

BOARD of SUPERVISORS



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MEMORANDUM

Date: June 21, 2023
To: Planning Department / Commission
From: Erica Major, Clerk of the Land Use and Transportation Committee
Subject: Board of Supervisors Legislation Referral - File No. 230734
Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named NCDs

- California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - Ordinance / Resolution
 - Ballot Measure

- Amendment to the Planning Code, including the following Findings:
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
 - General Plan
 - Planning Code, Section 101.1
 - Planning Code, Section 302

- Amendment to the Administrative Code, involving Land Use/Planning
(*Board Rule 3.23: 30 days for possible Planning Department review*)

- General Plan Referral for Non-Planning Code Amendments
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)

- Historic Preservation Commission
 - Landmark (*Planning Code, Section 1004.3*)
 - Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
 - Mills Act Contract (*Government Code, Section 50280*)
 - Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to Erica Major at Erica.Major@sfgov.org.

1 [Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named
2 NCDs]

3 **Ordinance amending the Planning Code to replace numerical density limits in**
4 **Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood**
5 **Commercial (NC) and certain Neighborhood Commercial Districts (NCD), except for**
6 **parcels located in the Priority Equity Geographies Special Use District, with already-**
7 **existing regulations on the built envelope of buildings, such as height, bulk and**
8 **setbacks; creating the Priority Equity Geographies Special Use District; amending the**
9 **Zoning Map to add the Priority Equity Geographies Special Use District; affirming the**
10 **Planning Department’s determination under the California Environmental Quality Act;**
11 **and making public necessity, convenience, and welfare findings under Planning Code,**
12 **Section 302, and findings of consistency with the General Plan, and the eight priority**
13 **policies of Planning Code, Section 101.1.**

14 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.
15 **Additions to Codes** are in *single-underline italics Times New Roman font*.
16 **Deletions to Codes** are in *strikethrough italics Times New Roman font*.
17 **Board amendment additions** are in double-underlined Arial font.
18 **Board amendment deletions** are in ~~strikethrough Arial font~~.
19 **Asterisks (* * * *)** indicate the omission of unchanged Code
20 subsections or parts of tables.

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

22 Section 1. Environmental and Planning Code Findings

23 (a) The Planning Department has determined that the actions contemplated in this
24 ordinance comply with the California Environmental Quality Act (California Public Resources
25 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of

1 Supervisors in File No. ____ and is incorporated herein by reference. The Board affirms this
2 determination.

3 (b) On _____, the Planning Commission, in Resolution No. _____,
4 adopted findings that the actions contemplated in this ordinance are consistent, on balance,
5 with the City’s General Plan and eight priority policies of Planning Code Section 101.1. The
6 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of
7 the Board of Supervisors in File No. _____, and is incorporated herein by reference.

8 (c) Pursuant to Planning Code Section 302, the Board of Supervisors find that this
9 ordinance will serve the public necessity, convenience, and welfare for the reasons set forth in
10 Planning Commission Resolution No. _____, and incorporates such reasons by this
11 reference thereto. A copy of said resolution is on file with the Clerk of the Board of
12 Supervisors in File No. _____.

13
14 Section 2. Article 2 of the Planning Code is hereby amended by revising Sections 207,
15 208, 209.3, and 209.4 to read as follows:

16 **SEC. 207. DWELLING UNIT DENSITY LIMITS.**

17 (a) **Applicability.** The density of Dwelling Units permitted in the various Districts shall
18 be as set forth in the Zoning Control Table for the district in which the lot is located. The term
19 “Dwelling Unit” is defined in Section 102 of this Code. *There are two types of density districts:*

20 *(1) **Form-Based Density District:** These are ~~the~~ districts where no density limit is*
21 *specified, and where density ~~shall is not be~~ limited by lot area but rather by the applicable*
22 *requirements and limitations set forth elsewhere in this Code. Such requirements and*
23 *limitations include, but are not limited to, height, bulk, setbacks, open space, exposure and*
24 *unit mix as well as applicable design guidelines, elements and area plans of the General Plan*
25 *and design review by the Planning Department.*

1 (2) Numerical Density Limit Districts: These are districts that establish a maximum
2 number of Dwelling Units per lot or lot area.

3 (b) **Rules for Calculating Dwelling Unit Density** in Numerical Density Limit Districts.

4 In Numerical Density Limit Districts~~districts that establish a maximum dwelling unit density~~, the
5 following rules shall apply in the calculation of dwelling unit density under this Code:

6 (1) A remaining fraction of one-half or more of the minimum of lot area per
7 Dwelling Unit shall be adjusted upward to the next higher whole number of Dwelling Units.

