

1 [Planning Code - Permitting Parking in Driveways]

2

3 **Ordinance amending the Planning Code to permit parking of up to two operable**

4 **vehicles, not including boats, trailers, recreational vehicles, mobile homes, or buses, in**

5 **driveways located in required front setbacks, side yards, or rear yards; affirming the**

6 **Planning Department's determination under the California Environmental Quality Act;**

7 **making findings of consistency with the General Plan, and the eight priority policies of**

8 **Planning Code, Section 101.1; and making findings of public necessity, convenience,**

9 **and welfare pursuant to Planning Code, Section 302.**

10       **NOTE:** **Unchanged Code text and uncodified text** are in plain Arial font.

11       **Additions to Codes** are in *single-underlined italics Times New Roman font*.

12       **Deletions to Codes** are in ~~strikethrough italics Times New Roman font~~.

13       **Board amendment additions** are in double-underlined Arial font.

14       **Board amendment deletions** are in ~~strikethrough Arial font~~.

15       **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code

16       subsections or parts of tables.

17       Be it ordained by the People of the City and County of San Francisco:

18       Section 1. Environmental and Land Use Findings.

19       (a) The Planning Department has determined that the actions contemplated in this

20 ordinance comply with the California Environmental Quality Act (California Public Resources

21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

22 Supervisors in File No. 250887 and is incorporated herein by reference. The Board affirms

23 this determination.

24       (b) On October 23, 2025, the Planning Commission, in Resolution No. 21854, adopted

25 findings that the actions contemplated in this ordinance are consistent, on balance, with the

City's General Plan and eight priority policies of Planning Code Section 101.1. The Board

1 adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the  
2 Board of Supervisors in File No. 250887, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, the Board of Supervisors finds that this  
4 ordinance will serve the public necessity, convenience and welfare for the reasons set forth in  
5 Planning Commission Resolution No. 21854.

6  
7 Section 2. Articles 1.2 and 1.5 of the Planning Code are hereby amended by revising  
8 Sections 132, 136, 142, 145.1, and 151.1, and adding Section 152.3, to read as follows:

9  
10 **SEC. 132. FRONT SETBACK AREAS IN RTO, RH, AND RM DISTRICTS AND FOR**  
11 **REQUIRED SETBACKS FOR PLANNED UNIT DEVELOPMENTS.**

12 \* \* \* \*

13 (g) **Landscaping and Permeable Surfaces.** The landscaping and Permeable  
14 Surface requirements of this subsection (g) and subsection (h) below shall be met by the  
15 permittee in the case of construction of a new building; the addition of a new Dwelling Unit, a  
16 garage, or additional parking, except for parking in driveways permitted under Section 152.3;  
17 any addition to a structure that would result in an increase of 20% or more of the existing  
18 Gross Floor Area; a Residential Merger, as defined in Section 317; or paving or repaving  
19 more than 200 square feet of the front setback. All front setback areas required by this  
20 Section 132 shall be appropriately landscaped, meet any applicable water use requirements  
21 of Administrative Code Chapter 63, and in every case not less than 20% of the required  
22 setback area shall be and remain unpaved and devoted to plant material, including the use of  
23 climate appropriate plant material as defined in Public Works Code Section 802.1. For the  
24 purposes of this Section 132, permitted obstructions as defined by Section 136(c)(6)  
25 chimneys, Section 136(c)(14) steps, and Section 136(c)(27) garages in steeply sloping front

1       setbacks shall be excluded from the front setback area used to calculate the required  
2       landscape and Permeable Surface area. If the required setback area is entirely taken up by  
3       one or more permitted obstructions, the Zoning Administrator may allow the installation of  
4       sidewalk landscaping that is compliant with applicable water use requirements of Chapter 63  
5       of the Administrative Code to satisfy the requirements of this Section 132, subject to permit  
6       approval from the Department of Public Works in accordance with Public Works Code Section  
7       810B.

8                   \* \* \* \*

9

10               **SEC. 136. OBSTRUCTIONS OVER STREETS AND ALLEYS AND IN REQUIRED  
11       SETBACKS, YARDS, AND USABLE OPEN SPACE.**

12

<i>Streets and Alleys</i>	<i>Set- backs</i>	<i>Yards</i>	<i>Usable Open Space</i>
	x	x	<p>* * * *</p> <p>(c) The permitted obstructions shall be as follows:</p> <p>* * * *</p> <p>(30) Driveways, <del>for use only to provide necessary access to required or permitted parking that is located in the buildable area of the subject property other than in a required open area, and where such driveway has only the minimum width needed for such access, and to provide parking in the front setback, side yard, or rear yard for operable</del></p>

~~vehicles, subject to the following limitations: in no case shall parking be allowed in the setback; off-street parking thereon pursuant to Section 152.3;~~

\_\_\_\_\_ (A) ~~Boats, trailers, recreational vehicles, mobile homes, and buses shall not be parked in the driveway;~~

\_\_\_\_\_ (B) ~~No more than two vehicles per lot may be parked in a driveway, regardless of the lot size or driveway length;~~

\_\_\_\_\_ (C) ~~Vehicles parked in the driveway shall not encroach onto the public right-of-way; and~~

\_\_\_\_\_ (D) ~~Except as specified in this subsection (c)(30), in no case shall parking be allowed in the setback or yard.~~

\* \* \* \*

## **SEC. 142. SCREENING AND GREENING OF PARKING AND VEHICULAR USE AREAS.**

19 Off-street parking and Vehicular Use Areas adjacent to the public right-of-way shall be  
20 screened as provided in this Section 142. Where an existing Automotive Use converts to an  
21 Electric Vehicle Charging Location, the requirements of this Section shall not apply.

