

## COMPASS COMMERCIAL & TIM AURAN-BROKER PRESENT:



### A PRIME DEVELOPMENT SITE @ 2 PARK ROAD, BURLINGAME, CA.

- 28,212 S/F OF LAND IN TWO PARCELS. BUILDING SQ.FT APPROX. 11,000+/-
- Corner of Peninsula Avenue and across from El Camino Real.
- Possible adjacent -owner participation.
- Heavy density zoning potential.
- **ASKING:** | \$11,500,000, income stream exists while you wait to entitle

**Contact: Tim Auran-Broker**

**(650) 347-3300**

[tauran@comcast.net](mailto:tauran@comcast.net)

**Victor Borelli/Compass Commercial**

**(415) 845-1850**

[victor.borelli@compass.com](mailto:victor.borelli@compass.com)



Compass  
Commercial



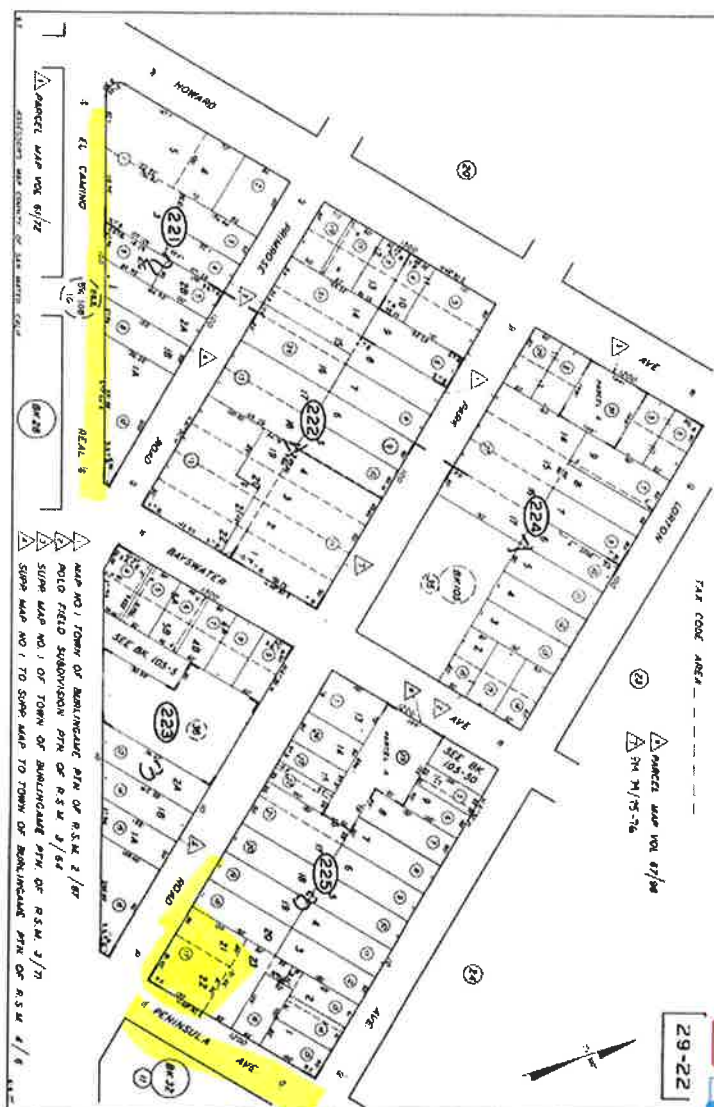
## Subject Property Location

**Property Address** 21 PARK RD  
**City, State & Zip** BURLINGAME, CA 94010-4469  
**County** SAN MATEO COUNTY

Report Date: 10/17/2022

Order ID: R97484144

**Parcel Number** 029-223-130



29-22



Download the map in PDF



Download the map in TIFF

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## Agent Full

## 2 Park Road, Burlingame, California 94010

Listing



MLS #: **ML81947667**  
 Apprx Bldg: 11,000 SqFt (Other)  
 Apprx Lot: 28,212 SqFt (Other)  
 Apprx Acr: 0.648 Acres  
 Age/Yr Blt: 64/1959 (Other)  
 Parcel#: 029-225-170  
 Stories: 2  
 Ownersh. Tp.: Corporation  
 DOM: 0  
 LA: [Victor E. Borelli](#)  
 LA Phone: (415) 845-1850  
 Walk Score: [93](#)  
**Recent:**  
**11/10/2023 : NEW**

