



Source data: City of San Mateo, 2019; San Mateo County, 2018; Esri, 2019; Caltrans, 2013; PlaceWorks, 2019.

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|----------------------|-------------------------------|-----------------------------|--|
| San Mateo City Limit | Neighborhood Commercial | Single Family | Major Institution/ Special Facility |
| Sphere of Influence | Regional/Community Commercial | Low Density Multi-Family | Transit-Oriented Development |
| Downtown Study Area | Service Commercial | Medium Density Multi-Family | Executive Office/ High Density Multi-Family |
| Caltrain Station | Downtown Retail Core | High Density Multi-Family | Neighborhood Commercial/ High Density Multi-Family |
| Railroad (Caltrain) | Downtown Retail Core Support | Parks/ Open Space | Regional/Community Commercial/ High Density Multi-Family |
| | Executive Office | Public Facility | |
| | Manufacturing | Utilities | |

0 0.5 1 Miles



San Mateo General Plan Land Use Designations

- Neighborhood Commercial**

This designation allows shopping centers that serve the immediate neighborhood at a floor area ratio (FAR) of 0.5 to 1.0 and heights between 25 to 45 feet.
- Regional/Community Commercial**

This designation allows large shopping centers that rely on large trade areas like the Hillsdale and The Island Shopping centers and some areas of El Camino Real. The allowed FAR is between 1.0 to 2.5 and building heights of 35 to 55 feet.
- Service Commercial**

This designation allows city- and regional-serving commercial services such as automotive repair, pet hospitals, and building material yards. The allowed FAR is 1.0 with building heights up to 30 feet.
- Downtown Retail Core**

This designation allows a range of retail, service, and office uses. High-density residential is allowed above the ground floor. The allowed FAR is between 1.0 to 3.0 with building heights from 35 to 55 feet.
- Downtown Retail Core Support**

This designation allows commercial uses which both support traditional downtown uses as well as serve adjacent residential neighborhoods, with building heights up to 55 feet.
- Executive Office**

This designation allows office parks, including concentrations of medical or professional offices. Permitted accessory uses include restaurants, personal services, travel agencies, printing, ticket outlets, clubs, and recreation facilities. The allowed FAR is between 0.62 and 1.0 with building heights between 35 to 55 feet.
- Manufacturing**

This designation allows light manufacturing, warehousing, and distribution facilities with an FAR of 1.0 and building heights between 35 to 90 feet.
- Single Family**

This designation allows one single-family dwelling unit per parcel and up to nine dwelling units per acre.
- Low Density Multi-Family**

This designation allows attached, multi-family units from 9 to 17 units per net acre. These units are typically 1 to 2 stories.
- Medium Density Multi-Family**

This designation allows attached, multi-family units from 18 to 35 units per net acre. These units are typically 2 to 4 stories.
- High Density Multi-Family**

This designation allows attached, multi-family units from 36 to 50 units per net acre. These units are typically 3 to 5 stories.
- Parks/ Open Space**

This designation allows public parks and City-owned conservation lands and private open space or recreation facilities.
- Public Facility**

This designation includes City and other government-owned facilities.
- Utilities**

This designation allows public utilities facilities.
- Major Institution/ Special Facility**

This designation allows private and public institutional, educational, recreational, and community service uses.
- Transit-Oriented Development**

This designation is for parcels within close proximity of the Hillsdale Station Area and Hayward Park Caltrain Station Area. Permitted uses include multi-family housing, major employment centers, retail, office, and other supporting uses.
- Executive Office/ High Density Multi-Family**

This designation allows mixed-use office and high-density multi -family residential uses.
- Neighborhood Commercial/ High Density Multi-Family**

This designation allows mixed-use neighborhood commercial with high-density multi-family residential uses.
- Regional/Community Commercial/ High Density Multi-Family**

This designation allows mixed-use regional or community commercial with high-density multi-family residential uses.