

§ 12.280.020. Permitted uses.

Table 12.280-1 identifies land uses permitted, conducted entirely within an enclosed structure unless otherwise noted, in the mixed-use zoning districts. The regulations for each district are established by letter designations as follows:

"P" designates permitted land uses

"C" designates Use Permit required as set forth in Chapter 12.112

"-" designates land uses that are not allowed

A. Unlisted Uses. The land uses below are defined in Chapter 12.80, Definitions, of the San Bruno Zoning Ordinance. If a specific land use or activity is not defined, the director shall assign the land use or activity to a use type that is substantially similar in character. Use types not listed in the table or not substantially similar to the uses below are prohibited unless the community development director make a written determination that an unlisted proposed use is substantially equivalent to a permitted or conditionally listed use and is permitted if all of the following findings can be made.

1. The use is no greater in density or intensity than other permitted uses in the applicable zoning district;
2. The use is compatible with permitted or conditionally permitted uses in the applicable zoning district;
3. The use will be consistent with the purpose and intent of the applicable zoning district and any applicable adopted specific plan;
4. The use is consistent with applicable goals and policies of the General Plan and any applicable adopted specific plan;
5. The use will not be detrimental to the public health, safety, or welfare.

When the community development director determines that a proposed use is equivalent to a permitted or conditionally permitted listed use, the proposed use shall be treated in the same manner as the listed use with respect to development standards, permits required (including the need for a conditional use permit or any other planning entitlement), and all applicable requirements of the Zoning Ordinance.

B. Conditional Land Uses. Those land uses specified as conditionally permitted uses in this chapter may be permitted subject to approval of a use permit pursuant to Chapter 12.122.

C. Existing Nonconforming Uses.

1. Where a use is classified as a "conditional use" under this chapter and legally exists as a permitted use at the date of the adoption of this chapter, it shall be considered a legal nonconforming use subject to Chapter 12.92.

2. Exemptions. Permitted single-family residential uses made legal nonconforming by adoption of the ordinance codified in this title shall be exempt from the prohibition on expansion of the legal nonconforming use set forth in Section 12.92.020(B)(2).

Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts					
Land Uses	CBD	TOD-S	TOD-1	TOD-2	MX-R
Residential Uses					
Duplex Homes, Mobile Home Parks, Single-Family Homes	-	-	-	-	-
Boardinghouse	C	C	C	C	C
Live/Work	C	P	P	P	P
Multifamily Homes	P	P	P	P	P
Residential Care Facilities, Small	P	P	P	P	P
Residential Care Facilities, Large	P	P	P	P	P
Accessory Dwelling Units	P	P	P	P	P
Transitional and Supportive Housing	P	P	P	P	P
Single Room Occupancy (SRO)	P	P	P	P	P
Employee Housing	P	P	P	P	P
Public and Quasi-Public Uses					
Cemeteries [1]	-	-	-	-	-
Colleges and Universities; Schools; and Trade and Vocational Schools	C [2]	C	C	C	-
Community Facilities, Public	C	C	-	C	C
Community Facilities, Private	C	C	-	C	C
Community Garden [1]	P	P	P	P	P
Day Care Center	C	P	P	P	P
Emergency Shelters	-	P [7]	P [7]	P [7]	-

Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts					
Land Uses	CBD	TOD-S	TOD-1	TOD-2	MX-R
Home Day Care, Small	P	P	P	P	P
Home Day Care, Large	P	P	P	P	P
Hospitals	-	C	C	C	-
Nursing and Convalescent Homes	-	C	C	C	-
Parks and Recreational Facilities (Public) [1]	P	P	P	P	P
Parks and Recreational Facilities (Private) [1]	C	C	C	C	C
Places of Worship	C	C	C	C	C
Public Safety Facilities	P	P	P	P	P
Public Maintenance Facilities [1]	-	-	-	-	-
Social Services and Charitable Institutions	C	C	C	C	-
Low Barrier Navigation Center	P	P	P	P	P
Commercial Uses					
Adult Businesses (12.84.040)	-	-	-	C [5]	-
Amusement Game Centers (12.84.060)	C	C	C	C	C
Banks & Other Financial	P	P	P	P	P
Bars, Nightclubs and Lounges	C [5]	C [5]	C [5]	C [5]	C [5]
Business Services	P [2]	P	P	P	P
Cannabis Retailer	-	-	C [4]	C [4]	C [4]
Cardroom (12.84.050)	C [5]	-	-	C [5, 6]	C [5, 6]

Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts					
Land Uses	CBD	TOD-S	TOD-1	TOD-2	MX-R
Check Cashing Establishments	-	-	-	C	-
Commercial Recreation and Entertainment	C	C	C	C	C
Drive-Through Facilities	-	-	-	C [5]	C [5]
Firearm Dealers	-	-	-	-	-
Gas and Service Stations [1]	-	-	-	C	
Health and Exercise Clubs	C	C	C	C	C
Hotels and Motels	C	P	P	P	P
Office	P [2]	P	P	P	P
Outdoor Dining [1]	P	P	P	P	P
Personal Services, Downtown Focus	P	P	P	P	P
Personal Services, Instructional Focus	C	C	P	P	P
Personal Services, General	-	C	P	P	P
Personal Storage	-	-	-	-	-
Pet Boarding Overnight	-	-	C	C	-
Pet Day Care Facility	C	C	P	P	-
Research and Development	P [2]	P	P	P	P
Retail Sales and Services	P [3]	P	P	P	C
Restaurants	P [3]	P	P	P	P
Vehicle Sales and Rental [1]	-	-	-	C	-
Vehicle Repair and Maintenance	-	-	-	-	-
Industrial Uses					

Table 12.280-1: Permitted Land Uses in Mixed-Use Zoning Districts					
Land Uses	CBD	TOD-S	TOD-1	TOD-2	MX-R
Construction, Maintenance, and Repair Services; Heavy Equipment Sales and Rental; Lumberyards; Manufacturing and Processing (Light and General); Warehousing, Wholesaling, and Distribution	-	-	-	-	-
Transportation, Communication, and Utilities Uses					
Alternative Energy Structures [1]	C	C	C	C	C
Ground Transportation Provider	-	-	-	-	-
Parking Lots, Commercial [1]	-	-	-	-	-
Parking Structures, Commercial [1]	C	C	C	C	C
Recycling Collection Facilities	-	C	C	C	C
Recycling Processing Facilities	-	-	-	-	-
Transportation Terminals	-	P	-	-	-
Utilities, Major [1]	C	C	C	C	C
Utilities, Minor [1]	P	P	P	P	P

Notes:

- [1] Permitted as an indoor and/or outdoor use.
- [2] Permitted on upper floors only.
- [3] Permitted on ground floors only.
- [4] Subject to obtaining the necessary permits pursuant to Chapter 4.70 and Chapter 12.300.
- [5] Requires planning commission action.
- [6] Only permitted along El Camino Real and San Mateo Avenue.

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Pursuant to performance standards as set forth in
Section 12.96.205.E.

(Ord. 1898 § 3, 2021; Ord. 1930 § 5, 2022; Ord. 1937, 4/11/2023; Ord. 1947, 4/9/2024;
Ord. 1958, 1/28/2025; Ord. 1965, 8/26/2025)