**2 Park Road, Burlingame 94010**

County: San Mateo  
 Area: 461 - Burlingame Downtown Area  
 Class: Commercial Property  
 Land Use:  
 Comm: 1.75%  
 L.Type/Service: Exclusive Right to Sell, Full Service  
 Special Info: Not Applicable  
 Fin Terms:  
 Possession: Negotiable  
 Public:

**Status:**  
 Orig Price: \$11,500,000  
 List Price: **\$11,500,000**  
 Sale Price:  
 \$/SqFt: \$1,045.45  
 \$/SqFt-Lot: \$407.63  
 Zoning: BMU  
 Incorp: No  
 City Limit: Yes

**Dates**  
 Original: 11/10/2023  
 List: 11/10/2023  
 Sale:  
 COE:  
 Expires: 05/31/2024  
 Off Mrkt:

Iconic building on a prime downtown Burlingame corner. Perfect for a user, or a developer with the generous and dense zoning allowance in place. Two parcels totaling 28212 s/f on a level lot steps from downtown and El Camino Real. The adjacent owners have indicated a great interest in selling as well which gets a prospective buyer/ developer an acre plus.

**Private:** Fabulous hard corner in Prime Burlingame with fantastic BMU zoning on 2 parcels (also includes A.P.N. 029-225-180). Call listing agents about information regarding adjacent owner willing to sell. Escrow open with Ron DeShaine at Lawyer's Title Co. Will have a disclosure vault ready by the end of next week with survey, zoning, plans, revocable lease, etc..Co- Listed with Tim Auran (650) 347-3300.

**Showing Information**

Occupied By: Call Agent

Phone: (415) 845-1850

Instructions: Appointment Only, Call Listing Agent

Add Instruct: Can only be shown during business hours by appointment.

**Showing & Location**

Show Contact: Vic Borelli-Compass

Add Instruct: Can only be shown during business hours by appointment.

**Map**

X Street: Peninsula  
 Directions: Use Google Maps

**Commercial Information**

Bus Name: Crosby N. Gray  
 Present Use: Commercial

Bus Type:  
 Facilities: Cold Storage,  
 Conference/Meeting Room,  
 Landscaping, Manager's Office,  
 Refrigeration, Restroom(s),  
 Storage - Additional

Day Traffic: 2K-5K  
 A.Ceil Height: 12 Feet

Loading:

Load Factor:

Walls:

**Build. Details**

# Docks:  
 # Elevators:  
 # Floors: 2  
 # Offices: 6  
 # Restrooms: 3  
 # Tenants:  
 # Truck Doors:

**Square Footage Details (SqFt)**

Industrial:  
 Mezzanine:  
 Nt Leaseable: 11,000  
 Office: 11,000  
 Retail:  
 Warehouse: 1,000  
 Yard: 22,000

Com Name:

**Complex/HOA**

# of Buildings: 3 # of Units:

Accessibility: Bathroom Features, Parking, Wheelchair Access, Wide Halls/Doors (3 Ft +)

**Features**

Heating: Central Forced Air

Communications:  
 Cooling: Central AC

**Other Rooms:**

Roof: Bituthene  
 Security: Fire Alarm, Fire System - Sprinkler

Energy Sav:  
 Ext. Amenities:

**Garage/Parking**

Flooring:  
 Foundation: Concrete Perimeter

Garage: 4  
 Open Parking: 36

Int Amenities:

Features:

Attached Garage, Common Parking Area, Guest / Visitor  
Parking, Unassigned Spaces**Annual Expenses**

R.E. Taxes: \$22,500  
 Insurance: \$10,000  
 Landscape: \$0  
 Maintenance: \$0  
 Management: \$0  
 Other: \$0  
 Trash: \$0  
 Utilities: \$0  
**Total:** \$32,500  
 Equip Value:  
 Listing Includes: None

**Financial Details****Annual Income**

Rental: \$240,000  
 Vacancy Allowance %: 0  
 Other: \$0  
 Other Include: Rents  
 Income Gross Schedule: 240,000  
 Income Annual Gross: **\$240,000**  
 Est Net Income: **\$207,500**  
 Est Cap Rate: 1.800  
 Est GRM: 48  
 Est Inv Value:  
 Exp Tenant:

Lic. Value:

