



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Off-Street Parking Exceptions

Code Changes: Sections 102, 159, 160, 161 and 401
Case Number: Board File No. 141266 / Enactment No. 052-15

Initiated by: Supervisor Breed

Effective Date: May 31, 2015

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The Way It Was:

1. The Planning Code did not include areas devoted to accessory off-street parking in the definition of Gross Floor Area in zoning districts other than C-3 districts. Therefore such space did not count towards Floor Area Ratio calculations.
2. Within the Van Ness Special Use District the Planning Code included floor space devoted to principally permitted or conditionally permitted accessory off-street parking located underground in the calculation of Gross Floor Area.
3. Required accessory off-street parking for one- and two-unit family dwellings in the RM Districts was generally required to be located on the same lot as the dwelling served.
4. The Planning Code did not provide the Zoning Administrator with a codified means to terminate or modify inapplicable accessory off-street parking requirements.
5. The Planning Code required the provision of accessory off-street parking on lots where the only access to the lot that can be provided is by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line.
6. The Zoning Administrator could not reduce or waive the accessory off-street parking requirement for existing buildings if removal of off-street parking and associated structures increased that building's conformity with required front setbacks, side yards, rear yards, open space, street frontage requirements or reduces or eliminates any nonconforming encroachment onto public rights-of-way or other public property or easement, and/or reduces or eliminates any other code nonconformity.
7. The accessory off-street parking requirement in the RM Districts could not be reduced pursuant to the procedures and criteria of Planning Code Sections 307(h)(2) and (i).

8. The Planning Code did not provide an exemption from the accessory off-street parking or loading requirement for lots whose sole feasible automobile access is across a curbside transit lane or bikeway.

The Way It Is Now:

1. Areas devoted to accessory off-street parking are included in the definition of Gross Floor Area and count towards Floor Area Ratio calculations, unless that off-street parking is principally permitted as accessory and is located underground.
2. The Planning Code will not consider floor space devoted to principally permitted or conditionally permitted accessory off-street parking located underground in the calculation of Gross Floor Area in the Van Ness Special Use District for projects where a complete application has been submitted to the Planning Department prior to January 1, 2015 and a site or building permit has been obtained prior to June 20, 2017.
- 2a. Per Section 401, the Planning Code will not consider floor space devoted to principally permitted or conditionally permitted accessory off-street parking in the calculation of Gross Floor Area for purposes of calculating impact fees.
3. Required accessory off-street parking for one- and two-unit family dwellings in the RM Districts may be located within a 600 foot walking distance of the lot serving the dwelling unit.
4. The Zoning Administrator may terminate or modify inapplicable accessory off-street parking requirements for projects providing off-street parking either on another lot or collectively pursuant to Planning Code Sections 159 or 160.
5. The Planning Code does not require the provision of accessory off-street parking when the only access to the lot that can be provided is by means of a driveway across a sidewalk 25 feet or more in width from the curb to the front lot line.
6. The Zoning Administrator may reduce or waive the accessory off-street parking requirement for existing buildings if removal of off-street parking and associated structures increases that building's conformity with required front setbacks, side yards, rear yards, open space, street frontage requirements or reduces or eliminates any nonconforming encroachment onto public rights-of-way or other public property or easement, and/or reduces or eliminates any other code nonconformity.

7. The Zoning Administrator may reduce the off-street parking requirement in the RM Districts pursuant to the procedures and criteria of Planning Code Sections 307(h)(2) and (i).
8. Lots whose sole feasible automobile access is across a curbside transit lane or bikeway are exempted from providing any required off-street parking or loading, pursuant to Planning Code Section 161(l).

Link to signed legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=3731490&GUID=52C5F76C-D95D-4C23-A13A-8C1510A53A14>