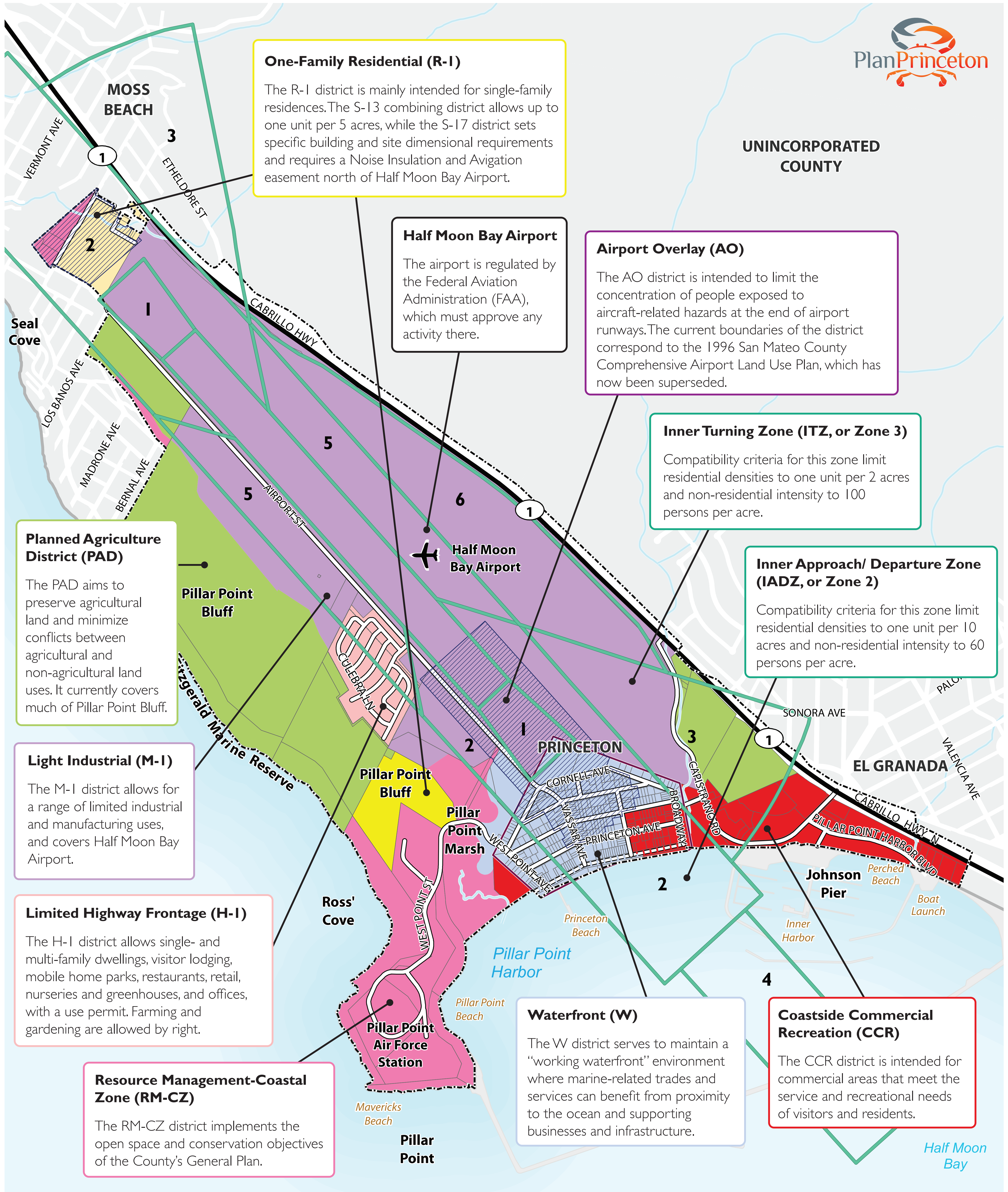


Existing Zoning and Airport Compatibility Zones



One-Family Residential (R-1)
 The R-1 district is mainly intended for single-family residences. The S-13 combining district allows up to one unit per 5 acres, while the S-17 district sets specific building and site dimensional requirements and requires a Noise Insulation and Avigation easement north of Half Moon Bay Airport.

Half Moon Bay Airport
 The airport is regulated by the Federal Aviation Administration (FAA), which must approve any activity there.

Airport Overlay (AO)
 The AO district is intended to limit the concentration of people exposed to aircraft-related hazards at the end of airport runways. The current boundaries of the district correspond to the 1996 San Mateo County Comprehensive Airport Land Use Plan, which has now been superseded.

Inner Turning Zone (ITZ, or Zone 3)
 Compatibility criteria for this zone limit residential densities to one unit per 2 acres and non-residential intensity to 100 persons per acre.

Inner Approach/ Departure Zone (IADZ, or Zone 2)
 Compatibility criteria for this zone limit residential densities to one unit per 10 acres and non-residential intensity to 60 persons per acre.

Planned Agriculture District (PAD)
 The PAD aims to preserve agricultural land and minimize conflicts between agricultural and non-agricultural land uses. It currently covers much of Pillar Point Bluff.

Light Industrial (M-I)
 The M-I district allows for a range of limited industrial and manufacturing uses, and covers Half Moon Bay Airport.

Limited Highway Frontage (H-I)
 The H-I district allows single- and multi-family dwellings, visitor lodging, mobile home parks, restaurants, retail, nurseries and greenhouses, and offices, with a use permit. Farming and gardening are allowed by right.

Resource Management-Coastal Zone (RM-CZ)
 The RM-CZ district implements the open space and conservation objectives of the County's General Plan.

Waterfront (W)
 The W district serves to maintain a "working waterfront" environment where marine-related trades and services can benefit from proximity to the ocean and supporting businesses and infrastructure.

Coastside Commercial Recreation (CCR)
 The CCR district is intended for commercial areas that meet the service and recreational needs of visitors and residents.

Zoning Districts

- Coastside Commercial Recreation (CCR)
- Light Industrial (M-I)
- Limited Highway Frontage (H-I)
- One Family Residential (R-1/S-13)

- Planned Agricultural District (PAD)
- Resource Management - Coastal Zone (RM-CZ)
- Waterfront (W)
- Princeton Waterfront/Industrial Area
- Princeton Study Area Boundary

- Airport Overlay Zone
- Airport Safety Zones
- Zone 1 - Runway Protection
- Zone 2 - Inner Approach/Departure
- Zone 3 - Inner Turning
- Zone 4 - Outer Approach/Departure
- Zone 5 - Sideline
- Zone 6 - Airport Property

Source: San Mateo County Planning & Building Department, 2013; Dyett & Bhatia, 2013.