Maintenance, Maintenance - Interior ,  
 Services - Gardener/Landscaping, Services -  
 Sewer, Services - Trash Removal, Utilities -  
 Electric, Utilities - Gas, Utilities - Heating,  
 Utilities - Hot Water, Utilities - Water  
 Fee - Property Tax, Insurance

Owner Pays:

Source: Owner, Other

Op Exp Include:

Sewer: Sewer - Public  
 Water: Public

**Utilities**

Electricity: Garbage Collection, Individual Electric Meters, Individual  
 Meters: Master Electric, Master Gas, Master Water

Consumer Site: Yes  
 Address Format: Show Full Address

**Distribution**

VOW-AVM: Yes  
 VOW-Comment: Yes

Green Rated:  
 POS Ord.:  
 Hazard: Natural Hazard Disclosure  
 Other: Disclosure Package Available

**Documents and Disclosures**

TIC Agree:  
 Trnsf Tx:  
 Link:

LA: [Victor E. Borelli](#)  
 LA Lic#: 00823134  
 LO: [Compass \(Off.Lic#01527235\)](#)

**Contact Information**

LA Ph: (415) 845-1850 LA Fx: (415) 874-5080  
 LA Em: [vic@vicborelli.com](mailto:vic@vicborelli.com)  
 LO Ph: (650) 375-1111 LO Fx: (650) 931-2099

**History****Additional Photos****Disclaimer:** The above information is deemed to be accurate but not guaranteed. Source: MLSListings ; ©2023 MLSListings Inc.

\*Data provided by Realist®, compiled by CoreLogic® from public and private sources, and accuracy of the data is deemed reliable but not guaranteed.

**Photos****Search Criteria**

Property Type is one of 'Commercial/Industrial', 'Commercial Lease/Rental', 'Commercial Lots &amp; Land', 'Commercial Business Opportunities'

Property Type is 'Commercial/Industrial'

MLS Number is 'ML81947667'

Property Type is 'Commercial/Industrial'

Selected 1 of 1 result.

## Burlingame, California Municipal Code

### Title 25 ZONING

#### Chapter 25.35 BMU (BAYSWATER MIXED USE) DISTRICT REGULATIONS

### **25.35.055 Building height.**

No building or structure shall be constructed in the BMU District which exceeds fifty-five (55) feet in height. A conditional use permit is required for any building or structure which exceeds thirty-five (35) feet in height (refer to Section [25.35.030\(c\)](#)). (Ord. 1863 § 10, (2011))

### **Contact:**

City Clerk: 650-558-7203

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## Burlingame, California Municipal Code

