



City of San Mateo Zoning Map

LEGEND

Zoning Districts

See text on map for complete Zoning District

- C1- Neighborhood Commercial
- C2- Regional/Community Commercial
- C3- Regional/Community Commercial
- C4- Service Commercial
- CBD- Central Business
- CBD/S- Central Business Support
- E1- Executive Park
- E2- Executive Offices
- M1- Manufacturing
- R1A- One Family Dwelling "A"
- R1B- One Family Dwelling "B"
- R1C- One Family Dwelling "C"
- R2- Two Family Dwellings
- R3- Multiple Family Dwellings (Med. Density)
- R4- Multiple Family Dwellings (High Density)
- R5- Multiple Family Dwellings (High Density)
- R6-D- Multiple Family Dwellings Downtown
- A- Agricultural
- OS- Open Space
- S- Shoreline
- BMSP- Bay Meadows Specific Plan
- TC- Transportation Corridor
- TOD- Transit Oriented Development

Overlay Districts Noted on Map:

- /QC- Qualified
- /SC- Senior Citizen Overlay
- /R- Residential Overlay District
- D- Downtown Residential
- /H- Housing Opportunities Overlay

- San Mateo City Limits
- San Francisco Bay & Lagoon
- Assessor Parcels

Disclaimer:
These maps are provided for planning and reference purposes only. Accuracy of boundary information contained is not guaranteed. The official records should be consulted for exact information.

SCALE	
1" = 1,000'	
Ordinance # / Other	Effective Date
2007-3	June 5, 2007
Updated Assessor Parcel Layer	March, 2009
2010-4	July 21, 2010
Updated OS APNs	July 30, 2013
@ Laurelwood to R1B) ph	
Administrative Change - 1-2 plan	February 16, 2017
Resolution #66 (2018) PA18-260	September 6, 2018
C1-1 to C2-1 APN 04018110	
Resolution #2 (2019) PA19-040	May 1, 2019
E1-4 to R3 APNs 025401440 & 035401492	
Ordinance #7 (2019) PA2018-049	July 17, 2019
R1B to R1BUB APNs 039401060 & 039401062	
Ordinance #8 (2022) PA2022-002	October 19, 2022
C1-1R5 to CBD APN 034154030	
Ordinance #4 (2024)	August 16, 2024
Housing Opportunities Overlay District (H)	
Ordinance #5 (2024)	August 16, 2024
R-4D to R-4DH APN 033163160	
Ordinance #6 (2024) PA2024-007	August 16, 2024
R-3 to C2-1R-4 APN 034413200	

Prepared by
Planning Division