8 (2) Where permitted by this Code, two or more of the dwelling and other
9 housing uses specified in the Code may be located on a single lot, either in one structure or in
10 separate structures, provided that the specified density limits are not exceeded by the total of
11 such combined uses. Where Dwelling Units and Group Housing are combined and located on a
12 lot that establishes a maximum dwelling unit density per lot area, the maximum permitted density
13 for Dwelling Units and for Group Housing shall be prorated to the total lot area according to
14 the quantities of these two uses that are combined on the lot.

15 (3) Where any portion of a lot is narrower than five feet, such a portion shall not
16 be counted as part of the lot area for purposes of calculating the permitted dwelling density.

17 (4) No private right-of-way used as the principal vehicular access to two or more
18 lots shall be counted as part of the lot area of any such lot for purposes of calculating the
19 permitted dwelling unit density.

20 (5) Where a lot is divided by a use district boundary line, the dwelling unit
21 density limit for each district shall be applied to the portion of the lot in that district, and none
22 of the Dwelling Units attributable to the district permitting the greater density shall be located
23 in the district permitting the lesser density.

24 (6) In Named Neighborhood Commercial Districts within the Priority Equity
25 Geographies Special Use District, or on parcels in Neighborhood Commercial Districts within the

1 Priority Equity Geographies Special Use District, the dwelling unit density shall be at a density
2 ratio not exceeding the number of Dwelling Units permitted in the nearest R District, provided
3 that the maximum density ratio shall in no case be less than the amount set forth in the
4 Zoning Control Table for the district in which the lot is located. The distance to each R District
5 shall be measured either from the midpoint of the front lot line or from a point directly across
6 the street therefrom, whichever permits the greater density.

7 * * * *

8
9 **SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS**
10 **SHELTERS.**

11 The density limitations for Group Housing or Homeless Shelters, as described in
12 Sections 102 and 890.88(b) and (c) of this Code, shall be as follows:

13 (a) For Group Housing, the maximum number of Bedrooms on each Lot shall be as
14 specified in the Zoning Control Table for the District in which the Lot is located, except that in
15 RTO, RTO-M, RCD, UMU, MUG, WMUG, MUR, MUO, CMUO, WMUO, RED, RED-MX, SPD,
16 DTR, and all NCT Districts the density of Group Housing shall not be limited by lot area, and
17 except that for Lots in NC Districts, the group housing density shall not exceed the number of
18 Bedrooms permitted in the nearest R District provided that the maximum density not be less
19 than the amount permitted by the ratio specified for the NC District in which the lot is located.
20 For Homeless Shelters, the maximum number of beds on each lot shall be regulated pursuant
21 to the requirements of the Standards of Care for City Shelters contained in Administrative
22 Code, Chapter 20, Article XIII, in addition to the applicable requirements of the Building Code
23 and Fire Code.

24 (b) For purposes of calculating the maximum density for Group Housing as set forth in
25 this Section 208, the number of Bedrooms on a lot shall in no case be considered to be less

1 than one Bedroom for each two beds. Where the actual number of beds exceeds an average
2 of two beds for each Bedroom, each two beds shall be considered equivalent to one
3 Bedroom.

4 (c) The rules for calculating dwelling unit density set forth in Section 207 shall also
5 apply in calculating the density limits for Group Housing.

6 (d) The group housing density in all RTO Districts and all NCT Districts, as listed in
7 Section 702.1(b), and in RC, NC and Named NC Districts not within the Priority Equity Geographies
8 Special Use District established by Planning Code Section 249.97, shall not be limited by lot area,
9 but by the applicable requirements and limitations elsewhere in this Code, including but not
10 limited to height, bulk, setbacks, open space, and exposure, as well as by the Residential
11 Design Guidelines in RTO Districts, other applicable design guidelines, applicable elements
12 and area plans of the General Plan, and design review by the Planning Department.

13 14 **SEC. 209.3. RC (RESIDENTIAL-COMMERCIAL) DISTRICTS.**

15 These Districts are intended to recognize, protect, conserve, and enhance areas
16 characterized by structures combining Residential uses with neighborhood-serving
17 Commercial uses. The predominant Residential uses are preserved, while provision is made
18 for supporting Commercial uses, usually in or below the ground story, that meet the frequent
19 needs of nearby residents without generating excessive vehicular traffic. The compact,
20 walkable, transit-oriented and mixed-use nature of these Districts is recognized by no off-
21 street parking requirements. The RC Districts are composed of two separate districts, as
22 follows:

23 RC-3 Districts: ~~Medium Density.~~ These Districts provide for Residential uses a mixture of
24 medium-density Dwellings similar to those in RM-3 Districts, with supporting Commercial uses.

Open spaces are required for Dwellings in the same manner as in RM-3 Districts, except that rear yards need not be at ground level and front setback areas are not required.

