

Eastern Neighborhoods Guide to Proposed Zoning

DRAFT - Subject to Change. This is intended as a guide to key proposed zoning controls. This is not an exhaustive list of all controls. Refer to the Draft Ordinance for the complete language of proposed controls.

P = Permitted
C = Conditional
NP = Not Permitted
NA = Not Applicable
sf = square feet
DR = Discretionary Review

FOOTNOTES

- There are no changes proposed to the controls for the following Residential Districts: RH-1, RH-2, RH-3, RM-1, RM-2, and RED. See the existing zoning table for a summary of those controls. In the SLI District, the only change is that single-room occupancy residential developments are now required to meet affordability standards. See Section 817.
- SROs will be required to meet "mixed-income" requirements and meet the same open space and exposure requirements that dwelling units must meet.
- In the UMU District, this includes only Landmark Buildings. In other districts, this includes both Landmark Buildings and Contributory Buildings to Historic Districts.
- Applies to five or more units; not required for senior, disabled, group, or affordable housing. Other exceptions apply; see Sections 207.6 and 319.4.
- For the definition of office, see Code Section 890.70, as amended.
- Not permitted on the ground floor. For 2-4 story buildings, permitted only on one floor. For 5-7 story buildings, permitted on two floors. For buildings 8 stories and up, permitted on three floors.
- Floor Area Ratio is the gross floor area of all the buildings on a lot to the area of the lot.

	Mixed Use-General (MUG)	Mixed Use-Residential (MUR)	Mixed Use-Office (MUO)	Urban Mixed Use (UMU)	South Park District (SPD)	South Beach Downtown Residential (SB-DTR)	Residential Transit Oriented (RTO)	
Former Zoning	SLR	RSD	SSO	Industrial (M1, M2, CM)	SPD	Industrial (M1, M2)	RM	
PERMITTED LAND USES								
RESIDENTIAL USE (1)	Dwelling Units	P	P	P	P	P	P	
	Single Resident Occupancy (SRO) units (2)	P	P	P	P	P	P	
	Market Rate Housing in Historic Buildings (3)	P	P	P	P	P	P	
	Dwelling Unit Mix (4)	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	
	Dwelling Unit Density Limit	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	
	Demolition/Subdivision/Conversion of Units	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	C, subject to replacement requirements	
Affordability Requirements	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	Additional requirements apply, based on height and previous zoning	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	
INSTITUTIONS	Hospital, Medical Centers	NP	NP	P	NP	C	C	
	Religious Facility	C	P	P	P	P	P	
	Schools	P	P	P	P	NP	C	
	Child Care	P	P	P	P	P	P	
RETAIL	General Retail	P	P	P	P	P	P	
	Bars	C	P	P	P	C	P	
	Liquor Store	C	P	P	P	C	P	
	Large Fast Food	P	P	P	P	P	NP	
	Retail Use Size	C over 50,000 sf	C over 50,000 sf	C over 50,000 sf	P up to 3,999 sf; C for 4,000 sf and above	P up to 5,000 sf	C over 25,000 sf	P up to 1,200 sf
	Retail Limit Per Parcel	25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	P	25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	25,000 sf per parcel; more requires 3 sf of another permitted use for 1 sf of retail.	P up to 5,000 sf	6 sf housing to 1 sf retail	1,200 sf per parcel on ground floor of corner lots only.
Formula Retail	C	No additional requirements	No additional requirements	C	No additional requirements	No additional requirements	No additional requirements	
ARTS AND ENTERTAINMENT	Nighttime Entertainment	NP	NP	C	P	C	C, up to 1,200 sf. Limited to corner lots. Other restrictions apply	
	Adult Entertainment	NP	NP	NP	C	NP	NP	
	Theater	P	P	P	P	P	C, up to 1,200 sf. Limited to corner lots. Other restrictions apply	
	Movie Theater	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	C	NP
OFFICE (5)	Office	Controlled by Floor (6)	P	P	Controlled by Floor (6)	P	P	
	Office in Historic Bldg (3)	P	P	P	P	P	NP	
INDUSTRIAL / "PDR"	Light Manufacturing	P	P	P	P	P	NP	
	Heavy Manufacturing	NP	NP	NP	NP	NP	NP	
	Life Science Laboratory	NP	NP	P	NP (except, P in Life Science and Medical SUD)	NP	P	NP
	Other Laboratory	P	P	P	P	NP	P	NP
	Home and Business Service	P	P	P	P	P	P	NP
	Arts Activities	P	P	P	P	P	P	NP
	Wholesale Sales	P	P	P	P	P	P	NP
	Motor Vehicle Repair	P	P	P	P	NP	NP	NP
	Commercial Storage and Distribution	P	P	P	P	NP	P	NP
Self-storage	NP	NP	NP	NP	NP	P	NP	
OTHER USES	Tourist Hotel	C	NP	C if less than 75 rooms	NP	NP	NP	
	Live/Work Units	NP	NP	NP	NP	NP	NP	
	Parking lots	NP	NP	NP	NP	NP	NP	
	Parking Garages	C	C	C	C	NP	C	NP
STANDARDS FOR DEVELOPMENT								
Residential to Nonresidential Ratio	None	3 sf residential required for every 1 sf of other permitted use	None	None	None	6 sf residential required for every 1 sf of other permitted use	None	
Development on Lots Over a Certain Size	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet.	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. a continuous street frontage of 200 feet, and/or large retail	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. a continuous street frontage of 200 feet.	No restrictions	Merge limit 5,000 sf; C above. C for development on existing lots over 10,000 sf.	
Floor Area Ratio for Non-Residential Uses (6)	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	1.8 to 1	None	None	
Useable Open Space per Dwelling Unit	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	75 sf	100 sf if private or 133 sf if common	
Open Space for Nonresidential Uses	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	1 sf per 50 sf of occupied floor area of net new, converted or added square footage over 10,000 gross square feet	None	
Residential Off-Street Parking	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to one space per 2 units; C up to .75 space per 1 BR unit and 1 space per 2 BR or larger unit	None required, P up to .25 spaces per unit; C up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	None required, P up to .75 spaces per unit; C up to 1 space per unit	
Non Residential Off-Street Accessory Parking	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 1 car per 500 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 7% gross floor area permitted, NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	NP	

