

# Eastern Neighborhoods ZONING GUIDE

Summary of legislation effective as of January 19th 2009.

This is not official or legally binding language. This is only intended as a guide to key zoning controls in the Eastern Neighborhoods. Refer to the Ordinance for the legal and complete language of proposed controls.

<p><b>P = Permitted</b>  <b>C = Conditional</b>  <b>NP = Not Permitted</b>  <b>N/A = Not Applicable</b>  <b>sf = square feet</b>  <b>DR = Discretionary Review</b></p>
<p><b>FOOTNOTES</b></p> <p>(1) There are no changes proposed to the controls for the following Residential Districts: RH-1, RH-2, RH-3, RM-1, RM-2, and RED. See the existing zoning table for a summary of those controls. In the SLI District, the only change is that single-room occupancy residential developments are now required to meet affordability standards. See Section 817.</p> <p>(2) Not permitted on the ground floor unless neighborhood-serving. For 2-4 story buildings, permitted only on one floor. For 5-7 story buildings, permitted on two floors. For buildings 8 stories and up, permitted on three floors.</p> <p>(3) In the UMU, PDR-1-D, and PDR-1-G Districts, this includes only Landmark Buildings. In the MUG District, this includes both Landmark Buildings and Contributory Buildings to an Historic Districts.</p> <p>(4) Where permitted, Integrated PDR uses are only allowed in new buildings and buildings constructed before 1951 that are three-stories or more.</p> <p>(5) Floor Area Ratio is the gross floor area of all the buildings on a lot to the area of the lot.</p>

<p><b>SPECIAL USE DISTRICTS</b></p> <p><b>Sec. 249.36. Life Science and Medical Special Use District.</b> This SUD overlays UMU and PDR-1-G parcels in the Central Waterfront. In this SUD, medical services, life science offices, and life science laboratories are principally permitted uses and are exempted from the use size limitations and vertical (floor-by-floor) zoning controls.</p> <p><b>Sec. 249.37. Innovative Industries Special Use District.</b> This SUD overlays PDR-1-G parcels in the Central Waterfront. In this SUD, which overlays PDR -1-G parcels office uses are principally permitted uses on all stories above the ground story, and retail is permitted at levels allowed in the UMU District.</p> <p><b>Sec. 249.38. Transit-Oriented Special Use District.</b> This SUD overlays PDR-1-G parcels along 16th Street in the Northeast Mission. In this SUD, retail uses are permitted at levels allowed in the UMU District.</p> <p><b>Sec. 249.39. Restricted Integrated PDR Special Use District.</b> This SUD overlays PDR-1-G parcels in the Central Waterfront. In this SUD, newly constructed Integrated PDR uses (as defined in Sec. 890.49) require conditional use authorization.</p> <p><b>Sec. 249.40. Potrero Center Mixed-Use Special Use District.</b> This SUD overlays the Potrero Center shopping complex along 16th St. between Bryant St. and Potrero Ave., which is zoned UMU. In this SUD, formula retail is permitted as-of-right, additional retail may exceed per lot limitations of the UMU District. Additionally, this SUD emphasizes the land dedication housing alternative in the instance that housing is developed on the site.</p> <p><b>Sec. 249.41. SoMa Youth and Family Special Use District.</b> This SUD overlays multiple districts bounded generally by Natoma Street on the north, Harrison Street on the south, 4th Street on the east, and 7th Street on the west. The SUD adds additional restrictions on several uses, making them a conditional use. It also enables housing projects to utilize the land dedication option. Additionally, on alley streets, this SUD increases affordable housing requirements.</p>
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	Proposed Zoning	Mixed Use-General (MUG) (Sec. 840)	Mixed Use-Residential (MUR) (Sec. 841)	Mixed Use-Office (MUO) (Sec. 842)	Urban Mixed Use (UMU) (Sec. 843)	South Park District (SPD) (Sec. 814)	South Beach Downtown Residential (SB-DTR) (Sec. 829)
	Former Zoning	SLR	RSD	SSO	Industrial (M1, M2, CM)	SPD	Industrial (M1, M2)
PERMITTED LAND USES							
RESIDENTIAL USE (1)	Dwelling Units	P	P	P	P	P	P
	Dwelling Unit Mix	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms
	Dwelling Unit Density Limit	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above
	Demolition/Subdivision/Conversion of Units	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above
	Affordability Requirements	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	Additional requirements apply, based on height and previous zoning. Additional alternatives also available (see Sec. 319)	Citywide requirements apply	Citywide requirements apply
INSTITUTIONS	Hospital, Medical Centers	NP	NP	P	NP	NP	C
	Religious Facility	C	P	P	P	C	P
	Schools	P; C for post-secondary schools	P; C for post-secondary schools	P; C for post-secondary schools	P; C for post-secondary schools	NP	P
	Child Care	P	P	P	P	P	P
RETAIL	General Retail	P	P	P	P	P	P
	Bars	C	P	P	P	C	P
	Liquor Store	C	P	P	P	C	P
	Large Fast Food	P	P	P	P	P	P
	Retail Use Size	C over 50,000 sf	C over 50,000 sf	C over 50,000 sf	P up to 3,999 sf; C for 4,000 sf and above	P up to 5,000 sf	C over 25,000 sf
ARTS AND ENTERTAINMENT	Retail Limit Per Parcel	25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	P	25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	25,000 sf per parcel; more requires 3 sf of another permitted use for 1 sf of retail. Gyms are exempted.	P up to 5,000 sf	6 sf housing to 1 sf retail