### Title 25 ZONING

#### Chapter 25.34 MMU (MYRTLE ROAD MIXED USE) DISTRICT REGULATIONS

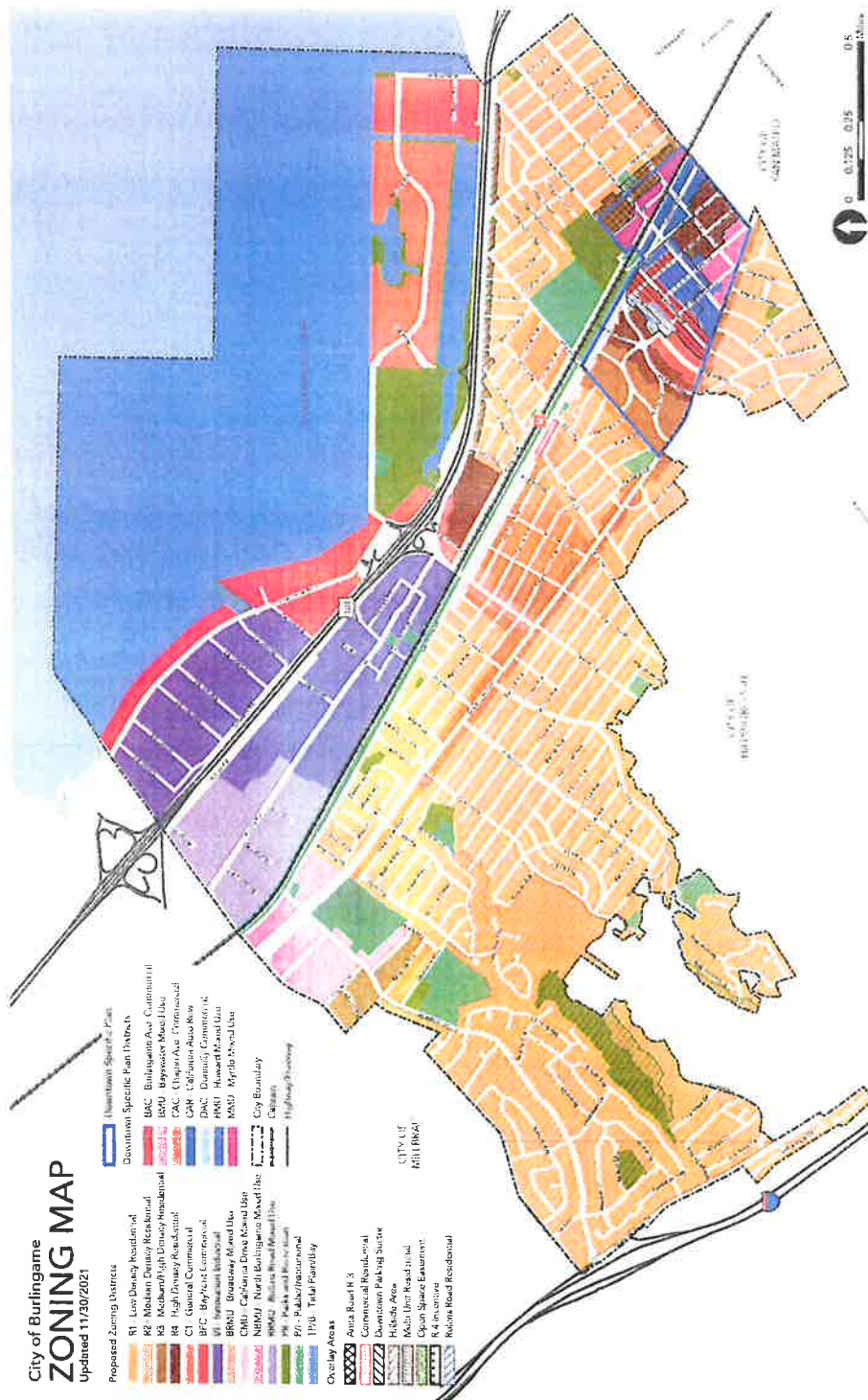
### **25.34.055 Building height.**

No building or structure shall be constructed in the MMU District which exceeds forty-five (45) feet in height. A conditional use permit is required for any building or structure which exceeds thirty-five (35) feet in height (refer to Section [25.34.030\(e\)](#)). (Ord. 1863 § 10, (2011))

### **Contact:**

City Clerk: 650-558-7203

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## CHAPTER 25.16 – DOWNTOWN SPECIFIC PLAN ZONING DISTRICTS (BAC, HMU, MMU, BMU, DAC, CAC, CAR)

### 25.16.010 – Purpose and Applicability

- A. **Downtown Specific Plan Zoning Districts Purpose.** The Downtown Specific Plan zoning districts are intended to implement the Downtown Specific Plan, build upon the successes of the vibrant Burlingame Avenue commercial area, and implement policies that encourage continued success of the entire Downtown area and its environs and promote land uses that will enliven the area.
- B. **Burlingame Avenue Commercial Zoning District Purpose.** The Burlingame Avenue Commercial (BAC) zoning district applies to the commercial and retail heart of Downtown Burlingame. The purpose of this zoning district is to encourage and maintain the current mixture of retail, personal service, and restaurant uses that keep the heart of the downtown area lively.
- C. **Bayswater Mixed Use Zoning District Purpose.** The Bayswater Mixed Use (BMU) zoning district is centered on Bayswater Avenue between El Camino Real and Park Road. Development in this zoning district shall be consistent with the existing neighborhood scale of small streets and varied commercial and residential buildings. New development shall maintain the existing pattern at a scale consistent with the adjacent residential areas to serve as a buffer between the downtown commercial district and the residential neighborhoods to the south and east.
- D. **Chapin Avenue Commercial Zoning District Purpose.** The Chapin Avenue Commercial (CAC) zoning district applies to properties on both sides of Chapin Avenue between Primrose Road and El Camino Real. The area is characterized by a concentration of financial institutions and real estate and other office uses.
- E. **California Drive Auto Row Zoning District Purpose.** The California Drive Auto Row (CAR) zoning district applies to properties along California Drive between Burlingame and Peninsula Avenues, which has long been known as Burlingame's "Auto Row." Automobile-related uses dominate in this area. Non-auto uses are allowed only where uses clearly can be identified as compatible with the area's traditional focus on automobile businesses.
- F. **Donnelly Avenue Commercial Zoning District Purpose.** The Donnelly Avenue Commercial (DAC) zoning district applies to properties immediately north of Burlingame Avenue and is an extension of the primary commercial area. The purpose of this zoning district is to encourage and maintain a mix of retail, personal service, and office uses. Legally established existing residential uses may remain, but new residential uses are not allowed.
- G. **Howard Mixed Use Zoning District Purpose.** The Howard Mixed Use (HMU) zoning district applies to properties south of Burlingame Avenue in Downtown Burlingame. The streets that connect Howard Avenue with Burlingame Avenue act as connectors with the commercial uses along those streets, strengthening the relationship between Burlingame and Howard Avenues. While ground floor retail represents the predominant use, housing can be established on upper levels and office uses that operate beyond a typical weekday schedule may be permitted subject to discretionary review.
- H. **Myrtle Road Mixed Use Zoning District Purpose.** The Myrtle Road Mixed Use (MMU) zoning district applies to properties centered on Myrtle Road and East Lane, east of the railroad tracks. New development shall maintain the existing pattern at a scale consistent with the adjacent residential areas, to serve as a buffer between the downtown commercial district and the residential neighborhoods to the east.



