

1 [Basic Floor Area Ratio Limit for C-M Zoning Districts.]

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3 **Ordinance amending the San Francisco Planning Code by amending Section 124(a) to**  
4 **provide that the basic floor area ratio limit for C-M Zoning Districts is 3.0 to 1 except for**  
5 **landmark buildings C-M Zoning Districts; adopting findings.**

6 Note: Additions are *single-underline italics Times New Roman*;  
7 deletions are *strikethrough italics Times New Roman*.  
8 Board amendment additions are double underlined.  
9 Board amendment deletions are ~~strikethrough normal~~.

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

10 Section 1. Findings. Pursuant to Planning Code Section 302, the Board of  
11 Supervisors finds that this ordinance will serve the public necessity, convenience, and welfare  
12 for the reasons set forth in Planning Commission Resolution No. \_\_\_\_\_, and  
13 incorporates such reasons by this reference. A copy of said resolution is on file with the Clerk  
14 of the Board of Supervisors in File No. \_\_\_\_\_.

15 Section 2. The San Francisco Planning Code is hereby amended by amending Section  
16 124, to read as follows:

17 SEC. 124. BASIC FLOOR AREA RATIO.

18 (a) Except as provided in Subsections (b), (c) and (e) of this Section, the basic floor  
19 area ratio limits specified in the following table shall apply to each building or development in  
20 the districts indicated.

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TABLE 124  
BASIC FLOOR AREA RATIO LIMITS

District	Basic Floor Area Ratio Limit
RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2	1.8 to 1
RM-3	3.6 to 1
RM-4	4.8 to 1
RC-1, RC-2	1.8 to 1
RC-3	3.6 to 1
RC-4	4.8 to 1
RED	1.0 to 1
RSD, SPD	1.8 to 1
NC-1	1.8 to 1
NC-S	
Inner Clement	
Inner Sunset	
Outer Clement	
Haight	
North Beach	
Sacramento	
24th Street - Noe Valley	
West Portal	

1	NC-2	2.5 to 1
2	Broadway	
3	Upper Filmore	
4	Polk	
5	Valencia	
6	24th Street - Mission	
7	Castro	
8	Hayes - Gough	
9	Upper Market	
10	Union	
11	NC-3	3.6 to 1
12	Chinatown R/NC	1.0 to 1
13	Chinatown VR	2.0 to 1
14	Chinatown CB	2.8 to 1
15	C-1, C-2	3.6 to 1
16	C-2-C	4.8 to 1
17	C-3-C	6.0 to 1
18	C-3-O	9.0 to 1
19	C-3-R	6.0 to 1
20	C-3-G	6.0 to 1
21	C-3-S	5.0 to 1
22	C-3-O (SD)	6.0 to 1
23	C-M	<del>9.0</del> 3.0 to 1*
24	M-1, M-2	5.0 to 1

1	SLR, SLI	2.5 to 1
2	SSO and in a 40 or 50 foot height district	3.0 to 1
3	SSO and in a 65 or 80 foot height district	4.0 to 1
4	SSO and in a 130 foot height district	4.5 to 1

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6 \* For all properties in C-M Districts which are listed in Article 10 of the Planning Code,

7 the Basic Floor Area Ratio limits shall be 9.0 to 1 provided that the Landmarks Preservation

8 Advisory Board determines that any proposed alteration to such a property is consistent with

9 the Secretary of Interior's Standards for Restoration and Rehabilitation. In the event that the

10 Landmarks Preservation Advisory Board does not find a proposed alteration to be consistent

11 with those standards, the Basic Floor Area Ratio limit for the property shall be 3.0 to 1.

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13 APPROVED AS TO FORM:  
 14 DENNIS J. HERRERA, City Attorney

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16 By: \_\_\_\_\_  
 17 Sarah Ellen Owsowitz  
 18 Deputy City Attorney