

Comparison of Peer Cities' Commercial and Industrial Zoning Regulations

	Menlo Park	Burlingame	Los Gatos	Mountain View	Palo Alto	Redwood City	San Carlos	San Mateo	Santa Clara	Santa Monica	Sunnyvale
Basic City Data											
Population ¹	30,800	28,200	28,700	71,900	59,900	77,300	27,900	94,900	108,700	84,084	131,700
Land Area (square miles) ²	10.1	4.3	10.7	12.1	23.7	19.5	5.9	12.2	18.4	8.3	21.9
Employment ¹	25,810	22,370	19,330	52,960	79,250	50,020	15,390	15,390	110,030	50,823	74,450
General Plan updated (year)	1994	2004	2000	1992	1998	1990 (currently updating)	2005	2005	1994	Currently updating.	1997
Zoning Districts											
Number of Commercial Base Districts	11	5	4	4	3	7	5	6	8	10	5
Names of Commercial Base Districts	C-1 Administrative and Professional District; C-1-A Administrative and Professional District; C-1-B Administrative, Professional, and Service District; C-1-C Administrative, Professional, and Service District, Restrictive; C-2-S Neighborhood Commercial District, Special; C-2 Neighborhood Shopping District; C-2-A Neighborhood Shopping District, Restrictive; C-2-B Neighborhood Commercial District, Restrictive; C-3 Central Commercial District; C-4 General Commercial District (other than El Camino Real) C-4-A General Commercial District (El Camino Real)	C-1; C-2; C-3; C-4 Waterfront Commercial; CR: Mixed Commercial-Residential.	O Office; C-1 Neighborhood commercial; C-2 Central Business District Commercial Zone; CH Restricted Highway Commercial Zone	CN Commercial - Neighborhood; CS Commercial - Service; CO Commercial - Office; CRA Commercial/Residential - Arterial	CN Neighborhood commercial; CC Community Commercial; CS Service Commercial;	PO Professional Office CA Central Administrative CN Neighborhood Commercial; CB Central Business; CG General Commercial; CP Commercial Park CO Commercial Office	C-2 Central Commercial; C-4 Commercial Service; C-R Central Retail Core; C-P Central Business Perimeter; C-S Highway Service Commercial	C1 Neighborhood Commercial; C2 Regional/Community Commercial; C3 Regional/Community Commercial; C4 Service Commercial; CBD Central Business District; CBD Support District.	OA Professional Office OG General Office CN Neighborhood Commercial CC Community Commercial CT Thoroughfare Commercial CD Downtown Commercial CP Commercial Park District CR Commercial Recreation	RVC: Residential-Visitor Commercial BCD: Broadway Commercial District; BSCD: Bayside Commercial District; C2: Neighborhood Commercial C3: Downtown Commercial C4: Highway Commercial District C5: Special Office Commercial C6: Boulevard Commercial CM: Main Street Special Commercial CP: Commercial Professional	C-1 Neighborhood Business District; C-2 Highway Business District; C-3 Regional Business District; C-4 Service Commercial District Downtown Specific Plan District
Number of Industrial Base Districts	2	2	2	2	4	3	3	3	3	2	3
Names of Industrial Base Districts	M-1 Light Industrial District; M-2 General Industrial District	OM office Manufacturing; M-1 Warehousing, Distribution, and Manufacturing;	LM Commercial-Industrial Zone; CM Controlled-Manufacturing Zone	ML Administrative, Research and Limited Industrial District; MM General Industrial District	MOR Medical Office and Medical Research; ROLM Research, Office and Limited Manufacturing; RP Research Park; GM General Manufacturing	IT Industrial - Restricted; IP Industrial Park; GI General Industrial	M-1 Light Industrial; M-2 Heavy Industrial; PM-1 and PM-2 Planned Manufacturing District	E1 Executive Park; E2 Executive Offices; M1 Manufacturing	MP: Planned Industrial Zoning ML: Light Industrial MH: Heavy Industrial	M1: Industrial Conservation LMSD: Light Manufacturing and Studio	M-S Industrial and Service Districts; M-3 General Industrial District; Moffett Park Specific Plan District.