RC-4 Districts: ~~High Density~~. These Districts provide for Residential uses a mixture of high-density Dwellings similar to those in RM-4 Districts with supporting Commercial uses. Open spaces are required for Dwellings in the same manner as in RM-4 Districts, except that rear yards need not be at ground level and front setback areas are not required.

**Table 209.3
ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS**

Zoning Category	§ References	RC-3	RC-4
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses			
<i>Residential Density, Dwelling Units (7)</i>	§ 207	<i>3 units per lot or up to one unit per 400 square feet of lot area.</i>	<i>3 units per lot or up to one unit per 200 square feet of lot area. No density limits in the Van Ness SUD (§ 243). (8)</i>
<i>Residential Density, Dwelling Unit (7)</i>	§ 207	<i>No density limit by lot area. (8)</i>	
Senior Housing	§§ 102, 202.2(f)	<i>P up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all the requirements of § 202.2(f)(1).</i> <i>C up to twice the number of dwelling units otherwise permitted as a principal use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.</i> <i>No density limit by lot area.</i>	
<i>Residential Density, Group Housing</i>	§ 208	<i>P up to one bedroom for every 140 square feet of lot area. (9)</i>	<i>P up to one bedroom for every 70 square feet of lot area (9).</i>

1	<u>Residential Density,</u>	<u>§ 208</u>	<u>No density limit by lot area. (9)</u>
2	<u>Group Housing</u>		
3	* * * *		

4 * * * *

5

6 (8) In the Priority Equity Geography Special Use District established by Planning Code

7 Section 249.97, P up to three units per lot or up to one unit per 400 square feet of lot area, whichever is

8 higher, in RC-3 Districts; P up to three units per lot or up to one unit per 200 square feet of lot area,

9 whichever is higher, in RC-4 Districts. ~~For purposes of this calculation, a Dwelling Unit in this district~~

10 ~~containing no more than 500 square feet of net floor area and consisting of not more than one~~

11 ~~habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a~~

12 ~~Dwelling Unit.~~

13

14 (9) ~~C required if the Group Housing is affiliated with and operated by a Hospital or an~~

15 ~~Institutional Educational Use as defined in Section 102.~~In the Priority Equity Geography Special Use

16 District established by Planning Code Section 249.97, P up to one bedroom for every 140 square feet of

17 lot area in RC-3 Districts; P up to one bedroom for every 70 square feet of lot area in RC-4 Districts;

18 and C if the Group Housing is affiliated with and operated by a Hospital or an Institutional

19 Educational Use as defined in Section 102.

20 * * * *

21

22 **SEC. 209.4. RTO (RESIDENTIAL TRANSIT ORIENTED) DISTRICTS.**

23 These Districts are intended to recognize, protect, conserve, and enhance areas

24 characterized by a mixture of houses and apartment buildings, covering a range of densities

25 and building forms. RTO and RTO-M Districts are composed of multi-family ~~moderate-density~~

1 areas, primarily areas formerly designated RM and RH-3, and are well served within short
 2 walking distance, generally less than one-quarter mile, of transit and neighborhood
 3 commercial areas. Transit available on nearby streets is frequent and/or provides multiple
 4 lines serving different parts of the City or region. Limited small-scale neighborhood-oriented
 5 retail and services is common and permitted throughout the neighborhood on Corner Lots
 6 only to provide goods and services to residents within walking distance, but the districts are
 7 otherwise residential. Only retail compatible with housing, generally those permitted in NC-1
 8 Districts, is permitted and auto-oriented uses are not permitted. Hours of operation are
 9 restricted and off-street parking is not permitted for these very locally-oriented uses.

10 * * * *

11
 12 **Table 209.4**
 13 **ZONING CONTROL TABLE FOR RTO DISTRICTS**

Zoning Category	§ References	RTO	RTO-M
* * * * RESIDENTIAL STANDARDS AND USES * * * *			
Residential Uses			
Residential Density, Dwelling Units (7)	§ 207	<i>P up to one unit per 600 square feet of lot area (8). C above, per eriteria of § 207(a). No density limit by lot area. (8)</i>	<i>No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.</i>
Senior Housing	§§ 102, 202.2(f)	<i>P up to twice the number of dwelling units otherwise permitted as a principal use in the district; C density not limited by lot area, but by the</i>	<i>No density limit by lot area. Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.</i>

		<i>applicable requirements and limitations elsewhere in this Code, including but not limited to height, bulk, setbacks, open space, exposure, unit mix and relevant design guidelines. <u>No density limit by lot area.</u></i>	
Residential Density, Group Housing	§ 208	No density limit <u>by lot area.</u> <i>Density is regulated by the permitted height and bulk, and required setbacks, exposure, and open space of each parcel, along with Residential Design Guidelines.</i>	
* * * *			

* * * *

(8) In the Priority Equity Geography Special Use District established by Planning Code Section 249.97, P up to one unit per 600 square feet of lot area. C above per criteria of Section 207(a). With Conditional Use authorization, for purposes of this calculation, a Dwelling Unit in this district containing no more than 500 square feet of net floor area and consisting of not more than one habitable room in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a Dwelling Unit.

