



## PERMITTED USE CHART

This chart can be used alone or in conjunction with [Symbium Build<sup>1</sup>](#)

Use Category	Principal Use	A	OS	S	R1	R2	R3	R4	R5	R4-D	R5-D	R6-D	E1	E2	C1*	C2	C3	C4	CBD*	CBD/S	M1	TC	Applicable Code Sections			
<b>Residential</b>																										
<b>Household Living</b>	One-Family Dwelling, Detached	■			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■					Sec. 27.04.165 <i>See handout for info on ADUs and JADUS<sup>2</sup></i>		
	Two-Family Dwelling				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■							
	Multiple Family Dwelling				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■							
	One Family Row Dwelling				■	■	■	■	■	■	■	■	■	■	■	■	■	■	■							
<b>Civic</b>																										
<b>Community Care and Residential Care Facility</b>	Convalescent Home, Rest Home, Nursing Home																		■	■					Sec. 27.04.340	
	Convalescent Home, Rest Home, Nursing Home- six (6) or fewer occupants						□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□			
	Day Care Center						□	□	□	□	□	□	□	■	■	■	■	■	■	■	□	■				
	Day Care Center- six (6) or fewer occupants	□		■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	Sec. 27.04.130; Ch. 27.27; Ch. 27.85		
	Day Care Center when located within a public or quasi-public structure			□	□	□	□	□	□	□	□	□														
	Family Day Care	□												□	□	□	□	□	□	□	□	□	□			
	Family Day Care- fourteen (14) or fewer occupants			■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
	Residential Care Facility													□	□	□	□	□	□	□	□	□	□			
	Residential Care Facility- six (6) or fewer occupants	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■			
<b>Institutional and Community Services</b>	Auditorium, Stadium, Arena, Armory, Gymnasium, and other similar uses for public events																									
	Church, Convent, Parish House, and Monastery	□		□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□		Sub-Sec. 27.18.030(d) Sec. 27.60.080(a)	
	Community Center and Community Facility	■		□	□	□	□	□	□	□	□	□	□					□	□							
	Emergency Shelter														■	■					■				Sec. 27.04.177	
	Fire, Police Station																	□	□							
	Fraternity and Sorority House					□	□	□	□	□	□	□														
	Post office and Other Government Agencies																									
	Library	□		□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	□	■				
	Museums, Gallery- Public																	□	□							
	Philanthropic and Eleemosynary use	□		□	□	□	□	□	□	□	□	□	□												Sec. 27.04.175; 27.04.375	
	Public and Private Educational Facility	□		□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■			
	Religious Institution													□	□	□	□	□	□	□	□	□	□			
<b>Medical Facility</b>	Ambulance Service														■	■	■	■	■	■	■	■	■			
	Hospital									□	□	□	□	□				□	□	□	□	□	□			
	Medical and Dental Clinic, including Laboratories														■	■	■	■	■	■	■	■	■			
	Sanitarium								□	□	□	□	□	□				□	□						Sec. 27.04.430	
<b>Parks and Open Space</b>	Open Space for the preservation, maintenance, and enhancement of lands in their natural state, or their restoration, and as habitat for wildlife	■	■																							
	Park and/or Playground	□	■	■	□	□	□	□	□	□	□	□	□					□	□							
	Park, Forest Preserve and Recreational Area, when publicly owned and operated.	■	■	■																						
<b>Signs</b>	Name Plates and Signs	■																■	■						Title 25	
	Signs, advertising the sale or rental of the property upon which the sign is located.																									
<b>Utilities and Transportation</b>	Public Harbor, including construction and maintenance of wharves, docks, piers and other structures or utilities necessary for the promotion or accommodation of water-related commerce, navigation and fisheries					□																				
	Airport or Aircraft Landing Field	□																								
	Freeway Right-of-Way and Improvements																			■						
	Public Facility					□								■	■	■	■	■	■	■	■	■	■			
	Public Service	□													□	□	□	□	□	□	□	□	□	□		
	Public Transportation Facility and Terminals														□	□	□	□	□	□	□	□	□	□		
	Public Utility Facility	■	□	□	□	□	□	□	□	□	□	□	□	■	■	■	■	■	■	■	■	■	■			
	Public Utility Service Use & Electrical Substation																	□	□							

KEY	
Blank Cell	Not Permitted
■	Permitted
□	Special Use Permit
■	Permitted. Additional regulations apply
□	Special Use Permit. Additional regulations apply

