



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Change Summary: Street Frontages For Most Districts

Code Change: Applying new street controls from plan areas more broadly
Case Number: Board File No. 09-1271 (0085-10 adopted Ordinance)
Initiated By: Supervisor Mirkarimi, November 3, 2009
Effective Date: May 30, 2010

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Section 145.1 – Street Frontages

The Way It Was: This Section regulates street frontages in the NC, DTR and EN Mixed Use Districts. The Section generally limits the amount of the façade devoted to ingress/egress of parking. This Section requires that in NC Districts (excluding NCT Districts) that selected ground floor permitted uses devote at least ½ of the street frontage to commercial, untinted window space. Off-street parking that is at grade is required to be setback at least 25'. "Active Uses" as defined in the section are required to be provided within the first 25' along the ground. Ground floor ceiling heights are mandated in certain districts.

The Way It Is Now: The Section has been amended to apply to additional districts: residential-commercial (RC), commercial (C-2/C-3), heavy commercial (C-M), and the Chinatown and South of Market mixed use districts. Lobbies can be considered "active as long as these uses not exceed 40 feet or 25% of building frontage. The districts newly added to this Section are generally required to have minimum ceiling heights of 14 feet.

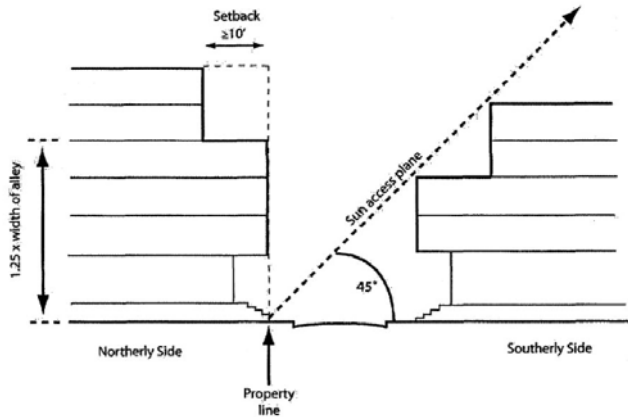
Section 243 – Van Ness Special Use District

The Way It Was: While this SUD establishes a number of controls, the Ordinance only amends controls related to ground story uses by deleting these controls and instead applying the 145.1 controls. Previously, the controls in this SUD require: 1) parking to be set back at least 25' from the frontage and 2) at least 50% of the total ground floor to be devoted to entrances, windows, or displays.

The Way It Is Now: The Section 145.1 controls as applied to the SUD generally limit the amount of the façade devoted to ingress/egress of parking to no more than 1/3 the width of the structure. Off-street parking that is at grade is required to be setback at least 25'. "Active Uses" would be required to be provided within the first 25' along the ground throughout the SUD. Ceiling heights would be mandated to be 14' minimum.

Section 261.1 – Additional Height Limits for Narrow Streets

The Way It Was: This Section of the Code applied to east-west alleys in the M&O and EN Plan Areas. It is intended to ensure the provision of sun to these small scale residential alleys. This Section requires that the upper stories be set back at least 10’ when the building exceeds 1.25 times the width of the street.



It requires the buildings on the southern side of the alley setback from the property line at an angle of 45 degrees from the opposite side of the street. It further requires 5-10’ setbacks for midblock passages as regulated by 270.2.

The Way It Is Now: The Ordinance has amended this Section to more broadly apply to all NC and SoMa Mixed Use Districts.

Section 270.2 – Special Bulk and Open Space Requirement: Mid-block Alleys in Large Lot Development in the EN Mixed Use and DTR Districts

The Way It Was: This Section of the Code establishes provisions to mitigate the large blocks found in the “historically industrial parts of the City” as these areas transition in use. It applied to parcels have over 200 feet of frontage, on blocks longer than 400’, and where the zoning is DTR or EN Mixed Use Districts. In some circumstances, it requires that new construction with more than 300 linear feet of façade provide a midblock alley.

The Way It Is Now: The proposed Ordinance would amend this Section to more broadly apply to C-3, C-M, and SoMa Mixed Use Districts.

<p>Board File 091271</p>	<p>Ord. No. 85-10</p>	<p>Zoning – Street Frontages for Most Use Districts Full text available at: http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances10/o0085-10.pdf</p>
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¹ The setbacks do not apply to the first 60’ of the alley from the intersection of a larger street to help maintain the streetwall facades along the larger intersection. Beyond 60 feet into the alley the setbacks apply.