* * * *

Section 3. Article 2 of the Planning Code is hereby amended by adding Section 249.97 to read as follows:

SEC. 249.97. PRIORITY EQUITY GEOGRAPHIES SPECIAL USE DISTRICT.

(a) General. A Special Use District entitled the Priority Equity Geographies Special Use District (SUD) is hereby established, the boundaries of which are designated on Sectional Maps SU01,

1 SU02, SU07, SU08, SU09, SU10, SU11, SU12, and SU13 of the Zoning Maps of the City and County of
2 San Francisco.

3 (b) Purpose. The Priority Equity Geographies SUD is comprised of areas or neighborhoods
4 with a higher density of vulnerable populations. The 2022 Update of the Housing Element of the
5 General Plan (2022 Housing Element) identifies several neighborhoods in the City that qualify as
6 Priority Equity Geographies, based on the Department of Public Health’s Community Health Needs
7 Assessment. The 2022 Housing Element encourages targeted direct investment in these areas and
8 identifies them as requiring improved access to well-paid jobs and business ownership; where the City
9 needs to expand permanently affordable housing investment; where zoning changes must be tailored to
10 serve the specific needs of the communities that live there; and where programs that stabilize
11 communities and meet community needs need to be prioritized. The purpose of the Priority Equity
12 Geographies SUD is to help implement the goals and policies outlined in the 2022 Housing Element.

13 (c) Controls. Maximum residential densities on parcels in Residential-Commercial (RC),
14 Residential Transit Oriented (RTO), Neighborhood Commercial (NC) and Named Neighborhood
15 Commercial Districts within the Priority Equity Geographies SUD are governed by a maximum
16 Dwelling Unit per lot or lot area, as set forth in the control tables for those districts.

17
18 Section 4. Article 7 of the Planning Code is hereby amended by revising Sections 702,
19 710, 711, 712, 713, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728,
20 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 742, 743, and 745 to read as
21 follows:

22
23
24 **SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.**
25

1 The following classes of districts are established for Neighborhood Commercial
2 Districts.

3 **(a) Neighborhood Commercial and Neighborhood Commercial Transit Districts.**

4 The Neighborhood Commercial and Neighborhood Commercial Transit Districts, listed in
5 Section 201 of this Code, are established for the purpose of implementing the Commerce and
6 Industry element and other elements of the General Plan, according to the objective and
7 policies stated therein. Description and Purpose Statements outline the main functions of
8 each Neighborhood Commercial and Neighborhood Commercial Transit District in the Zoning
9 Plan for San Francisco, supplementing the statements of purpose contained in Section 101 of
10 this Code.

11 The description and purpose statements and land use controls applicable to each of
12 the general and individual area districts are set forth in this Code for each district class. The
13 boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit
14 Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code,
15 subject to the provisions of that Section.

16 **(1) Neighborhood Commercial Districts.** Neighborhood Commercial Districts
17 are low to high density mixed-use neighborhoods of varying scale established around
18 historical neighborhood commercial centers. The Neighborhood Commercial Districts are
19 intended to support neighborhood-serving uses on the lower floors and housing above. These
20 Districts tend to be linear commercial corridors, but may also include small clusters of
21 commercial activity in Residential Districts. Individually named Neighborhood Commercial
22 Districts are intended to provide for more targeted residential and commercial controls to fit
23 the needs of their respective neighborhoods. Except in the Priority Equity Geography Special Use
24 District, housing density is limited not by lot area, but by the regulations on the built envelope of
25

buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design guidelines.

(2) Neighborhood Commercial Transit Districts. Neighborhood Commercial

Transit Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The Neighborhood Commercial Transit Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district’s form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

* * * *

SEC. 710. NC-1 – NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT.