	Formula Retail	C	No additional requirements	No additional requirements	C	No additional requirements	No additional requirements
	Nighttime Entertainment	NP	NP	C	P	NP	C
	Adult Entertainment	NP	NP	NP	C	NP	NP
	Theater	P	P	P	P	P	P
OFFICE (5)	Movie Theater	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	P; no more than 3 screens	C
	Office	Controlled by Floor (2)	P	P	Controlled by Floor (2)	P	P
INDUSTRIAL / "PDR"	Office in Historic Building	P (3)	P	P	P (3)	P	P
	Light Manufacturing	P	P	P	P	P	P
	Heavy Manufacturing	NP	NP	NP	NP	NP	P
	Integrated PDR (4)	P	P	P	P	P	P
	Small Enterprise Workspace	NP	NP	NP	NP	NP	NP
	Life Science Laboratory	NP	NP	P	NP (except, P in Life Science and Medical SUD)	NP	P
	Other Laboratory	P	P	P	P	NP	P
	Home and Business Service	P	P	P	P	P	P
	Arts Activities	P	P	P	P	P	P
	Wholesale Sales	P	P	P	P	P	P
	Motor Vehicle Repair	P	P	P	P	NP	NP
	Commercial Storage and Distribution	P	P	P	P	NP	P
OTHER USES	Self-storage	NP	NP	NP	NP	NP	P
	Tourist Hotel	C	NP	C if less than 75 rooms	NP	NP	P
	Live/Work Units	NP	NP	NP	NP	NP	NP
	Parking lots	NP	NP	NP	NP	NP	NP
Parking Garages	C	C	C	C	C	C	
STANDARDS FOR DEVELOPMENT							
Residential to Nonresidential Ratio	None	3 sf residential required for every 1 sf of other permitted use (Sec. 803.8(d))	None	None	None	None	6 sf residential required for every 1 sf of other permitted use (Sec. 890.20)
Development on Lots Over a Certain Size	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet. (Sec. 329(b))	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet. (Sec. 329(b))	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet. (Sec. 329(b))	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet. (Sec. 329(b))	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf., and/or a continuous street frontage of 200 feet. (Sec. 329(b))	Design Review at Commission required for buildings of 75 feet or more in height, a net addition of 25,000 sf. and/or a continuous street frontage of 200 feet. (Sec. 329(b))	No restrictions
Floor Area Ratio for Non-Residential Uses (Sec. 124) (5)	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht districts. 7.5 above 85 feet.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht districts. 7.5 above 85 feet.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht districts. 7.5 above 85 feet.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht districts. 7.5 above 85 feet.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht districts. 7.5 above 85 feet.	1.8 to 1	None
Usable Open Space per Dwelling Unit (Sec. 135)	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	80 sf; 54 sf if publicly accessible	75 sf
Rear Yard (Sec. 134)	25%. Provided at lowest story containing a dwelling unit.	25%. Provided at lowest story containing a dwelling unit.	25%. Provided at lowest story containing a dwelling unit.	25%. Provided at lowest story containing a dwelling unit.	25%. Provided at lowest story containing a dwelling unit.	25%. Provided at lowest story containing a dwelling unit.	80% lot coverage requirement on all residential levels (Sec. 825(b))
Open Space for Nonresidential Uses (Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	1 sf per 50 sf of occupied floor area of net new, converted or added square footage over 10,000 gross square feet
Residential Off-Street Parking (Sec. 151.1)	None required, P up to .25 spaces per unit; C up to .75 space for each 1 bedroom unit, and 1 space for each 2 bedroom or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1 bedroom unit, and 1 space for each 2 bedroom or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1 bedroom unit, and 1 space for each 2 bedroom or larger	None required, P up to .25 spaces per unit; C up to .75 space for each 1 bedroom unit, and 1 space for each 2 bedroom or larger	None required, P up to .75 space for each 1 bedroom unit, and 1 space for each 2 bedroom or larger	None required; P up to one space per 2 units; C up to .75 space per 1 bedroom unit and 1 space per 2 bedroom or larger unit	None required, P up to .25 spaces per unit; C up to .75 space for each 1 bedroom unit, and 1 space for each 2 bedroom or larger
Non Residential Off-Street Accessory Parking (Sec. 151.1)	None required. For office, up to 7% gross floor area permitted. NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for retail uses proximal to transit.	None required. For office, up to 7% gross floor area permitted. NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for retail uses proximal to transit.	None required. For office, up to 7% gross floor area permitted. NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for retail uses proximal to transit.	None required. For office, up to 7% gross floor area permitted. NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for retail uses proximal to transit.	None required. For office, generally up to 1 car per 500 sf of gross floor area, NP above. Within 1/4 mile of major transit, up to 1 car per 1,000 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for office and retail uses proximal to transit.	None required. For office, up to 7% gross floor area permitted. NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for retail uses proximal to transit.	None required. For office, up to 7% gross floor area permitted. NP above 7%. For other uses, generally the existing minimum established in section 151 of the Planning Code is now the maximum allowed. Additional restrictions apply for retail uses proximal to transit.