\*See uses for the specific zoning district in SMMC Title 27

Uses by Zoning District		
Zoning District	Permitted	SUP
A	27.60.030	27.60.040
OS	27.60.070	27.60.080
S	27.59.020	27.59.030
R1	27.18.020	27.18.030
R2	27.20.010	27.20.020
R3	27.22.010	27.22.020
R4	27.24.010	27.24.020
R5	27.26.010	27.26.020
R4-D	27.28.010	27.28.012
R5-D	27.28.040	27.28.042
R6-D	27.28.070	27.28.072
E1	27.44.020	27.44.030
E2	27.48.020	27.48.030
C1*	27.30.010	27.30.020
C2	27.32.010	27.32.020
C3	27.34.010	27.34.020
C4	27.36.010	27.36.020
CBD*	27.38.020	27.38.030
CBD/S	27.39.020	27.39.030
M1	27.56.010	27.56.020
TC	27.73.020	27.73.030

\* These zoning districts have designated areas with specific use regulations. Please check the zoning code to determine if subject property is located within a designated area and subject to specific use regulations.

\*\*Please see the Rail Corridor Transit-Oriented Development Plan for uses permitted in the TOD zoning district: <https://www.cityofsanmateo.org/1899/Rail-Corridor-Transit-Oriented-Development>

<sup>1</sup> <https://build.symbium.com/business/sanmateo>

<sup>2</sup> ADU / JADU handout: <https://www.cityofsanmateo.org/DocumentCenter/View/79070/ADU-JADU-Standards>

Last updated on September 10, 2021



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This chart can be used alone or in conjunction with [Symbium Build<sup>1</sup>](#)

Use Category	Principal Use	A	OS	S	R1	R2	R3	R4	R5	R4-D	R5-D	R6-D	E1	E2	C1*	C2	C3	C4	CBD*	CBD/S	M1	TC	Applicable Code Sections		
Civic (cont.)																									
 Utilities and Transportation (cont.)	Radio and Television Broadcasting Stations															■	■	■	■	■	■	■	■		
	Radio and Television Towers, Commercial																							Sec. 27.04.410	
	Railroad Right-of-Way and Trackage																							Sec. 27.04.415	
	Recycling Facility															□	□	□	□					Ch. 27.69	
	Reverse Vending Machine															■	■	■	■	■	■	■	■	Sec. 27.04.427	
 Commercial	Telephone Exchange or Communications Building, Antenna Tower and other outdoor equipment essential to the operation of the exchange or communications building																		□	□					
	Animal Grooming- no overnight boarding on site																■	■	■	■	■	■	■		
	Animal Hospitals, which may include outdoor kennels																■	■	■	■	■	■	■	Sec. 27.04.025	
	Kennel, Commercial																							Sec. 27.04.260	
	Automobile Sales and Services																	□	□						
 Automobile Sales and Services	Automobile, Boat, and Truck Sales and Rental, including service and repair as accessory to the primary sales use																	■	■	■	■	■	■	■	
	Automotive Accessory Store, excluding on-site service and repair of vehicles																■	■	■	■	■	■	■		
	Automobile Gasoline Service Station															□	□	□	□	□	□	■	□	Sec. 27.04.040	
	Automobile Parts, Service, and Repair classified as major motor vehicle repair																	■							Sec. 27.04.320
	Automobile Service, Parts, and Repairs, classified as minor motor vehicle repair																■	■							Sec. 27.04.325
	Automobile Service Station only when fully enclosed within a parking structure or other building																	□	□						Sec. 27.04.040
	Automobile Storage for Off-site Automobile Dealerships, when such area is not required for transportation operators. This does not include sales, maintenance or other automobile related uses.																				□				
	Car Wash & Detailing Facility, may not occur on open lot																■	■				■			
	Parking Facility															□	□	□	■	■	■	■	■	Sec. 27.04.365	
	Accessory Parking Lot for abutting commercial use, when such area is not required for transportation operators.																				□				
 Business and Personal Services	Park and Ride Lot established by the State of California Department of Transportation or by an authorized local authority																					■			
	Recreational Vehicle Storage																□	□	□	□					
	Alternative Financial Service															□	□	□	□	□		□		Sec. 27.04.021; 27.30.2020	
	Barber Shops and Hair Salon																■	■	■	■	■	■	■		
	Catering Service																■	■	■	■	■	■	■		
	Cemetery, Mausoleum, and Columbarium															□	□	□	□						
	Club, Lodge, and Fraternal Organization- private															□	□	□	□	□	□	□	□	Sec. 27.04.125	
	Commercial Recreation															□	□	□	□	□	□	□	□		
 Drive-Through Facility for Financial Institution and Pharmacy	Drive-Through Facility for Financial Institution and Pharmacy															□	□	□	□	□	□	□	□		
	Dry Cleaners, with customer service areas															■	■	■	■	■	■	■	■		
	Dry Cleaning Establishments, without customer service area															■	■	■	■	■	■	■	■		