* * * *

Table 710. NEIGHBORHOOD COMMERCIAL CLUSTER DISTRICT NC-1 ZONING CONTROL TABLE

		NC-1
Zoning Category	§ References	Controls

* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).		
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>		
Group Housing Density	§208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>		
* * * *				
Senior Housing Density	§§102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(2)</u>		

* * * *

(2) ~~{Note deleted}~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

* * * *

1 **SEC. 711. NC-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.**

2 * * * *

3 **Table 711. SMALL-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-2**
 4 **ZONING CONTROL TABLE**

		NC-2
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses	Controls by Story	
	1st	2nd 3rd+
* * * *		
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(2)</u>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(2)</u>

24 * * * *

(2) ~~[Note deleted.]~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

* * * *

SEC. 712. NC-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 712. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL DISTRICT NC-3

ZONING CONTROL TABLE

		NC-3	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls by Story		
	1st	2nd	3rd+
* * * *			
Accessory Dwelling Unit Density	§§ 102, 207(c)(4), 207(c)(6)	P per Planning Code Sections 207(c)(4) and 207(c)(6).	
Dwelling Unit Density	§§ 102, 207	1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>(10)</u>	
Group Housing Density	§ 208	1 bedroom per 210 square foot lot area, or the density permitted in the nearest R, whichever is greater. <u>(10)</u>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the	

		district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(10)</u>
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* * * *

(10) ~~[Note deleted.]~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

* * * *

SEC. 713. NC-S – NEIGHBORHOOD COMMERCIAL SHOPPING CENTER

DISTRICT.

* * * *

Table 713. NEIGHBORHOOD COMMERCIAL SHOPPING CENTER DISTRICT NC-S ZONING CONTROL TABLE

		NC-S		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	1 unit per 800 square feet lot area, or the density permitted in the nearest R District, whichever is greater.(1)(2)(4)		
Group Housing Density	§ 208	1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater.(1) (2)		
* * * *				

1 2 3 4 5	Senior Housing Density	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(2)</u>
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* * * *

(2) ~~{Note deleted.}~~ Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

* * * *

SEC. 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 715. CASTRO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Castro Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing Density	§ 208	<i>Up to 1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	

* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
* * * *		

SEC. 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

* * * *

Table 716. INNER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Clement Street		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater <u>No density limit by lot area.</u></i>		
* * * *				

Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
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SEC. 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 717. OUTER CLEMENT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Outer Clement Street		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				

1 2 3 4	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>
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8 **SEC. 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL**
9 **DISTRICT.**

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11 **Table 718. UPPER FILLMORE STREET NEIGHBORHOOD COMMERCIAL**
12 **DISTRICT**
13 **ZONING CONTROL TABLE**

		Upper Fillmore Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
* * * *				

Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
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SEC. 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 719. HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Haight Street NCD				
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§ 208	<i>1 bedroom per 210 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all</i>		

		<i>requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>
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SEC. 720. EXCELSIOR OUTER MISSION NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 720. EXCELSIOR OUTER MISSION STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Excelsior Outer Mission NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	1 unit per 600 square foot lot area (<u>8</u>)		
Group Housing <i>Density</i>	§ 208	1 bedroom per 210 square foot lot area (<u>8</u>)		
* * * *				
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all		

		requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(8)</u>
* * * *		

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(8) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

SEC. 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Japantown NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st (1)	2nd	3rd+
* * * *				
Dwelling Units and <u>Density</u>	§§ 102, 207	1 unit per 400 square foot lot area <u>(8)</u>		
Group Housing <u>Density</u>	§ 208	1 bedroom per 210 square foot lot area <u>(8)</u>		
* * * *				

<p>1 2 3 4 5 6 7</p> <p>Senior Housing <i>Density</i></p>	<p>§§ 102, 202.2(f), 207</p>	<p>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(8)</u>.</p>
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9 (8) Outside of the Priority Equity Geography Special Use District established by Planning
 10 Code Section 249.97, no density limit by lot area.

11
12 **SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.**

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14 **Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT**
 15 **ZONING CONTROL TABLE**

		North Beach NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	1 unit per 400 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>(16)</u>		

1 Group Housing <i>Density</i>	§ 208	1 bedroom per 140 square foot lot area. <i>(16)</i>
2 * * * *		
3 Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <i>(16)</i>
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(16) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

SEC. 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 723. POLK STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Polk Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	1 unit per 400 square foot lot area; or the density permitted in the nearest R District, whichever is greater. <i>(11)</i>		
* * * *				

1 2 3 4 5 6 7	<i>Residential Density, Group Housing Density</i>	§208	1 bedroom per 140 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>(11)</u>
	Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>(11)</u>

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(11) Outside of the Priority Equity Geography Special Use District established by Planning Code Section 249.97, no density limit by lot area.

SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Sacramento Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area or the density permitted in the nearest R-District, whichever is greater. No density limit by lot area.</i>		

1	Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area. <u>No density limit by lot area.</u></i>
2	* * * *		
3	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
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SEC. 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 725. UNION STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

		Union Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 600 square foot lot area or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing <u>Density</u>	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		

* * * *		
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
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SEC. 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Pacific Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 1,000 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				

1 2 3 4 5	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>
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9 **SEC. 727. LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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11 Table 727.			
12 LAKESIDE VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
		13 Lakeside Village NCD	
14 1	1	Controls	
15 * * * *			
16 RESIDENTIAL STANDARDS AND USES			
17 * * * *			
18 Residential Uses		Controls By Story	
		1st	2nd
19 * * * *			
20 Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
22 Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
23 * * * *			
24			
25			

1 2 3 4	Senior Housing	§§ 102, 202.2(f), 207	<i>P up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>
5	* * * *		

7 **SEC. 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL**
8 **DISTRICT.**

9 * * * *

10 **Table 728. 24TH STREET – NOE VALLEY NEIGHBORHOOD COMMERCIAL**
11 **DISTRICT**
12 **ZONING CONTROL TABLE**

13			24th Street - Noe Valley NCD
14	Zoning Category	§ References	Controls
15	BUILDING STANDARDS		
16	* * * *		
17	RESIDENTIAL STANDARDS AND USES		
18	* * * *		
19	Residential Uses	Controls By Story	
20		1st	2nd
21	Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>
22	Group Housing <i>Density</i>	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>
23	* * * *		
24			
25			

1 2 3 4	Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
5	* * * *		

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8 **SEC. 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.**

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10 **Table 729. WEST PORTAL AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT**
11 **ZONING CONTROL TABLE**

		West Portal Avenue NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units</i>		

		<i>otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
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SEC. 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 730. INNER SUNSET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Inner Sunset NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		

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SEC. 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Noriega Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
* * * *				
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for §</i>		

		202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u>
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SEC. 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 732. IRVING STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Irving Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		

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SEC. 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 733. TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

		Taraval Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls By Story		
	1st	2nd	3rd+
* * * *			
Dwelling Units <i>Density</i>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
Group Housing <i>Density</i>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
* * * *			
Senior Housing <i>Density</i>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>	
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SEC. 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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**Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT
ZONING CONTROL TABLE**

		Judah Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls By Story		
		1st	2nd	3rd+
* * * *				
Dwelling Units <u>Density</u>	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing <u>Density</u>	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing <u>Density</u>	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		
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SEC. 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 735. INNER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Inner Balboa Street NCD			
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses		Controls by Story	
		1st	2nd
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
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SEC. 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 736. OUTER BALBOA STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE

Outer Balboa Street NCD		
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1	Zoning Category	§ References	Controls		
2	* * * *				
3	RESIDENTIAL STANDARDS AND USES				
4	* * * *				
5	Residential Uses		Controls by Story		
6			1st	2nd	3rd+
7	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
8	Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
9	* * * *				
10	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>		
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SEC. 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT.

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<p align="center">Table 737. BAYVIEW NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE</p>		
		Bayview NCD
Zoning Category	§ References	Controls

* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses		Controls by Story	
		1st	2nd
			3rd+
* * * *			
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
Group Housing Density	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>	
* * * *			
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>	
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SEC. 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 738. CORTLAND AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE		
		Cortland Avenue NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		

1	* * * *		
2	Residential Uses	Controls by Story	
3		1st	2nd
4	* * * *		
5	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
6	Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>
7	* * * *		
8	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
9	* * * *		

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SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.

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21 Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE		
		Geary Boulevard NCD
22 Zoning Category	§ References	Controls
23		
24		
25	* * * *	

RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
Group Housing Density	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>		
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SEC. 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 740. MISSION BERNAL NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE		
		Mission Bernal NCD
Zoning Category	§ References	Controls
* * * *		
RESIDENTIAL STANDARDS AND USES		
* * * *		
Residential Uses		Controls by Story

		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 600 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
Group Housing Density	§208	<i>1 bedroom per 210 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>		
* * * *				
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>		
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SEC. 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICTS.

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Table 742. COLE VALLEY NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
		Cole Valley NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District,</i>		

		<i>whichever is greater. No density limit by lot area.</i>
Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. No density limit by lot area.</i>
* * * *		
Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. No density limit by lot area.</i>
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SEC. 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

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Table 743. LOWER HAIGHT STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE			
		Lower Haight Street NCD	
Zoning Category	§ References	Controls	
* * * *			
RESIDENTIAL STANDARDS AND USES			
* * * *			
Residential Uses	Controls by Story		
	1st	2nd	3rd+

1	* * * *			
2	Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
3	Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>	
4	* * * *			
5	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>	
6	* * * *			

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SEC. 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

Table 745. INNER TARAVAL STREET NEIGHBORHOOD COMMERCIAL DISTRICT ZONING CONTROL TABLE				
		Inner Taraval Street NCD		
Zoning Category	§ References	Controls		
* * * *				
RESIDENTIAL STANDARDS AND USES				
* * * *				
Residential Uses		Controls by Story		
		1st	2nd	3rd+
* * * *				
Dwelling Unit Density	§§ 102, 207	<i>1 unit per 800 square foot lot area, or the density permitted in the nearest R District, whichever is greater. <u>No density limit by lot area.</u></i>		

