

City of San Bruno Zoning Map



Zoning Map Legend Revised March 2026

Residential Zones

- R-1, Single Family Residential
- R-2, Low Density Residential
- R-3, Medium Density Residential
- R-4, High Density Residential

Bayhill Specific Plan Zones

- Bayhill Regional Office (BRO)
- Bayhill Neighborhood Commercial (BNC)

Overlays and Specific Plans

- Bayhill Mixed Use Overlay
- Bayhill Residential Overlay
- Bayhill Specific Plan
- Transit Corridors Area
- U.S. Navy Site Specific Plan

Mixed Use Zones

- CBD, Central Business District
- TODS, TOD Station Office
- TOD1, Medium Density Mixed Use
- TOD2, High Density Mixed Use
- MXR, Multi Use-Residential Focus

All Other Zones

- C-N, Neighborhood Commercial
- A-R, Administrative and Research
- M-1, Industrial
- P-D, Planned Development
- O, Open Space
- U, Unclassified

Ordinance #	Date of Adoption
1955	9/10/2024
1950	7/23/2024
1949	5/25/2024
1912	7/26/2022
1904	10/12/2021
1882	7/14/2020
1872	6/11/2019
1865	11/13/2018
1862	3/13/2018
1769	2/10/2009
1719	8/8/2006
1718	7/11/2006
1703	9/27/2005
1634	10/24/2000
1543	9/28/1992
1507	11/27/1989
1488	3/28/1988
1464	5/12/1986
1440	8/27/1984

