

# City of Burlingame ZONING MAP

Updated 6/15/2026

## Proposed Zoning Districts

- R1 - Low Density Residential
- R2 - Medium Density Residential
- R3 - Medium/High Density Residential
- R4 - High Density Residential
- C1 - General Commercial
- BFC - Bayfront Commercial
- I/I - Innovation Industrial
- BRMU - Broadway Mixed Use
- CMU - California Dr Mixed Use
- NBMU - North Burlingame Mixed Use
- SP - Specific Plan
- PR - Parks and Recreation
- P/I - Public/Institutional
- TP/B - Tidal Plain/Bay

- North Rollins Specific Plan
- Downtown Specific Plan

## Downtown Specific Plan Districts

- BAC - Burlingame Ave Commercial
- BMU - Bayswater Mixed Use
- CAC - Chapin Ave Commercial
- CAR - California Auto Row
- DAC - Donnelly Ave Commercial
- HMU - Howard Mixed Use
- MMU - Myrtle Mixed Use

- City Boundary
- Caltrain
- Highway/Freeway

## Overlay Areas

- Commercial Residential
- Downtown Parking Sector
- Hillside Area
- Open Space Easement
- Rollins Road Residential
- North Burlingame TOD
- Downtown TOD - Subarea A
- Downtown TOD - Subarea B