	Proposed Zoning	Residential Transit Oriented-Mission (RTO-M) (Sec. 206.5)	Neighborhood Commercial Transit-2 (NCT-2) (Sec. 734)	SoMa Neighborhood Commercial Transit (SoMa NCT) (Sec. 735)	Mission Street Neighborhood Commercial Transit (Mission Street NCT) (Sec. 736)	Valencia Street Neighborhood Commercial Transit (Valencia Street NCT) (Sec. 726)	24th Street - Mission Neighborhood Commercial District (24th Street-Mission NCT) (Sec. 727)	Production Distribution & Repair - 1 - General (PDR-1 - G) (Sec. 210.10)	Production Distribution & Repair - 1 - Design (PDR-1-D) (Sec. 210.9)
	Former Zoning	Residential (RM, RH-3)	NC-2	RSD and SLR	NC-3	Valencia Street NCD	24th Street-Mission NCD	Industrial (M1, M2, C-M)	Industrial (M1, M2, C-M)
PERMITTED LAND USES									
RESIDENTIAL USE (1)	Dwelling Units	P	P	P	P	P	P	NP	NP
	Dwelling Unit Mix	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	40% required to contain at least two bedrooms OR 30% required to contain at least three bedrooms	N/A	N/A
	Dwelling Unit Density Limit	P	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above	N/A	N/A
	Demolition/Subdivision/Conversion of Units	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	C, subject to replacement requirements	Mandatory DR up to 3 units, C above	Mandatory DR up to 3 units, C above
Affordability Requirements	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply	Citywide requirements apply. Land dedication alternative available (Sec. 319.5)	Citywide requirements apply	Citywide requirements apply	N/A	N/A	
INSTITUTIONS	Hospital, Medical Centers	C	NP	NP	C	NP	NP	NP	NP
	Religious Facility	P	P	C	P	P	P	P up to 20,000 sf	P up to 20,000 sf
	Schools	C	P	C	P	P on ground floor; C above	P	Secondary and post-secondary P up to 20,000 sf	P up to 20,000 sf
	Child Care	P	P	P if small, C if large	P	P	P	NP	P
RETAIL	General Retail	P	P on first two floors	P	P on first three floors	P on 1st floor, C on 2nd floor	P on the 1st floor	P	P
	Bars	P	P on 1st floor	C on 1st floor	P on 1st 2 floors	C on 1st floor	NP	P	P
	Liquor Store	P	P on 1st floor	C on 1st floor	NP	NP	NP	P	P
	Large Fast Food	NP	C on 1st floor	C on 1st floor	NP	C on 1st floor	NP	P	P
	Retail Use Size	P up to 1,200 sf	P up to 3,999 sf; C for 4,000 sf and above	P up to 3,999 sf; C for 4,000 sf and above	P up to 5,999 sf; C for 6,000 sf and above	P up to 2,999 sf; C for 3,000 sf and above	P up to 2,499 sf; C for 2,500 sf and above	P up to 2,500 sf. For grocery stores and gyms, C above 2,500 sf.	P up to 2,500 sf. For grocery stores and gyms, C above 2,500 sf.
	Retail Limit Per Parcel	1,200 sf per parcel on ground floor of corner lots only.	None	None	None	None	None	P up to 2,500 sf. For grocery stores and gyms, C above 2,500 sf.	P up to 2,500 sf. For grocery stores and gyms, C above 2,500 sf.