1 2 3 4 5 6 7 8	Group Housing Density	§208	<i>1 bedroom per 275 square foot lot area, or the density permitted in the nearest R-District, whichever is greater. <u>No density limit by lot area.</u></i>
	* * * *		
	Senior Housing Density	§§ 102, 202.2(f), 207	<i>P up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location. <u>No density limit by lot area.</u></i>
	* * * *		

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Section 5. Pursuant to Sections 106 and 302(c) of the Planning Code, Sheets SU01, SU02, SU07, SU08, SU09, SU10, SU11, SU12, SU13 of the Zoning Map of the City and County of San Francisco are hereby amended, as follows:

Description of Property	Special Use District Hereby Approved
Starting at the southwestern corner of the City and County of San Francisco heading north along the Pacific Ocean to Sloat Blvd.; Sloat Blvd. to Skyline Blvd.; Skyline Blvd. to Lake Merced Blvd.; Lake Merced Blvd. to Middlefield Rd.; Middlefield Rd. to Eucalyptus Dr.; Eucalyptus Dr. to 19th Ave.; 19th Ave. south until the intersection of Cardenas Ave. and Cambon Dr. then	Priority Equity Geographies Special Use District

1 following Cambon Dr. south to Felix Ave.;

2 following a straight line from Felix Ave. to

3 19th Ave. and then following a line north to

4 Junipero Serra Blvd.; Junipero Serra Blvd to

5 Holloway Ave.; Holloway Ave. to Ashton

6 Ave.; Ashton Ave. to Lake View Ave.; Lake

7 View Ave. to Capitola Ave.; Capitola Ave. to

8 Grafton Ave.; Grafton Ave. to Mt. Vernon

9 Ave.; Mt. Vernon Ave. to Howth St.; Howth

10 St. to Ocean Ave.; Ocean Ave. to Alemany

11 Blvd.; the northern most portion of Alemany

12 Blvd until Industrial St.; Industrial St. to

13 Oakdale Ave.; Oakdale Ave. to Phelps St.;

14 Phelps St. to Jerrold Ave.; Jerrold Ave to 3rd

15 St.; 3rd St. to Evans Ave.; Evans Ave. to

16 Newhall St.; Newhall St. to Fairfax Ave.;

17 Fairfax Ave. to Keith St.; Keith St. to Evans

18 Ave.; Evan Ave. to Jennings St.; following

19 Jennings St. in a north easterly direction to

20 its and then a straight line to the shoreline;

21 following the shoreline south until Arelious

22 Walker Dr.; Arelious Walker Dr. to Gilman

23 Ave.; Gilman Ave. to Bill Walsh Way; Bill

24 Walsh Way to Ingerson Ave.; Ingerson Ave.

25 to Hawes St.; Hawes St. to Jamestown Ave.;

1 Jamestown Ave. to 3rd St.; 3rd St. to
2 Bayshore Blvd.; Bayshore Blvd. to
3 southernmost boundary of the City and
4 County of San Francisco. The above area
5 shall exclude the following area: Starting at
6 the intersection of Harvard St. and Burrow
7 St. heading east to Cambridge St.;
8 Cambridge St. to Felton St.; Felton St. to
9 Hamilton St.; Hamilton St. to Woolsey St.;
10 Woolsey St. to Goettingen St.; Goettingen
11 St. to Mansell St.; Mansell St. to Brussels
12 St.; Brussels St. to Ward St.; Ward St. to
13 Ankeny St.; Ankeny St. to Hamilton St.;
14 Hamilton St. to Mansell St.; Mansell St. to
15 University St.; University St. to Wayland St.;
16 Wayland St. to Yale St.; Yale St. to McLaren
17 Park; a straight line from Yale St. to
18 Cambridge St.; Cambridge St. to Wayland
19 St.; Wayland St. to Oxford St.; Oxford St. to
20 Bacon St.; Bacon St. to Harvard St.; Harvard
21 St. to Burrows St.
22
23 Starting on Cesar Chavez St. at the
24 intersection of Valencia Street, heading
25 eastward to Harrison St.; Harrison St. to