## 25.16.020 – Land Use Regulations

- A. Allowed Uses.** Table 25.16-1 (Downtown Zoning Districts Use Regulations) indicates the uses allowed within each downtown zoning district and any permits required to establish the use, pursuant to Article 6 (Permit Processing Procedures). Land uses are defined in Article 8 (Definitions). Uses defined in Article 8 and not listed in Table 25.16-1 are prohibited.
- B. Director Determination.** Land uses are defined in Article 8 (Definitions). In cases where a specific land use or activity is not defined, the Director shall assign the land use or activity to a classification that is substantially similar in character. Land uses not listed in the table or not found to be substantially similar to the land uses listed in the table are prohibited.
- C. Specific Use Regulations.** Where the last column in Table 25.16-1 (Downtown Zoning Districts Use Regulations) includes a Section, Subsection, or Chapter number, the regulations in the referenced Section, Subsection, or Division shall apply to the use.

**Table 25.16-1: Downtown Zoning Districts Use Regulations**

P Permitted CUP Conditional Use Permit MUP Minor Use Permit									TUP Temporary Use Permit A Accessory Use -- Not Permitted
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Regulations Use	
Commercial - Retail									
Eating and Drinking Establishments									
Bars and Taverns	P	--	P	CUP	P	P	--	Breweries, Distilleries, and Wineries may be allowed as an accessory use to a restaurant.	
Night Clubs	CUP	--	--	--	--	--	--		
Outdoor Dining	P	--	P	P	P	P	P		
Restaurants	P	--	P	P	P	P	--		
Restaurants - Drive-through	--	--	--	--	--	--	--		
Food and Beverage Sales									
Alcohol Sales Store	P	--	P	MUP	P	P	MUP	Any food or beverage sales establishment that includes the sale of alcohol shall require a CUP.	
Convenience Store	--	--	--	--	--	--	--		
General Market	MUP	--	P	--	P	CUP	P		
Nurseries and Garden Centers	--	--	--	--	--	--	--		
Retail Sales									
General	P	--	P	MUP	P	P	P	In CAR, retail other than auto related requires MUP. In MMU, 6,000 sq. ft. maximum size.	
Limited Corner Store Retail	--	CUP	--	--	--	--	--		See Section 25.48.160
Large Format	--	--	--	--	--	--	--		

