rental or Leased Equipment*		✓ Primary use between Easton Creek and Broadway	
Outdoor Storage or Treatment of Materials which is not an Accessory Use to a Permitted Use*		✓	
Rental Sales & Display Area as Accessory Use to Permitted or Conditional Use*		✓ Interior to a building only	
Veterinary Hospitals*		✓	
Animal Shelter or Animal Rescue Centers*		✓	
Living Quarters in Association to Permitted or Conditional Use (can only be used by night watchman or security for site)		✓	
Structures >35 Feet in Height		✓	
Any Structure(s) that cover more than 60% of Lot		✓	
Accessory Uses which are Necessary for Rollins Road Conditional Uses		✓	
Retail Sales as an Accessory Use to Warehouse Use Wholly Enclosed within Structure for Specialty Providers with a Single Product Line for Construction Providers*		✓	
Accessory Uses Related to Permitted Use which Require Outdoor Treatment or Processing of Materials*		✓	
Commercial or Industrial Use Similar to Permitted or Conditional Uses in Rollins Road/Inner Bayshore District		✓	
Adult Oriented Businesses			✓
Massage, Bathing, or Similar Establishments			✓
Automobile Sales Lots			✓
Automobile Wrecking, Junk Yards, Storage or Baling of Materials*			✓
Conference and Exhibition Facilities			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

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Zoning Regulations for Shoreline (SL) District

Business Type	Permitted use	Conditional Use	Prohibited
Commercial Recreation Facility that Includes the Sale of Merchandise*	✓ Not exceeding 1,500 sq. ft. of support retail sales area		
Freestanding Restaurants	✓ Maximum floor ratio 0.15		
Hotels and Motels *	✓ Maximum density of 65 rooms to the acre and floor area ratio of 1.0 or less		
Publicly Owned Recreation Facilities	✓		
Offices (Maximum Floor Area Ratio 0.9)	✓ Health Services & Medical Clinics not Allowed		
Adult Oriented Businesses*	✓		
Hotels/Motels with > 65 Rooms to the Acre or Floor Area Ratio > 1.0 or both.*		✓	
As Part of Hotel/Motel Uses, Automobile Rental Desk or Park & Fly Program*		✓	
Retail Sales & Personal Service Uses Located in Designated Retail Node*		✓ Maximum Floor Area Ratio of 0.5	
Commercial Recreation Facilities including Retail Sales of Merchandises*		✓ > 1,500 sq. ft.	
Incidental Food Sales & Services in Office Buildings of 20,000 sq. ft. or More*		✓ Not to exceed maximum of 1,500 sq. ft.	
Gasoline Service Stations (Maximum of 500 sq. ft. of Retail Sales Area.*		✓	
Buildings/Structures that Exceed 40 ft. in Height *		✓	
Buildings/Structures and Site Plans that Don't Comply with Adopted Design Guidelines in Bayshore Specific Plan*		✓	
Drive-in/Take-out Services Associated with Permitted and Conditional Uses		✓	
Massage, Bathing, Tanning or Similar Establishments*		✓	
Structures >65 ft. in Height or 5 Stories		✓	
Structures wider than 50% of Lot Front or Exceed Side Setback Requirements		✓	
Any Use which is Permitted or a Permit is Required at a Density Determined not Exceeding Trip Generation for the Planned Use of Site*		✓	
Automobile Dealers and Sales Lots, Wholesale and Retail*			✓