	Neighborhood Commercial Transit-2 (NCT-2)	SoMa Neighborhood Commercial Transit (SoMa NCT)	Mission Street Neighborhood Commercial Transit (Mission Street NCT)	Valencia Street Neighborhood Commercial Transit (Valencia Street NCT)	Production Distribution & Repair - 2 (PDR-2)	Production Distribution & Repair - 1 - General (PDR-1 - G)	Production Distribution & Repair - 1 - Design (PDR-1-D)	
Former Zoning	NC-2	RSD and SLR	NC-3	Valencia Street NCD	Industrial (M1, M2)	Industrial (M1, M2, CM)	Industrial (M1, M2, CM)	
PERMITTED LAND USES								
RESIDENTIAL USE (1)	Dwelling Units	P	P	P	P	NP	NP	NP
	Single Resident Occupancy (SRO) units (2)	P	P	P	P	NP	NP	NP
	Market Rate Housing in Historic Buildings (3)	P	P	P	P	NA	NA	NA
	Dwelling Unit Mix (4)	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	40% required to contain at least two bedrooms	NA	NA	NA
	Dwelling Unit Density Limit	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	NA	NA	NA
	Demolition/Subdivision/Conversion of Units	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above
Affordability Requirements	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	N/A	N/A	N/A	
INSTITUTIONS	Hospital, Medical Centers	NP	NP	C	NP	NP	NP	NP
	Religious Facility	P	C	P	P	P up to 20,000 sf	P up to 20,000 sf	P up to 20,000 sf
	Schools	P	C	P	P on ground floor; C above	Secondary and post-secondary P up to 20,000 sf	Secondary and post-secondary P up to 20,000 sf	P up to 20,000 sf
	Child Care	P	P if small, C if large	P	P	NP	NP	P
RETAIL	General Retail	P on first two floors	P	P on first three floors	P on 1st floor, C on 2nd floor	P	P	P
	Bars	P on 1st floor	C on 1st floor	P on 1st 2 floors	C on 1st floor	P	P	P
	Liquor Store	P on 1st floor	C on 1st floor	NP	NP	P	P	P
	Large Fast Food	C on 1st floor	C on 1st floor	C on 1st 2 floors	C on 1st floor	P	P	P
	Retail Use Size	P up to 3,999 sf; C for 4,000 sf and above	P up to 3,999 sf; C for 4,000 sf and above	P up to 5,999 sf; C for 6,000 sf and above	P up to 2,999 sf; C for 3,000 sf and above	P up to 2,500 sf	P up to 2,500 sf	P up to 2,500 sf
	Retail Limit Per Parcel	None	None	None	None	P up to 2,500 sf	P up to 2,500 sf	P up to 2,500 sf
	Formula Retail	C	C	C	C	No additional requirements	No additional requirements	No additional requirements
ARTS AND ENTERTAINMENT	Nighttime Entertainment	P	P	C	C	P	P	P
	Adult Entertainment	NP	NP	C	NP	P	P	P
	Theater	P	P	P	P	P	P	P
	Movie Theater	P	P	P	P	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens
OFFICE (5)	Office	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	Controlled by Floor. Limited to 5,000 sf per use. (6)	Controlled by Floor (6)	Controlled by Floor (6)
	Office in Historic Bldg (3)	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	Controlled by Floor. Limited to 5,000 sf per use. (6)	Controlled by Floor (6)	Controlled by Floor (6)
INDUSTRIAL / "PDR"	Light Manufacturing	NP	NP	NP	NP	P	P	P
	Heavy Manufacturing	NP	NP	NP	NP	P	NP	NP
	Life Science Laboratory	NP	NP	NP	NP	NP (except, P in Life Science and Medical SUD)	NP	NP
	Other Laboratory	NP	NP	NP	NP	P	P	P
	Home and Business Service	P	P	P	P	P	P	P
	Arts Activities	C	C	C	C	P	P	P
	Wholesale Sales	NP	NP, except as accessory to retail	NP	NP	P	P	P
	Motor Vehicle Repair	C	C	C	C	P	P	P
	Commercial Storage and Distribution	NP	NP	NP	NP	P	P	P
OTHER USES	Self-storage	NP	NP	NP	NP	NP	NP	NP
	Tourist Hotel	C	C	C	C	NP	NP	NP
	Live/Work Units	NP	NP	NP	NP	NP	NP	NP
	Parking lots	C	C	NP	C	C	C	NP
	Parking Garages	C	C	NP	C	C	C	C
STANDARDS FOR DEVELOPMENT								
Residential to Nonresidential Ratio	None	None	None	None	NA	NA	NA	
Development on Lots Over a Certain Size	C on lots over 10,000 sf	C on lots over 10,000 sf	C on lots over 10,000 sf	C on lots over 10,000 sf	No restrictions	No restrictions	No restrictions	
Floor Area Ratio for Non-Residential Uses (6)	2.5 to 1	2.5 to 1	3.6 to 1	2.5 to 1	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 45 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	
Useable Open Space per Dwelling Unit	100 sf if private or 133 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	NA	NA	NA	
Open Space for Nonresidential Uses	None	None	None	None	None	None	None	
Residential Off-Street Parking	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	None required, P up to .25 spaces per unit; C up to .75 spaces per unit	NA	NA	NA	
Non Residential Off-Street Accessory Parking	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	Existing requirements of Section 151 apply	Non required. For office, up to 1 car per 500 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Non required. For office, up to 1 car per 500 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	