**Table 25.16-1: Downtown Zoning Districts Use Regulations**

P Permitted CUP Conditional Use Permit MUP Minor Use Permit TUP Temporary Use Permit A Accessory Use -- Not Permitted								
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Use Regulations
Specialized	MUP	MUP	MUP	--	MUP	MUP	MUP	
Vehicle Fuel Sales and Accessory Service	--	--	--	--	--	--	--	
Vehicle Sales								
Auto and Light Truck	--	--	--	P	--	--	--	
Heavy Equipment Rental and Sales	--	--	--	--	--	--	--	
<b>Commercial – Services and Recreation</b>								
Animal Care Services								
Boarding/Kennels	--	--	--	--	--	--	--	
Grooming	P	P	--	P	P	--	--	No overnight animal stays permitted.
Pet Hotels	--	--	--	--	--	--	--	
Veterinarian	--	P	--	--	--	P	--	
Banks and Financial Institutions	P	P	P	--	P	P	CUP	Not allowed on ground floor in BAC or MMU.
Business Services	P	P	P	MUP	P	P	P	In CAR, MUP for services other than auto related
Check Cashing and Pay Day Loan Establishments	--	--	--	--	--	--	--	
Commercial Recreation – Large Scale	CUP	CUP	CUP	--	CUP	CUP		Where permitted, must be have active visible uses with clear storefront glass.
Commercial Recreation – Small Scale	CUP	CUP	CUP	--	CUP	P	P	
Day Care Center	MUP	MUP	MUP	--	MUP	MUP	MUP	See Section 25.48.090
Food Preparation (catering)	--	--	--	--	--	--	--	
Funeral Services and Cemeteries	--	--	--	--	--	--	--	
Office – Co-Working	P	P	P	P; CUP for ground floor	P	P	P	Above and below the first floor only in BAC
Office - Medical or Dental	P	CUP	P	--	P	P	CUP	Above and below the first floor only in BAC and HMU

**Table 25.16-1: Downtown Zoning Districts Use Regulations**

P Permitted CUP Conditional Use Permit MUP Minor Use Permit TUP Temporary Use Permit A Accessory Use -- Not Permitted								
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Use Regulations
Office - Professional	P	P	P	P; CUP for ground floor	P	P	P	In BAC and HMU: Above and below the first floor only and behind a minimum 30-foot depth of commercial retail space on ground floor
Office - Research and Development	--	--	--	--	--	--	--	
Personal Services - General	P	P	P	MUP	P	P	P	In CAR, MUP for other than auto related.  In BAC, dry cleaning requires an MUP.
Personal Services – Specialized	MUP	MUP	CUP	MUP	MUP	MUP	MUP	
Studios – Arts	P	P	P	CUP	P	P	P	
Theaters - Live	CUP	--	CUP	--	CUP	CUP	--	
Theaters - Movie or similar	--	--	--	--	--	--	--	
<b>Educational Services</b>								
Schools - Primary and Secondary, Private	MUP	MUP	--	--	--	MUP	--	Above or below ground floor only
Trade Schools	MUP	MUP	MUP	--	MUP	MUP	--	Above or below first floor only and operate outside of peak retail hours
Tutoring and Educational Services	P	P	P	--	P	P	P	In CAC, DAC, and HMU, accessory only to retail or service use.  In BAC and BMU, above or below first floor only and operate outside of peak retail hours
<b>Industry, Manufacturing and Processing, Warehousing, and Wholesaling Uses</b>								
Breweries, Distilleries, Wineries	--	--	--	--	--	--	--	See Section 25.48.220 (Tasting Rooms).

**Table 25.16-1: Downtown Zoning Districts Use Regulations**

Land Use Regulations								
	P Permitted			TUP Temporary Use Permit				
	CUP Conditional Use Permit			A Accessory Use				
	MUP Minor Use Permit			-- Not Permitted				
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Use Regulations
Cannabis Processing, Production, or any other similar use	--	--	--	--	--	--	--	
Food Processing and Production	---	---	--	--	--	--	----	
Laboratories/Research and Development	--	--	--	--	--	--	-	
Light Industrial	--	--	--	--	--	--	--	
Personal Storage	--	--	--	--	--	--	--	
Recycling facilities								
Light processing	--	--	--	--	--	--	--	
Reverse Vending Machine(s)	--	--	--	--	--	--	--	
Small collection	--	--	--	--	--	--	--	
Vehicle Services and Repair								
Major (Major Repair/Body Work)	--	--	--	--	--	--	--	
Minor (Minor Repair/Maintenance)	--	--	--	--	--	--	P	Less than 6,000 sq. ft.
Vehicle Rental	--	--	--	CUP	--	--	--	Maximum of 50 vehicles; all parking must be provided on site.
Car Wash	--	--	--	--	--	--	--	
Warehousing/Logistics	--	--	--	--	--	--	--	
Wholesaling	--	--	--	--	--	--	--	
Lodging								
Extended Stay Hotels	--	--	--	--	--	--	--	
Hostels	---	--	--	--	--	--	--	
Hotels and Motels	P	--	P	CUP	P	P	--	
Mixed Uses								
Mixed Use Developments	P	P	P	P	P	P	P	With individual specific uses subject to land use regulatory requirements set forth in this table.
Public and Quasi-Public Uses								
Assembly Facilities								