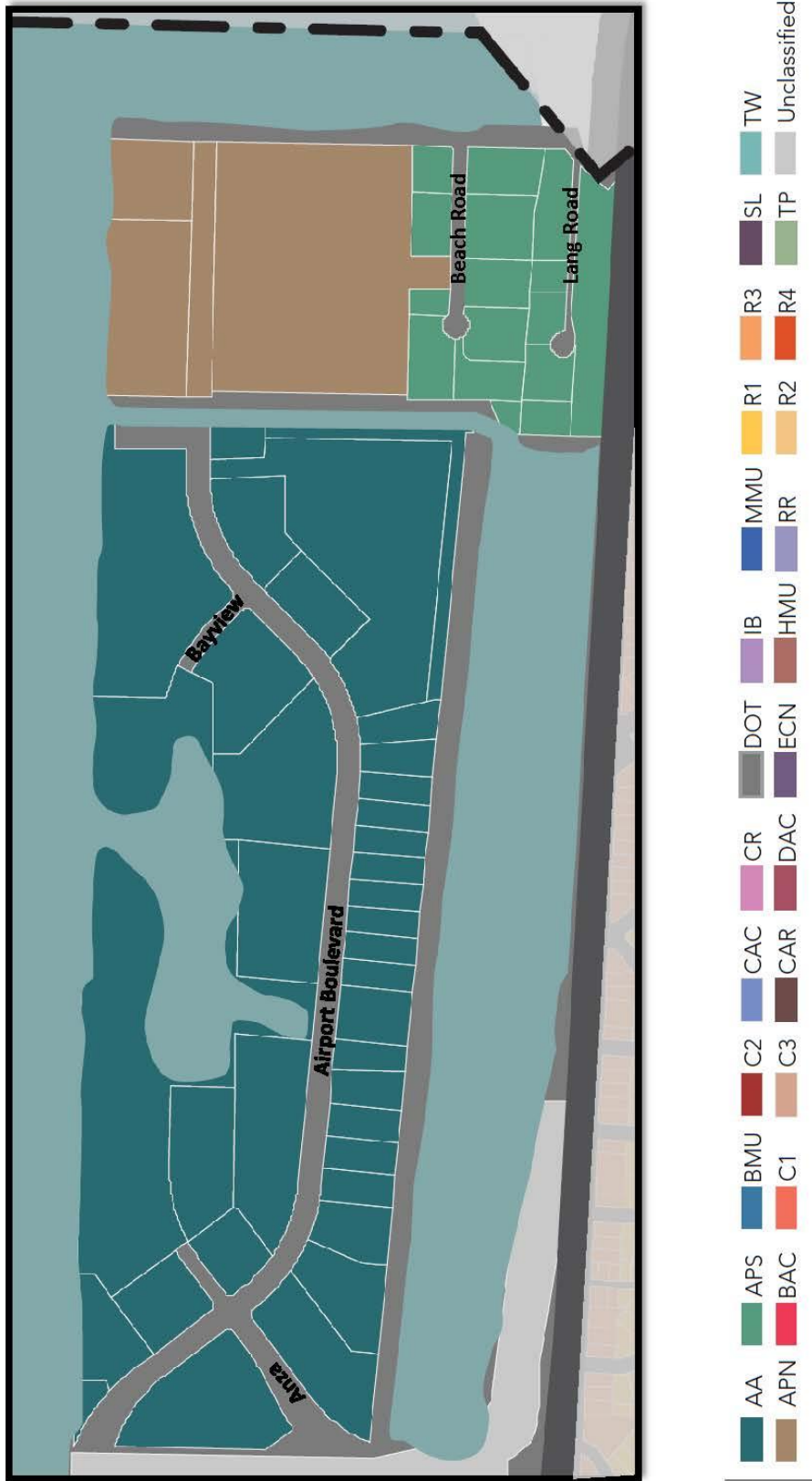
Automobile Truck and Other Vehicle Rental and Associated Rental Storage*			✓ Car rental desks only is permitted inside hotels.
Automobile Wrecking, Junkyards, Storage or Baling of Materials*			✓
Extended Stay Hotels			✓
Limousine and Livery Businesses & Associated Storage Facilities			✓
Restaurants & Food Establishments > 0.25 FAR			✓
Commercial Parking Lots			✓
Manufacturing & Warehousing Except as Designated and Limited in Permitted Uses			✓
Medical Clinics and Health Services			✓
Outdoor Storage of Merchandise, Inventory, and Material, Including Automobile Storage Lots not Related to Permitted or Conditional Uses*			✓
Residential Uses Including Mobile Homes Except for an Owner/Manager Residence within a Motel or Hotel as Expressly Permitted.			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.