1 23rd St.; 23rd St. to Highway 101; following
2 Highway 101 south to Cesar Chaves St.;
3 Cesar Chavez St. to Vermont St.; Vermont
4 St. to 26th St.; 26th St. to Connecticut St.;
5 Connecticut St. to 25th St.; 25th St. to
6 Highway 280; following Highway 280 north
7 to 20th St.; 20th St. to Arkansas St.;
8 Arkansas St. to 22nd St.; 22nd St to the
9 western side of Highway 101; following the
10 western side of Highway 101 north to 17th
11 St.; 17th St. to Vermont St.; Vermont St. to
12 Division St.; Division St. to Townsend St.;
13 Townsend St. to 6th St.; 6th St. to Brannan
14 St.; Brannan St. to 5th St.; 5th St. to
15 Townsend St.; Townsend St. to 3rd St.; 3rd
16 St. to Howard St.; Howard St. to 4th St.; 4th
17 St. to Market St.; Market St. to Drum St.;
18 Drum St. to Sacramento St.; Sacramento St.
19 to Battery St.; Battery St. to Pacific St.;
20 Pacific St. to Sansome St.; Sansome St. to
21 Vallejo St.; Vallejo St. to Kearny St.; Kearny
22 St. to Filbert St.; Filbert St. to Columbus
23 Ave.; Columbus Ave. to Mason St.; Mason
24 St. to Washington St.; Washington St. to
25 Powell St.; Powell St. to California St.;

1 California St. to Stockton St.; Stockton St. to
2 Bush St.; Bush St. to Van Ness Ave.; Van
3 Ness Ave. to O'Farrell St./Starr King Way;
4 Starr King Way to Geary Blvd.; Geary Blvd.
5 to Laguna St.; Laguna St. to Bush St.; Bush
6 St. to Webster St.; Webster St. to Post St.;
7 Post St. Filmore St.; Filmore St. to Geary
8 Blvd.; Geary Blvd. to St Joseph's Ave.; St.
9 Joseph's Ave. to Turk Blvd.; Turk Blvd. to
10 Scott St.; Scott St. to McAllister St.;
11 McAllister St. to Steiner St.; Steiner St. to
12 Fulton St.; Fulton St. to Gough St.; Gough
13 St. to McAllister St.; Mc Allister St. to Van
14 Ness Ave.; Van Ness Ave. to Market St.;
15 Market St. to Dolores St.; Dolores St. to 17th
16 St.; 17th St. to Valencia St.; Valencia St. to
17 Cesar Chavez St.
18
19 Starting on Chestnut St. at the intersection
20 of Columbus, heading eastward to the
21 Embarcadero; The Embarcadero to Taylor
22 St.; Taylor St. to Jefferson St.; Jefferson St.
23 to Leavenworth St.; Leavenworth St. to
24 North Point St.; North Point St. to Columbus
25 St.; Columbus St. to Chestnut St.

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

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Section 7. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the “Note” that appears under the official title of the ordinance.

APPROVED AS TO FORM:
DAVID CHIU, City Attorney

By: /s/ Audrey Pearson
AUDREY PEARSON
Deputy City Attorney

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LEGISLATIVE DIGEST

[Planning Code, Zoning Map - Density Calculation in RC, RTO, NC, and Certain Named NCDs]

Ordinance amending the Planning Code to replace numerical density limits in Residential-Commercial (RC), Residential Transit Oriented (RTO), Neighborhood Commercial (NC) and certain Neighborhood Commercial Districts (NCD), except for parcels located in the Priority Equity Geographies Special Use District, with already-existing regulations on the built envelope of buildings, such as height, bulk and setbacks; creating the Priority Equity Geographies Special Use District; amending the Zoning Map to add the Priority Equity Geographies Special Use District; affirming the Planning Department’s determination under the California Environmental Quality Act; and making public necessity, convenience, and welfare findings under Planning Code, Section 302, and findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1.

Existing Law

The Planning Code regulates the density of dwelling units either by (1) limiting the number of units per lot or per square foot of lot area – known as numerical density limits; or (2) by allowing as many units as may be constructed while complying with applicable requirements and limitations set forth elsewhere in the Code, such as height, bulk, setbacks, open space, exposure and unit mix – known as form-based density.

Most Residential-Commercial (RC), Residential Transit Oriented (RTO), and Neighborhood Commercial (NC) Districts, and certain Named Neighborhood Commercial Districts have numerical density limits.

The 2022 Housing Element, adopted in January 2023, identifies several neighborhoods in the City that have been designated as Priority Equity Geographies, based on data from the Department of Public Health. Priority Equity Geographies are areas of the city that have a significant concentration of underserved populations, such as households with low incomes and communities of color.

Amendments to Current Law

This ordinance would change the density requirements in RC, RTO, NC and certain Named NC District’s to form-based density, and would create the Priority Equity Geographies Special Use District. If a parcel in an RC, RTO, NC or Named NC District is within the newly created Priority Equity Geographies Special Use District, existing numerical density limits would continue to apply.

FILE NO. 230734

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