



Development Standards Central Business District San Bruno Transit Corridors Plan

The Central Business District designation allows new mixed-used development with a moderate increase in intensity along San Mateo Avenue, with efforts to preserve the existing urban fabric and scale of storefronts. See detailed permitted uses and summary of development standards on the back. See the Summary of Allowed Uses & Development Standards on the back.



Permitted Uses

- ❖ Retail commercial on the groundfloor.
- ❖ Residential on the upper floors and in surface parking lots.
- ❖ Office on the upper floors.
- ❖ Cultural and entertainment uses such as community theaters, performing arts centers, museums, and auditoriums.
- ❖ Open spaces, such as a public plaza, are encouraged, especially at the southern end of Downtown where San Mateo Avenue meets El Camino Real.

Maximum Height

- ❖ Fifty five (55) feet, and maximum of four (4) floors.
- ❖ Certain encroachments, such as corner towers may extend above maximum height, through the design review process.
- ❖ Ground floor must have a 15-foot minimum floor-to-floor to provide maximum flexibility for retail uses.

Building Stepbacks

- ❖ Set back the fourth floor and above by minimum of 15 feet.

Building Setbacks

- ❖ Front: Zero. The combined width of the sidewalk and setback must equal at least 10 feet to provide space for pedestrian activity.
- ❖ Side: zero.
- ❖ Rear: zero, except 10-feet adjacent to single-family homes.

FAR Requirements

- ❖ Maximum 2.0 FAR for parcels smaller than 20,000 square feet.
- ❖ No maximum FAR for parcels 20,000 square feet and larger.

Parking Requirements

- ❖ No additional parking required for existing square footage
- ❖ Commercial: 3 spaces per 1,000 square feet for new commercial space that exceeds existing square footage
- ❖ Residential:
 - Studios: 0.75 space per unit
 - 1 bedroom: 1.0 space per unit
 - 1+ bedrooms: 1-2 spaces per unit (generally, 1 per bedroom)

If you have any questions regarding the information in this flyer, please call (650) 616-7074 and ask to speak to a Planner.



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Summary of Allowed Uses & Development Standards

Uses	
Retail Sales & Services	Permitted – G
Eating Establishments	Permitted – G
Eating Establishment w Alcohol	Permitted – P
Drinking Establishments	Conditional – G
Personal/Business Services	Permitted
Health/Exercise Clubs	Conditional
Auto Sales	Not permitted
Professional/Medical Office	Permitted – U
Hospital/Health Clinics	Not permitted
Lodging/Hotel	Conditional
Residential	Permitted – U
Live/Work	Conditional
Civic, Quasi Civic, Cultural	Permitted
Development Standards	
Front Setback – from Back of Sidewalk	10 feet
Side Setback	Zero
Rear Setback	Zero
Rear Setback (adjacent to low density residential)	10 feet
Height Limit – Maximum	55 feet (4 stories)
Height Limit – Minimum	None
Stepback Facing Corridor Street	Above 3 rd floor step back 15'
Stepback – adjacent to low density residential	Above 3 rd floor step back 15 feet
Architectural Encroachments	Up to 10 feet beyond height & setbacks*
FAR for parcels <20,000 square feet	Maximum 2.0
FAR for parcels >= 20,000 square feet	No maximum

- ❖ Certain encroachments that extend beyond setbacks and height limits, including architectural features such as dormers, roof deck trellises, roof-top cupolas, elevator and mechanical equipment enclosures, and other similar features promoting good urban design, may be approved through the Planning Commission architectural and site plan review process. Such encroachments should not exceed the maximum height requirement by more than 10 feet.