**Table 25.16-1: Downtown Zoning Districts Use Regulations**

P Permitted CUP Conditional Use Permit MUP Minor Use Permit								
TUP Temporary Use Permit A Accessory Use -- Not Permitted								
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Use Regulations
Community Assembly Facility	--	--	--	--	--	CUP	--	
Religious Assembly Facility	--	CUP	--	--	--	CUP	--	Incidental uses such as instruction and temporary homeless shelters allowed.
Community Open Space	P	P	P	P	P	P	P	
Emergency Shelters – Permanent	--	--	--	--	--	--	--	See 25.48.100 (Emergency Shelters - Permanent)
Emergency Shelters – Temporary	--	CUP	--	--	--	--	--	See 25.48.110 (Emergency Shelters - Temporary)
Government Buildings and Facilities	P	P	P	P	P	P	P	
Hospitals	--	--	--	--	--	--	--	
Low Barrier Navigation Center	--	P	--	P	--	P	P	Above first floor only. See Section 26.48.170
Medical Clinics	CUP	CUP	P	--	P	P	CUP	In BAC, above and below ground floor only
Park and Recreation Facilities, Public	P	P	P	P	P	P	P	
<b>Residential Uses</b>								
Communal Housing	--	CUP	--	CUP	--	CUP	CUP	
Elderly and Long-Term Care	--	CUP	--	--	--	CUP	CUP	
Family Day Care - Small	--	P	--	P	--	P	P	
Family Day Care - Large	--	P	--	P	--	P	P	
Live/Work	--	P	--	P	--	P	CUP	

**Table 25.16-1: Downtown Zoning Districts Use Regulations**

P Permitted CUP Conditional Use Permit MUP Minor Use Permit				TUP Temporary Use Permit A Accessory Use -- Not Permitted				
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Use Regulations
Multi-Unit Dwellings	--	P	--	P	P	P	P	Average maximum unit size shall be 1,250 sq. ft.  Above first floor only in CAR, DAC and HMU zones.  In the DAC zone, residential uses are permitted only on north side of Donnelly Ave. and on parcels that have sole frontage on Donnelly Ave.
Residential Care								
Limited	--	P	--	P	P	P	P	Section 25.48.220
General	--	CUP	--	CUP	--	CUP	CUP	Section 25.48.220
Senior	--	CUP	--	CUP	--	CUP	CUP	Section 25.48.220
Supportive and Transitional Housing	--	P	--	P	P	P	P	See Section 25.46.240
Transportation, Communication, and Infrastructure Uses								
Air Courier, Terminal, and Freight, Services.	--	--	--	--	--	--	--	
Park and Fly, Accessory	--	--	--	--	--	--	--	
Park and Fly, Primary Use	--	--	--	--	--	--	--	
Parking Facility, Accessory Use	P	P	P	P	P	P	P	
Parking Facility, Primary Use	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Transit Facilities	--	--	--	--	--	--	--	
Utility Structures and Service Facilities, Small	MUP	MUP	MUP	MUP	MUP	MUP	MUP	
Utility Structures and Service Facilities, Large	--	--	--	--	--	--	--	
Vehicle Storage	--	--	--	--	--	--	--	
Wireless Telecommunication Facilities	See Section 25.48.300							
Specific and Temporary Uses								
Adult Business Uses	--	--	--	--	--	--	--	

**Table 25.16-1: Downtown Zoning Districts Use Regulations**

<div> <div>P Permitted</div> <div>CUP Conditional Use Permit</div> <div>MUP Minor Use Permit</div> <div>TUP Temporary Use Permit</div> <div>A Accessory Use</div> <div>-- Not Permitted</div> </div>								
Land Use	BAC	BMU	CAC	CAR	DAC	HMU	MMU	Specific Regulations Use
Donation Box – Outdoor	--	--	--	--	--	--	--	
Drive-Through or Drive-Up Facilities	--	--	A	--	--	--	--	Only when associated with permitted use
Outdoor Storage	--	--	--	--	--	--	--	
Outdoor Temporary and/or Seasonal Sales	TUP	TUP	TUP	TUP	TUP	TUP	TUP	See Section 25.48.190
Temporary Uses	TUP	TUP	TUP	TUP	TUP	TUP	TUP	See Section 25.48.260
Urban Agriculture	P	P	P	P	P	P	P	See Section 25.46.290