22 (a) Screening of Parking and Vehicular Use Areas less than 25 Linear Feet

23 Adjacent to a Public Right-of-Way.

24 (1) Every off-street parking space within a building, where not enclosed by solid  
25 building walls, shall be screened from view from all Streets and Alleys through use of garage

1 doors or by some other means.

2 (2) Along rear yard areas and other interior open spaces, all off-street parking  
3 spaces, driveways and maneuvering areas within buildings shall be screened from view and  
4 confined by solid building walls., ~~except that driveways used for off-street parking as permitted~~  
5 ~~in Section 136(c)(30) of this Code are not subject to this subsection (a)(2).~~

6 (3) Off-street parking spaces in Parking Lots shall meet the requirements of  
7 Section 156 and other applicable provisions of Article 1.5 of this Code. Such parking areas  
8 shall be screened from view as provided in Section 156(c) of this Code.

9 (4) Off-street parking in driveways as permitted in Section 152.3 is not subject  
10 to the screening requirements of this Section 142.

11 \* \* \* \*

12

13 **SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL,**  
14 **RESIDENTIAL-COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.**

15 \* \* \* \*

16 (b) **Definitions.**

17 (1) **Development Lot.** A "development lot" shall mean:

18 (A) Any lot containing a proposal for new construction; or

19 (B) Building alterations that would increase the gross square footage of a  
20 structure by 20 percent or more; or

21 (C) In a building containing parking, a change of more than 50 percent of the  
22 building's gross floor area to or from residential uses, excluding residential accessory off-  
23 street parking.

24 \* \* \* \*

25 (c) **Controls.** The following requirements shall generally apply, except for those

1 controls listed in subsections (c)(1) Above Grade Parking Setback and (c)(4) Ground Floor  
2 Ceiling Height, which only apply to a “development lot” as defined above and except as  
3 specified in subsection (d).

4 \* \* \* \*

5 (1) **Above-Grade Parking Setback.** Off-street parking at street grade on a  
6 development lot must be set back at least 25 feet on the ground floor and at least 15 feet on  
7 floors above, from any facade facing a street at least 30 feet in width. Parking above the  
8 ground level shall be entirely screened from all public rights-of-way in a manner that  
9 accentuates ground floor uses, minimizes mechanical features and is in keeping with the  
10 overall massing and architectural vocabulary of the building. In C-3 Districts, parking above  
11 the ground level, where permitted, shall also be designed to facilitate conversion to other uses  
12 by maintaining level floors and a clear ceiling height of nine feet or equal to that of the  
13 adjacent street-fronting active uses, whichever is greater. Removable parking ramps and off-  
14 street parking in driveways permitted under Section 152.3 136(e)(30) of this Code are excluded  
15 from this requirement.

16 \* \* \* \*

17

18 **SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN**  
19 **SPECIFIED DISTRICTS.**

20 \* \* \* \*

21 (b) **Controls.** Off-street accessory parking shall not be required for any use, and the  
22 quantities of off-street parking specified in Table 151.1 shall serve as the maximum amount of  
23 off-street parking that may be provided as accessory to the uses specified. Variances from  
24 accessory off-street parking limits, as described in this Section 151.1, may not be granted.  
25 Where off-street parking is provided that exceeds the quantities specified in Table 151.1 or as

1 explicitly permitted by this Section, such parking shall be classified not as accessory parking  
2 but as either a principally permitted or Conditional Use, depending upon the use provisions  
3 applicable to the district in which the parking is located. Off-street parking in driveways permitted  
4 under Section 152.3136(c)(30) of this Code shall not count toward any maximum quantities specified  
5 in Table 151.1. In considering an application for a Conditional Use for any such parking due to  
6 the amount being provided, the Planning Commission shall consider the criteria set forth in  
7 Sections 303(t) or 303(u) of this Code.

8 \* \* \* \*

9

10 **SEC. 152.3. PERMITTED OFF-STREET ACCESSORY PARKING IN DRIVEWAYS.**

11 (a) Off-street accessory parking for Residential Uses shall be permitted in driveways.

12 A driveway is defined for purposes of this Section 152.3 to mean a vehicular path that

13 provides access from the public right-of-way to authorized parking located on the subject

14 property, where the vehicular path is limited to the minimum width needed for such access.

15 Operable vehicles may be parked within the confines of such driveways, subject to the

16 following limitations:

17 (1) Boats, trailers, recreational vehicles, mobile homes, and buses shall not be  
18 parked in the driveway;

19 (2) No more than two vehicles may be parked in a driveway per Lot, regardless  
20 of the Lot size, number of driveways, or driveway length; and

21 (3) Vehicles parked in the driveway shall not encroach onto the public right-of-  
22 way.

23 (b) **Accessory Dwelling Unit (ADU) or Junior ADU (JADU) Conversions.** Off-street  
24 parking shall be permitted in any driveway that existed immediately prior to the conversion of  
25 a garage at the property into an ADU or JADU, subject to the limitations set forth in

1        subsections (a) and (c).

2        (c) This Section 152.3 does not authorize the creation of a new curb cut, the  
3        restoration of prior existing curb cuts, or the expansion of an existing curb cut.

4

5        Section 3. Effective Date. This ordinance shall become effective 30 days after  
6        enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
7        ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
8        of Supervisors overrides the Mayor's veto of the ordinance.

9

10       Section 4. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
11       intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
12       numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
13       Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
14       additions, and Board amendment deletions in accordance with the "Note" that appears under  
15       the official title of the ordinance.

16

17

18       APPROVED AS TO FORM:  
19       DAVID CHIU, City Attorney

20       By:    /s/ Kathy J. Shin  
21                    KATHY J. SHIN  
22                    Deputy City Attorney

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22       4899-1407-6546, v. 1