Eastern Neighborhoods Guide to Proposed Zoning continued...

OTHER CONTROLS

Streets with required ground floor commercial uses (per Section 145.4)
On the following streets, active commercial uses are required on the ground floor.

- 3rd Street, in the UMU districts for parcel frontages wholly contained within 100 linear feet north or south of Mariposa Street or 100 linear feet north or south of 20th Street.
- 4th Street, between Bryant and Townsend in the SLI and MUO Districts.
- 22nd Street, between 3rd Street and Minnesota Streets within the NCT-2 District,
- Valencia Street, between 15th and 23rd Streets in the Valencia Street NCT District,
- Mission Street, for the entirety of the Mission Street NCT District,
- 24th Street, for the entirety of the 24th Street-Mission NCD,
- 16th Street, between Guerrero and Capp Streets,
- 22nd Street, between Valencia and Mission Streets,
- 6th Street for its entirety within the SoMa NCT District.

Protected Pedestrian- and Transit-Oriented Street Frontages (per Section 155(f))

Garage entries, driveways or other vehicular access to off-street parking or loading are not permitted on the following streets

- 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and 100 feet north and south of 20th Streets,
- 4th Street between Bryant and Townsend in the SLI and MUO District,
- 22nd Street between 3rd Street and Minnesota Streets within the NCT-2 District,
- Valencia Street between 15th and 23rd Streets in the Valencia Street NCT District,
- Mission Street for the entirety of the Mission Street NCT District,
- 24th Street for the entirety of the 24th Street-Mission NCD,
- 16th Street between Guerrero and Capp Streets within the Valencia Street NCT and Mission Street NCT Districts,
- 16th St between Kansas and Mississippi Streets in the UMU and PDR-1-D Districts,
- 6th Street for its entirety within the SoMa NCT District.

Special Use Districts (Sec. 249.36 and 249.37)

Two new special use districts (SUDs) are proposed as part of the Eastern Neighborhoods Plan. In both SUDs, all applicable provisions of the Planning Code continue to apply, except:

- In the Life Science and Medical SUD, medical services, life science offices, and life science laboratories are principally permitted uses and are exempted from use size limitation and vertical (floor-by-floor) zoning controls.
- In the Innovative Industries SUD, office uses are principally permitted uses on all stories above the ground story.

Office Use (as defined in Sec. 890.70)

“Office use” shall mean space within a structure or portion thereof intended or primarily suitable for occupancy by persons or entities which perform, provide for their own benefit, or provide to others at that location services including, but not limited to, the following: Professional, banking; insurance; management; consulting; technical; sales; and design ; and the non-accessory office functions of manufacturing and warehousing businesses; all uses encompassed within the definition of “office” in Section 219 of this Code; multimedia, software development, web design, electronic commerce, information technology and other computer based technology; all uses encompassed within the definition of “administrative services” in Section 890.106 of this Code; all “business or professional services” as proscribed in Section 890.108 of this Code excepting only those uses which are limited to the Chinatown Mixed Use District; all “business services,” as described at Section 890.11 of this Code which are conducted in space designated for office use under the San Francisco Building Code and which are not excluded pursuant to Subsection B below.

“Office use” shall exclude: retail uses; repair; any business characterized by the physical transfer of tangible goods to customers on the premises; wholesale shipping, receiving and storage; and design showrooms or any other space intended and primarily suitable for display of goods.