	Formula Retail	No additional requirements	C	C	C	C	C	No additional requirements	No additional requirements
ARTS AND ENTERTAINMENT	Nighttime Entertainment	C, up to 1,200 sf. Limited to corner lots. Other restrictions apply	P	NP	C	C	C	P	P
	Adult Entertainment	NP	NP	NP	C	NP	NP	P	P
	Theater	C, up to 1,200 sf. Limited to corner lots. Other restrictions apply	P	P	P	P	P	P	P
	Movie Theater	NP	P	P	P	P	P	P; no more than 3 screens	P; no more than 3 screens
OFFICE (6)	Office	NP	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	NP	NP
	Office in Historic Building	NP	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	P if neighborhood-serving	p (3)	p (3)
INDUSTRIAL / "PDR"	Light Manufacturing	NP	NP	NP	NP	NP	NP	P	P
	Heavy Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP
	Integrated PDR (4)	NP	NP	NP	NP	NP	NP	P	P
	Small Enterprise Workspace	NP	NP	NP	NP	NP	NP	P in new construction	P in new construction
	Life Science Laboratory	NP	NP	NP	NP	NP	NP	NP (except, P in Life Science and Medical SUD)	NP
	Other Laboratory	NP	NP	NP	NP	NP	NP	P	P
	Home and Business Service	NP	P	P	P	P	P	P	P
	Arts Activities	NP	C	C	C	C	C	P	P
	Wholesale Sales	NP	NP	NR, except as accessory to retail	NP	NP	NP	P	P
	Motor Vehicle Repair	NP	C	C	C	C	C	P	P
	Commercial Storage and Distribution	NP	NP	NP	NP	NP	NP	P	P
Self-storage	NP	NP	NP	NP	NP	NP	NP	NP	
OTHER USES	Tourist Hotel	NP	C	C	C	C	C	NP	NP
	Live/Work Units	NP	NP	NP	NP	NP	NP	NP	NP
	Parking lots	NP	C	C	NP	C	C	C	NP
	Parking Garages	NP	C	C	NP	C	C	C	C
STANDARDS FOR DEVELOPMENT									
Residential to Nonresidential Ratio	None	None	None	None	None	None	None	N/A	N/A
Development on Lots Over a Certain Size	Merge limit 5,000 sf; C above (Sec. 121.7). C for development on existing lots over 10,000 sf. (Sec. 121.5)	C on lots over 10,000 sf (Sec. 121.1).	C on lots over 10,000 sf (Sec. 121.1).	C on lots over 10,000 sf (Sec. 121.1).	C on lots over 10,000 sf (Sec. 121.1).	C on lots over 10,000 sf (Sec. 121.1).	C on lots over 5,000 sf (Sec. 121.1).	No restrictions	No restrictions
Floor Area Ratio for Non-Residential Uses (Sec. 124) (5)	None	2.5 to 1	2.5 to 1	3.6 to 1	2.5 to 1	2.5 to 1	3.0 to 1 in 40 to 48 ft ht districts 4.0 to 1 in 50 to 58 ft ht districts 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts 7.5 above 85 feet	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts 6.0 to 1 in 85 ft ht districts. 7.5 above 85 feet.	
Usable Open Space per Dwelling Unit (Sec. 135)	100 sf if private or 133 sf if common	100 sf if private or 133 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	80 sf if private or 100 sf if common	N/A	N/A
Open Space for Nonresidential Uses (Sec. 135.3)	45%. Provided at grade level.	None	None	None	None	None	None	None	None
Rear Yard (Sec. 134)	None	25%. Provided at second story unless first story contains a dwelling unit.	25%. Provided at the lowest story containing a dwelling unit.	25%. Provided at the lowest story containing a dwelling unit.	25%. Provided at the lowest story containing a dwelling unit.	25%. Provided at second story unless first story contains a dwelling unit.	25%. Provided at second story unless first story contains a dwelling unit.	None	None
Residential Off-Street Parking (Sec. 151.1)	None required, P up to .75 spaces per unit; C up to 1 space per unit	None required, P up to .50 spaces per unit; C up to .75 spaces per unit	None required, P up to .50 spaces per unit; C up to .75 spaces per unit	None required, P up to .50 spaces per unit; C up to .75 spaces per unit	None required, P up to .50 spaces per unit; C up to .75 spaces per unit	None required, P up to .50 spaces per unit; C up to .75 spaces per unit	None required, P up to .50 spaces per unit; C up to .75 spaces per unit	N/A	N/A
Non Residential Off-Street Accessory Parking (Sec. 151.1)	NP	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed or 1 space per 1,500 sf, whichever is less.	None required. For office, generally up to 1 car per 500 sf of gross floor area, NP above. Within 1/4 mile of major transit, up to 1 car per 1,000 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	None required. For office, generally up to 1 car per 500 sf of gross floor area, NP above. Within 1/4 mile of major transit, up to 1 car per 1,000 sf of gross floor area, NP above. For other uses, generally 150% of the existing minimum established in section 151 of the Planning Code is now the maximum allowed.