

Proposed Land Use Designations	Residential Density (du/ac)	Maximum Floor Area Ratio (FAR)
<b>Low Density Residential (LDR)</b> Permitted uses include detached housing units on individual lots, accessory units, and related ancillary structures.	1.0 - 8.0	N/A
<b>Medium Density Residential (MDR)</b> Permitted uses include detached housing units on individual lots, accessory units, multi-family dwellings containing up to two units, and ancillary structures.	8.1 - 20.0	N/A
<b>Medium/High Density Residential (M/HDR)</b> Permitted uses include a mix of multi-family housing types and ancillary structures, with preferred locations along or with immediate access to arterial streets and/or near major activity centers.	20.1 - 50.0	N/A
<b>High Density Residential (HDR)</b> Permitted uses include a mix of high density multi-family housing types in targeted locations near transit or with immediate access to arterial streets and/or near major activity centers.	50.1 - 80.0	N/A
<b>General Commercial (GC)</b> Permitted uses include retail, service commercial, restaurants and cafes, offices, and limited low-intensity auto-related uses.	N/A	0.6
<b>Bayfront Commercial (BFC)</b> Allows local and tourist commercial uses, including entertainment, restaurants, hotels and motels, retail, and office. Also allows public open space and open space easements to implement local and regional trail plans, recreation, and habitat preservation objectives.	N/A	3.0
<b>California Mixed Use (CMU)</b> Allows an eclectic mix of retail/service commercial and upper-story residential. Existing stand-alone residential accommodated via a zoning overlay.	0 - 20.0	0.6
<b>North Burlingame Mixed Use (NBMU)</b> Permitted uses include retail, service commercial, dining establishments, offices, and multi-family residential.	20.1 - 120.0	2.0 for office; 1.0 for commercial
<b>Broadway Mixed Use (BMU)</b> Allows commercial, office, and residential uses, with residential not permitted on ground floor. Ground-floor use is restricted to retail/service along Broadway frontage. Ground-floor office is allowed on side streets.	40.0	2.0
<b>Downtown Specific Plan (DSP)</b> This designation refers to the Downtown Specific Plan. Permitted uses are as outlined in the Specific Plan.	See DSP	See DSP
<b>Live/Work (L/W)</b> Allowed uses include light industrial, service commercial, retail commercial, studios for creative industries, commercial recreation, and limited medium-density residential as live/work units.	10.0	1.0
<b>Innovation/Industrial (I/I)</b> Permitted uses include commercial and light industrial, creative industry businesses, design businesses, indoor sports and recreation, and wholesale uses.	N/A	0.75
<b>Open Space (OS)</b> Applies to natural habitat areas and other properties supporting environmental resources and protected via easements or other means. Development is not permitted except for facilities such as restrooms, interpretative exhibits, and other improvements that support the open space uses.	N/A	N/A
<b>Parks and Recreation (PR)</b> Applies to regional parks, community and neighborhood parks, and special use facilities such as community centers, golf courses, and trails.	N/A	N/A
<b>Baylands (BAY)</b> Applies to waters in San Francisco Bay and other water areas subject to bay tidal influences. No development permitted except as authorized by State law.	N/A	N/A
<b>Public/Institutional (P/I)</b> Applies to utilities infrastructure and easements; governmental, educational, cultural, and health care facilities; and unique private institutional uses (such as Mercy Center Burlingame).	N/A	1.5; 3.0 for hospitals
<b>Rail Corridor (RC)</b> Applies to properties supporting rail lines and ancillary facilities.	N/A	N/A
<b>Open Space - Sphere of Influence (OS - SOI)</b> Refers to the unincorporated open space areas within the City of Burlingame's Sphere of Influence. No land use or regulation changes are proposed here.	N/A	N/A
<b>Low Density Residential - Sphere of Influence (LDR - SOI)</b> Refers to the unincorporated low density residential neighborhood within the City of Burlingame's Sphere of Influence. No land use or regulation changes are proposed here. Permitted uses include detached housing units on individual lots, accessory units, and related ancillary structures.	1.0 - 8.0	N/A