Do the zoning districts include a purpose statement/definition?	Very Few.	Few (for one C district and both M districts).	All	All	All	All	None	All	All	All	All
Use Classifications and Definitions											
Are all uses defined?	About half of the uses are defined.	Most are defined.	Some are defined.	Yes	Yes	About half are defined.	Most are defined.	A few are defined.	Some are defined.	Most are defined.	Most are defined.
Number of commercial uses regulated by the code ³	20	112	63	77	39	54	63	85	90	75	64
Number of industrial uses regulated by the code ³	11	61	46	30	40	58	58	16	41	46	47
Is R&D listed as a separate use classification? If not, how is it categorized?	Listed separately in use lists as "research facilities." A definition not included.	Listed separately in use lists, under C4, OM, and M1. No definition provided.	No, is grouped with light industrial uses.	R&D is a separate classification, and is defined.	R&D is a separate classification, and is defined.	R&D is a separate classification, and is defined.	R&D is a separate classification, and is defined.	Research labs listed as a use type in C3, M1, and E1, but no definition provided.	"Research offices and laboratories" and "Testing offices and laboratories" are listed, but no definitions given.	No, R&D is not mentioned in the code.	Yes, "Office, Research and Development" under Industrial zones.
Use Regulations											
Number of Permitted and Conditionally Permitted Uses in each District (District abbreviation: number of permitted uses/ number requiring conditional use permit/ number requiring other type of permit)	C-1: 0/4; C-1-A: 2/4; C-1-B: 2/5; C-1-C: 0/5; C-2-S: 7/6; C-2: 4/4; C-2-A: 5/3/2; C-2-B: 5/11/2; C-3: 1/9/4; C-4: 5/10/2 C-4-A: 5/10/4; M-1: 0/6; M-2: 2/8/1	C1: 17/17 C2: 36/18 C3: 2/3 C4: 8/11 CR: 3/0 OM:11/16 M1:13/21	C1: 4/47 C2: 7/62 CH: 4/66 LM: 6/44 CM: 3/24 (See Sec. 29.20, 185 Table of conditional uses.)	CN: 15/20 CS: 25/24 CO: 12/17 CRA:27/40 ML: 8/9 MM: 4/13	CN: 12/16 CC: 20/14 CS: 22/17 MOR:11/10 ROLM: 14/14 RP: 13/13 GI: 9/13 GM: 14/17	CN: 7/10 CB: 9/13 CG: 11/14 CP: 6/6 IR: 8/11 IP: 14/15 GI: 9/13 CO: 8/6	C2: 19/14 (permitted outdoor uses)/19 C4:19/16 (ZA)/ 10 (PC) CR: 13/13 (permitted outdoor uses)/ 5 CP:28/14 (outdoor uses)/5 CS:52/15 M1: 24/16 (ZA)/20 (PC) M2: 21/10 (ZA)/14 (PC) PM-1 and PM-2: 23/14 (ZA)/ 21 (PC)	C1: 21/16 C2: 38/22 C3: 44/24 C4: 59/26 CBD: 41/23 M1: 64/4 MP: 11/4 E2: 12/4	CN: 13/6 CC: 40/11 CT: 47/14 CD: 52/16 CP: 7/7 CR: 5/3 MP: 11/2 ML: 15/4 MH: 20/15	RVC: 34/6 BCD: 34/3 BSCD: 35/13 C2: 34/9 C3: 38/18 C4: 43/16 C5: 18/13 C6: 42/10 CM: 29/25 CP: 35/10 M1: 14/17 LMSD: 18/14	C1: 10/15/4 C2: 5/32/3 C3: 13/22/3 C4: 5/34/3 MS: 7/27/5 M3:7/32/5
Who is the decision-making authority for use permits?	Two types: conditional use permits by Planning Commission, administrative permits by Community Development Director.	Planning Commission	Development Review Committee in most cases. Planning Commission involved in special cases.	Zoning Administrator	Administrator makes "tentative decision," Planning Commission holds a "hearing and recommendation" upon request. City Council makes "final decision" upon request.	Zoning Administrator	Zoning Administrator or Planning Commission (depends on type of use)	Zoning Administrator	Planning Commission	Zoning Administrator	Director of Community Development