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Use Category	Principal Use	A	OS	S	R1	R2	R3	R4	R5	R4-D	R5-D	R6-D	E1	E2	C1*	C2	C3	C4	CBD*	CBD/S	M1	TC	Applicable Code Sections	
<b>Commercial (cont.)</b>																								
 <b>Business and Personal Services (cont.)</b>	Drive-Through Facility for Financial Institution and Pharmacy														<input type="checkbox"/>									
	Dry Cleaners, with customer service areas														<input type="checkbox"/>									
	Dry Cleaning Establishments, without customer service area																<input type="checkbox"/>							
	Financial Institutions and Business Office														<input type="checkbox"/>									
	Ground Floor Area Up to 2,500sf per Establishment														<input type="checkbox"/>									
	Ground Floor Area Up to 15,000sf per Establishment														<input type="checkbox"/>									
	Health and Recreation Facility														<input type="checkbox"/>	<input type="checkbox"/>								
	Health Studio and Spa															<input type="checkbox"/>								
	Home Occupation														<input type="checkbox"/>									
	Laundromat														<input type="checkbox"/>									
	Mortuary														<input type="checkbox"/>									
	Office- Administrative, Executive, and Professional														<input type="checkbox"/>	<input type="checkbox"/>								
	Ground Floor Area Up to 2,500sf per Establishment														<input type="checkbox"/>									
	Ground Floor Area Up to 15,000sf per Establishment														<input type="checkbox"/>									
	Newspaper Publishing														<input type="checkbox"/>									
 <b>Eating and Drinking Establishments</b>	Photo Processing														<input type="checkbox"/>									
	Picture Framing														<input type="checkbox"/>									
	Real Estate Establishment														<input type="checkbox"/>									
	Reproduction Service														<input type="checkbox"/>									
	Travel Agency														<input type="checkbox"/>									
 <b>Entertainment</b>	Bakery														<input type="checkbox"/>									
	Delicatessen														<input type="checkbox"/>									
	Fast Food Establishment without drive-thru facility														<input type="checkbox"/>									
	Restaurant														<input type="checkbox"/>									
	Fast Food/Restaurant with drive-thru facility														<input type="checkbox"/>									
 <b>Lodging</b>	Amusement Enterprise, commercial														<input type="checkbox"/>	<input type="checkbox"/>								
	Art Gallery														<input type="checkbox"/>									
	Drive-In Theater														<input type="checkbox"/>									
	Golf Course, regulation size, but not including "par 3" golf courses, commercially operated driving ranges or miniature golf courses	<input type="checkbox"/>																						
	Horse Racetrack and Related Uses, including, but not limited to, veterinary facility, feed storage facility, stables, offices, restaurants, sleeping quarters, plant nurseries and equipment storage facility	<input type="checkbox"/>																						
 <b>Retail</b>	Private Boat Facility in Marina Lagoon														<input type="checkbox"/>									
	Theaters, Excluding Drive-in theaters														<input type="checkbox"/>									
	Apartment Hotels														<input type="checkbox"/>									
	Bed and Breakfast inns														<input type="checkbox"/>									
	Boarding and Lodging Houses - no limit	<input type="checkbox"/>													<input type="checkbox"/>									
 <b>Retail</b>	Hotels	<input type="checkbox"/>													<input type="checkbox"/>									
	Motels	<input type="checkbox"/>													<input type="checkbox"/>									
	Firearm Sales and Rentals														<input type="checkbox"/>									
	Minor and Incidental Retail and Service uses designed exclusively for the use of public transit passengers at an authorized transit station														<input type="checkbox"/>									
	Retail including but not limited to antique shops; apparel sales, tailoring and repair stores; drug stores; hardware and garden supply stores; household furnishings; pet shops; supermarkets; and grocery stores		<input type="checkbox"/>												<input type="checkbox"/>									
 <b>Retail</b>	Retail including Incidental Rental and Repair		<input type="checkbox"/>												<input type="checkbox"/>									
	Specialty Retail Shops in association with Water-Related uses		<input type="checkbox"/>												<input type="checkbox"/>									

