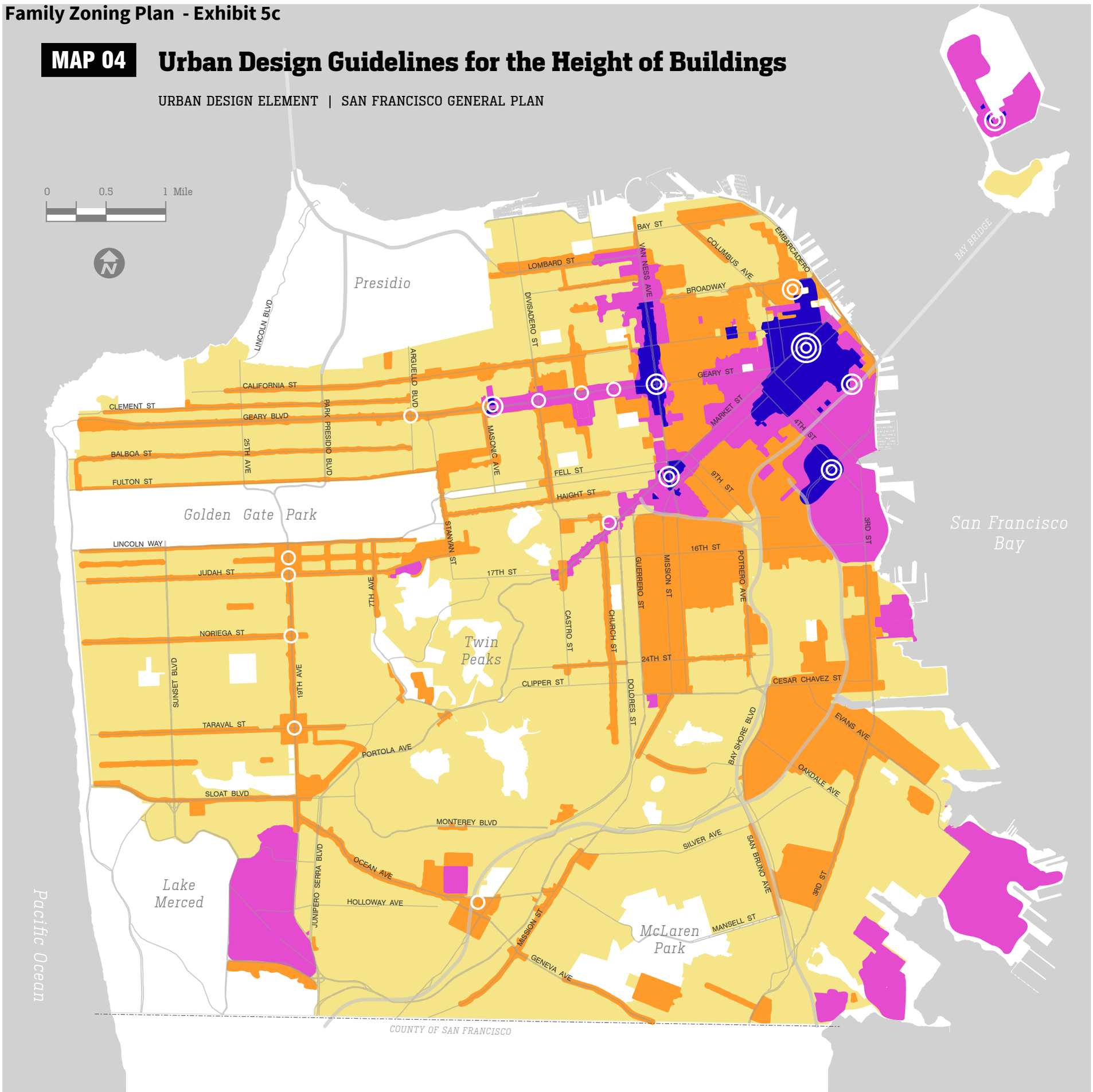
Family Zoning Plan - Exhibit 5c

MAP 04 Urban Design Guidelines for the Height of Buildings

URBAN DESIGN ELEMENT | SAN FRANCISCO GENERAL PLAN



General Residential Neighborhood Fabric

Generally up to four stories, with 5 or 6 stories in certain conditions, such as adjacent to major transit corridors and certain major employment or educational centers, corner parcels, and large sites.[3]

Commercial Streets, Major Transit Corridors, and General Mixed Use Districts

65' on narrower or less significant streets, 85' on wider and more significant streets or segments of streets. General medium density mixed-use areas and major industrial areas should have height limits from 6 to 8 stories.[2, 3]

High-Density Residential and Mixed-Use Neighborhoods, Lower Scale High-Rise Districts

A general fabric of 8 to 25 story buildings. Most areas typically 85' podium buildings, with some areas of taller structures, including widely-spaced lower towers.[2]

High-Rise Districts

Concentrated areas or corridors of tall buildings. Tower spacing controls above street wall heights related to street width.

Points on Skyline and Taller Height than Surrounding Area

Neighborhood Skyline Markers

Notable Citywide Skyline Sub-Peaks

Tallest Peak of Skyline Citywide

NOTES:

1. Guidelines for Building Height Limits are intended to convey the desired actualbuilt height of buildings inclusive of any bonuses or other regulatory programs. This diagram conveys policy intent and guidance for the establishment of height limits and regulatory programs, and should not be construed or used as a regulatory map of height limits.
2. Pockets of lower height limits may be warranted in discrete areas to address certain conditions, such as residential enclaves on narrow alleys, listed historic districts, adjacencies to certain open spaces, or other conditions.
3. Public, cultural and institutional buildings may, on a case-by-case basis, rise above the prevailing neighborhood heights by a modest amount due to their civic importance and role as visual landmarks.
4. Buildings in open spaces and on piers require special review and consideration. Not all open spaces are shown this generalized map.

San Francisco Planning