Are any uses permitted outright up to a certain size, or with other specifications?	No	Yes. In OM and M1 District. Examples: retail sales and groceries less than 5,000 sq. ft.; free-standing food establishments on Bayshore Highway with FAR of 0.15 or less; accessory food establishments less than 1,500 sq. ft.; office, medical, and educational uses in buildings over 20,000 sq. ft.; light industrial uses in enclosed buildings and meeting a set of performance standards.	Yes. In C-2, personal services and office uses are permitted on the ground floor on certain streets.	Yes. CN, CS, and CRA permit medical services up to 3,000 sf, CUP required for larger facilities.	Yes. CN allows medical offices on upper floors. It also has a set of ground-floor use regulations for specific shopping centers, which include a floor area limitation of 2,500 sq. ft. for office and medical uses.	Yes. In CN, office uses permitted if not more than 25% of ground floor gross floor area on a parcel. In CB, medical offices less than 2,500 sq. ft. In CG, medical offices or clinics less than 2,500 sq. ft.; office uses less than 10,000 sq. ft.; financial services less than 5,000 sq. ft.	Yes. In C-4, delicatessens permitted subject to limitation on number of seats, frontage on particular streets, and if no similar establishments within 500 feet.	Yes. In C1 District, financial institutions and offices are permitted provided the ground floor area devoted to this use does not exceed 2,500 sf.	Yes. In CN, restaurants with outdoor seating areas for less than 12 guests within an area of 250 sf. In CN, neighborhood bar and/or restaurant that serves/sells alcoholic beverages, with an area of less than 1,500 sf and no dancing or live entertainment.	Yes. In RVC District, office uses limited to no more than 1,000 sq. ft. or 25% of the parcel width on ground-floor street frontages. In BS CD, general and medical offices limited to upper floors and the rear 75 feet of a parcel. In C-4, artists studios above the first floor, restaurants with 50 or fewer seats. In CM, medical offices less than 3,000 sq. ft. and above ground floor, theaters with 75 seats or less. etc.	Yes. In C-1, C-3, and Downtown districts, administrative, professional, and medical offices are permitted depending on both location within building (ground or upper floors) and floor area.
Does code include special standards for specific commercial or industrial uses that apply across zoning districts?	No.	Yes. Adult Entertainment Businesses.	No.	Yes. Accessory retail uses; Adult Entertainment Establishments; Cemeteries, Columbariums, Mortuaries; Child Day Care Facilities; Dish Antennas Greater than One Meter; Drive-In and Drive-Through Sales and Services; Extremely Hazardous Materials, and Highly Sensitive uses; Massage Establishments; Outdoor Merchandise Display and Activities; Recycling Facilities; Service Station-Retail Sales; Significant Tobacco Retailers; Vehicle sales and repair operations, parking; Veterinary clinics and animal hospitals; Warehouse retail stores; alcohol sales.	Yes. Hazardous waste facilities; vehicle and equipment repair and storage; reverse vending machines; alcoholic beverage sales.	Yes. Service Stations; Accessory Dwellings; Wireless Communications Facilities; Child Care Facilities.	Yes. Sidewalk cafes, personal service uses.	Yes. Adult Entertainment Businesses; Amusement Arcades and Machines; Open Air Vendors; Recycling Facilities; Day Care Centers; and Outdoor Restaurant Seating and Merchandise Display	Yes. Service stations, adult businesses, tattoo parlors, check-cashing, pawn shops.	Yes. Service stations; Automobile repair facilities; Automobile dealerships; Automobile rental agencies in the C5, C6, and CC districts; Neighborhood grocery stores in multi-family residential districts; Drive-in, Drive-through, fast-food, and take-out restaurants; Self-storage warehouse; Off-site hazardous waste facility; Automobile washing facilities;	Yes. Wireless telecommunication facilities; Day care facilities; and Adult businesses and massage establishments.

Notes:
1. Source: Association of Bay Area Governments (ABAG), 2005 Projections.
2. Source: <http://city-date.com>
3. The zoning ordinances vary to the degree to which they utilize broader use categories or specific use lists. This table lists the number of uses that are regulated as individual line items within each ordinance.