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\* See uses for the specific zoning district in SMMC

Title 27

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R4	27.24.010	27.24.020
R5	27.26.010	27.26.020
R4-D	27.28.010	27.28.012
R5-D	27.28.040	27.28.042
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E1	27.44.020	27.44.030
E2	27.48.020	27.48.030
C1*	27.30.010	27.30.020
C2	27.32.010	27.32.020
C3	27.34.010	27.34.020
C4	27.36.010	27.36.020
CBD*	27.38.020	27.38.030
CBD/S	27.39.020	27.39.030
M1	27.56.010	27.56.020
TC	27.73.020	27.73.030

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<b>Industrial</b>																										
 Manufacturing, Processing, Storage, & Wholesale	Air Conditioning and Heating Sales and Service																									
	Assembly, Production, Processing, Cleaning, Testing, or Repair of Products				<input checked="" type="checkbox"/>																					
	Boatworks and Related Activities				<input type="checkbox"/>																					
	Construction Materials, Sales, and Lumber Yards															<input checked="" type="checkbox"/>										
	Contractor or Construction Shops																									
	Fuel Bulk Station (Flammable Liquids) subject to the regulations of Chapter 23.28.																									
	Filling of Lowland with noncombustible material free from refuse and food wastes				<input type="checkbox"/>											<input checked="" type="checkbox"/>										
	Laboratories (Research, Experimental, and Testing) with no manufacturing														<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>					<a href="#">Sec. 27.04.265</a>		
	Light Industrial				<input checked="" type="checkbox"/>																					
	Linen, Towel, Diaper, and other similar supply services															<input checked="" type="checkbox"/>										
	Machinery Sales, Rental, and Service, when conducted within an enclosed building															<input checked="" type="checkbox"/>										
	Mini Warehouse Facility				<input checked="" type="checkbox"/>											<input checked="" type="checkbox"/>										
	Mining, Dredging, Loading, and Hauling of sand, shells, salt, dirt, gravel or other aggregate, but not including equipment, buildings or structures for screening, refining, crushing, mixing, washing or storage.																									
	Parcel Delivery and Receiving Stations															<input checked="" type="checkbox"/>									<a href="#">Sec. 27.04.360</a>	
	Printing, Lithographing, or Publishing Establishments for newspaper, business cards, and other similar uses															<input checked="" type="checkbox"/>										
	Processing and assembly of goods																									
	Processing and assembly of goods- floor area less than 6,000SF.																<input checked="" type="checkbox"/>									
	Residential Dwelling Units for Security personnel when Located on the Premises Where they Are Employed																			<input checked="" type="checkbox"/>						
	Sanitary Land Fill, when operated or supervised by the city		<input type="checkbox"/>																							
	Sheet Metal Shops															<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						
	Storage and Warehousing														<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>										
	Storage of Impounded Motor Vehicles on an open lot															<input type="checkbox"/>		<input type="checkbox"/>							<a href="#">Sec. 27.44.020(j)</a>	
	Tool, Dye, and Pattern Making															<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>						
	Welding and Iron Work		<input type="checkbox"/>												<input type="checkbox"/>	<input type="checkbox"/>		<input checked="" type="checkbox"/>								
	Wholesale and Warehousing: excluding storage of inflammable liquids																			<input checked="" type="checkbox"/>						
	Wholesale Establishments- Other															<input checked="" type="checkbox"/>			<input checked="" type="checkbox"/>							
	Wholesale Storage of inflammable liquids																	<input type="checkbox"/>								
<b>Open</b>																										
 Agriculture	Agriculture, Horticulture or forestry, including crop and tree farming, and nursery operation.	<input checked="" type="checkbox"/>																							<a href="#">Sec. 27.04.015</a>	
<b>Planned</b>																										
 Planned Developments	Nonresidential Planned Developments																		<input type="checkbox"/>	<input type="checkbox"/>					<a href="#">Sec. 27.04.380; Ch. 27.62</a>	
	Residential Planned Developments																		<input type="checkbox"/>	<input type="checkbox"/>						
<b>Temporary</b>																										
 Temporary Structures	Temporary Buildings for Construction Purposes for a period not to exceed the duration of such construction				<input checked="" type="checkbox"/>																					
	Temporary Real Estate Sales offices for subdivision		<input type="checkbox"/>		<input type="checkbox"/>																					

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C3	27.34.010	27.34.020
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