



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary

Corona Heights Large Residence Special Use District

Amended Sections: 249.77 & Sectional Maps SU06 & SU07
Case Number: Board File No. 170296
 Enactment No: 143-17
Legislative Sponsor: Supervisor Sheehy
Effective Date: August 21, 2017 (Retroactive to March 21, 2017)

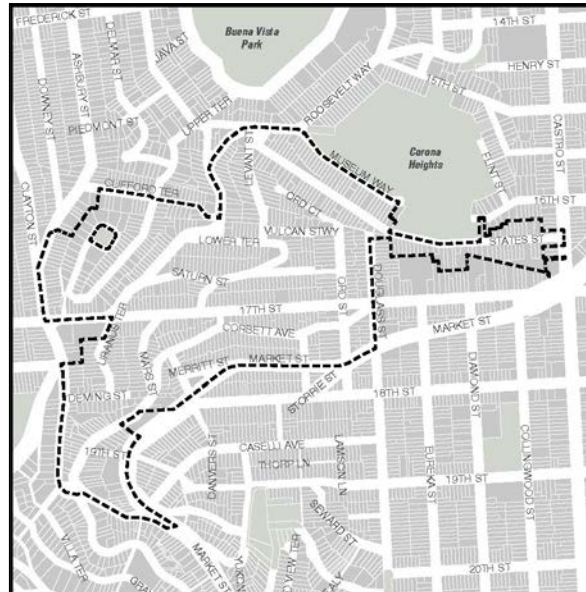
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The Ordinance amends the Planning Code & Sectional Maps SU06 & SU07 of the Zoning Map to create the Corona Heights Large Residence Special Use District (the area within a perimeter established by Market Street, Clayton Street, Ashbury Street, Clifford Terrace, Roosevelt Way, Museum Way, the eastern property line of parcel 2620/063, the eastern property line of parcel 2619/001A, and Douglass Street; and in addition parcels fronting States Street), to promote and enhance neighborhood character and affordability by requiring Conditional Use authorization for large residential developments in the district.



The Way It Was:

1. There were no residential use size limits within RH-1, RH-2 or RH-3 zoning districts due to the Interim Controls for this neighborhood having expired on March 20, 2017.
2. Projects in RH-1 zoning districts had a 25% rear yard requirement. Projects in RH-2 and RH-3 zoning districts had a 45% rear yard requirement that could be decreased through rear yard averaging up to 25% or 15 feet, whichever is greater.

The Way It Is Now:

1. Residential developments within the subject area that are zoned RH-1, RH-2 or RH-3 would require Conditional Use authorization if the following residential use size limits are exceeded:

- a. Residential development on a vacant parcel that will result in total gross floor area exceeding 3,000 square feet;
 - b. Residential development on a developed parcel that will result in total gross floor area in excess of 3,000 square feet and a cumulative increase in gross floor area, including all development performed on the parcel in the preceding five years, of:
 - i. More than 75% without increasing the existing legal unit count as it existed five years prior; or
 - ii. More than 100% if increasing the existing legal unit count.
2. Residential development that results in less than 45% rear yard depth in RH-1, RH-2, and RH-3 zoning districts would require CU authorization.

The link to signed legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=5328262&GUID=CFED2E1F-CB8B-4D43-93D3-B0E1F731BBE0>