ANZA AREA, ANZA POINT NORTH, ANZA POINT SOUTH

Zoning Regulations for Anza Area (AA)

Business Type	Permitted use	Conditional Use	Prohibited
Restaurants	✓ Maximum floor area ratio 0.15		
Hotels and Motels*	✓ Maximum density 85 rooms to the acre & floor area ratio of 1.0 or less.		
Offices, including Research and Development Offices with Associated Laboratory Uses*	✓ Maximum floor area ratio of 0.6		
Accessory Retail Sales and Personal Service Uses	✓ No more than 1,500 sq. ft. within an office building > 20,000 sq. ft.		
Publicly Owned Recreation Facilities	✓		
Adult-Oriented Businesses*	✓		
Offices*		✓ Floor area ratio >0.6 including	
Accessory Retail Sales and Personal Service Uses		✓ > 1,500 sq. ft. located in office buildings of >20,000 sq. ft.	
Hotels and Motels*		✓ >85 rooms to the acre or with floor area ratio >1.0	
Extended stay hotels		✓	
As Part of a Hotel or Motel Use, Automobile Rental Desk or Park & Fly Program that Does Not Affect Availability of On-Site Parking for Motel Guests and Parking for On-Site Meeting Facilities*		✓	
Commercial Recreation Facilities*		✓ Including sale of merchandise that doesn't exceed 1,500 sq. ft.	
Trade, Professional and Art Schools		✓ Located in buildings of >20,000 sq. ft.	
Buildings and Structures that Exceed 40 ft. in Height when Located within 100 ft. of San Francisco Bay Shoreline.*		✓	
All Buildings, Structures, and Site Plans that Don't Comply with Measurable Design Guidelines for Anza Subarea as Established by City Council.		✓	
Drive-In Services or Take-Out Services Associated with Permitted and Conditional Uses		✓	

Commercial Parking Lots*		Only as an interim use as described in Bayfront Specific Plan	
Structures >65 ft. in Height or 5 stories			
Interim Uses which, after Public Hearing, are found Desirable and Compatible with the Purposes of the District and Conform to Bayfront Specific Plan*			
Any Use Similar in Nature to Permitted or for which a Permit is Required in this District at a Density Determined Not to Exceed the Trip of Generation for the Planned Use of the Site Using the Adopted Bayfront Traffic Analyzer.			
Automobile Wreckers and Wrecking Yards			
Restaurants and Food Establishments			Floor area ratio >0.25
Retail sales, personal services, and service businesses that are free standing that are not expressly allowed or limited*			
Automobile rental agencies and car rental storage			
Manufacturing and warehousing except as designated and limited in the permitted uses			
Medical clinics and health services			
Outdoor storage or merchandise, inventory, equipment, and materials*			
Residential uses*			
Automobile dealers and sales lots, wholesale and retail, and automobile leasing*			

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Anza Point North (APN)

Business Type	Permitted use	Conditional Use	Prohibited
Hotels and Motels*	✓ Maximum density of 85 rooms to the acre and floor area ratio of 1.0 or less		
Restaurants	✓ Maximum floor area ratio of 0.15		
Office Uses*	✓ Maximum floor area ratio of 1.0		
Training Facilities Associated with/related to Primary Activity of Research & Development Facilities*	✓		
Commercial Recreation Facility*	✓ Maximum floor area ratio of 1.0		
Publically Owned Recreation Areas	✓		
Adult-Oriented Businesses*	✓		
Accessory Uses Necessary for Permitted Uses	✓		
Incidental Food Establishments and Retail Uses in Business Campuses or Professional Buildings of 20,000 sq. ft. or more	✓ Must not be primary use of building		
Commercial Recreation Facilities Including Gymnasiums with Floor Ratio > 0.5 or Include Total Space of >1,500 sq. ft. of Recreation Business Related to Merchandise*		✓	
Commercial Parking Lots as an Interim Use as is Described in the Bayfront Specific Plan*		✓	
Day care with on-site drop-off & parking*		✓	
Educational institutions, trade and technical schools in buildings with 20,000 or more gross sq. ft.		✓ Educational uses should occupy no more than 10,000 gross sq. ft.	
Extended Stay Hotels		✓	
Hotels and Motels*		✓ >85 rooms to the acre or with floor area ratio of more than 1.0	
As Part of a Hotel or Motel Use, Automobile Rental Desk or Park & Fly Program that Doesn't Affect Availability of On-Site Parking for Guests and for Any On-Site Meeting Facilities*		✓	
Health Services and Medical Clinics*		✓ Exceeding 5,000 sq. ft. total in office structures over 20,000 gross sq. ft. with parking*	

Any building, structure or site plan that doesn't comply with adopted design guideline in the Bayfront Specific Plan*		✓	
Drive-In Services or Take-Out Services Associated with Permitted or Conditional Uses		✓	
Any Use Similar in Nature to Permitted or for which a Permit is Required*		✓	
Automobile Rental Uses			✓
Automobile Dealers and Sale Lots			✓
Automobile Wrecking and Junk Yards, Storage or Baling of Scraps and Materials*			✓
Commercial Parking Lots*			✓ Except as expressly allowed as conditional uses
Retail Sales Use*			✓ Except as expressly allowed as permitted or conditional uses
Service Businesses*			✓ Except as expressly allowed as permitted and conditional uses
Personal Services*			✓ Except as expressly allowed as permitted and conditional uses
Air Courier, Delivery or Other Transshipment Services*			✓
Freestanding Specialty Food Establishments or Any Specialty Food Establishment with Direct External Access within Any Building			✓
Warehouse, storage and distribution of goods, materials, liquids and equipment			✓
Outdoor storage of materials*			✓
Health services and medical clinics*			✓ Except as expressly allowed as conditional uses
Industrial and manufacturing uses			✓
Massage, bathing, or similar establishments			✓
Residential uses and buildings, except for an owner/manager residence in a hotel or motel as expressly allowed as permitted or conditional uses*			✓
Gasoline service stations, automobile repair, auto body work shops*			✓
Time-shared property			✓
Any use determined to be obnoxious or offensive			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.

Zoning Regulations for Anza Point South (APS)

Business Type	Permitted use	Conditional Use	Prohibited
Recreation-Related Retail Sales Uses Located within Building of 10,000 sq. ft. or More Total Retail Sales Area Not to Exceed 5,000 sq. ft. on the Lot	✓		
Publicly Owned Recreation Facilities	✓		
Office Uses*	✓ maximum floor area ratio of 0.6		Not Allowed: Manufacturing activity, health services, medical clinics
Light Industrial or Manufacturing Uses*	✓		
Warehouse, Storage, and Distribution of Goods, Materials, Liquids and Equipment Conducted Wholly within an Enclosed Building with a Maximum Floor Area Ratio of 0.5	✓		
Outdoor Storage of Materials Including Contractors Storage Yards, Incidental to Permitted Uses*	✓		
Service Businesses Including Contractors*	✓ not including personal services uses		
Air Courier, Delivery or Transshipment Services*	✓		
Accessory Uses which are Necessary for the Permitted Uses*	✓		
Office uses*		✓ floor area ratio of more than 0.6	
Light Industrial or Manufacturing that Exceeds Permitted Criteria		✓ Approval of a variance shall be required for use exceeding 0.5 FAR	
Daycare Facilities with On-Site Drop-Off and Parking*		✓	
Outdoor storage of materials, including contractor storage yards, incidental to permitted uses for Either Outdoor Storage Covers >10% of Lot Area or if Outdoor Storage is Not Located Aside or Rear Yard *			
Warehouse, Storage and Distribution of Goods, Materials, Liquids and Equipment*		✓ Enclosed building with > 0.5 F.A.R.	
All structures that are taller than the maximum height allowed (determined by impact on prevailing wind)*		✓	
Any use similar in nature to one which is permitted or which a conditional use permit is required*		✓	
Automobile Rental Uses			✓
Automobile Dealers and Sales Lots			✓
Automobile Wrecking and Junkyards, Storage or Baling of Scraps and Materials*			✓
Adult-Oriented Businesses*			✓

Commercial Parking Lots			✓
Commercial Recreation and Gymnasiums			
Food Establishments			✓
Gasoline Service Stations, Automobile Repair, Auto Body Work			✓
Health Services and Medical Clinics			
Massage, Bathing or Similar Establishments			✓
Personal Services			✓
Residential Uses and Buildings			✓
Hotels or Motels			✓
Any Use Determined to be Obnoxious or Offensive			✓

-Permitted Uses: Do not need Planning Commission review.

-Conditional Uses: Requires Planning Commission review. Contact or visit the Planning Division to confirm your business complies with the zoning regulations.

-If you have questions about how your business would be classified, call the Planning Division at 650.558.7250 for clarification.

* Please review planning regulations as there may be additional information or requirements not stated in the table.



Community Development Department
Economic Development Division
City of Burlingame

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