

SUMMARY OF DISTRICT STANDARDS

CHINATOWN COMMUNITY BUSINESS DISTRICT

Planning
Code Sec.#

- 810.1 CHINATOWN COMMUNITY BUSINESS DISTRICT – The Chinatown Community Business District, located in the northeast quadrant of San Francisco, extends along Broadway from the eastern portal of the Broadway Tunnel to Columbus Avenue and along Kearny Street from Columbus to Sacramento Street. This district also includes portions of Commercial Street between Montgomery Street and Grant Avenue and portions of Grant Avenue between Bush and California Streets. It is part of the larger core area of Chinatown.
- Art. 8 USES – This zoning district is intended to protect existing housing, encourage new housing and to accommodate modest expansion of Chinatown business activities as well as street-level retail uses. The size of individual professional or business office use is limited in order to prevent these areas from being used to accommodate larger office uses spilling over from the financial district. Housing development in new buildings is encouraged at upper stories. Existing housing is protected by limitations on demolitions and upper story conversions.
- 803.2 USES NOT PERMITTED – No use shall be permitted which by reason of its nature or manner of operation, creates conditions that are hazardous, noxious, or offensive through the emission of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or excessive noise.
- Art. 2.5 HEIGHT AND BULK – Generally 50 and 65 feet and “N” bulk limit. Conditional Use for buildings over 35 feet in height and other exceptions and requirements listed in Sections 254, 263.4, 263.6. (See Height and Bulk Zoning Maps and Standards in Article 2.5 of the City Planning Code.)
- 124 FLOOR AREA RATIO LIMIT – The commercial FAR for the district is 2.8:1. For exceptions from FAR limits see Section 124(b) and 124.1.
- 810.91 DWELLING UNIT DENSITY – One unit per 200 square feet of lot area.
- 134 REAR YARDS – A rear yard of 25% of the lot depth would be required at the first level of residential use and above, or may be modified per Section 134.1.
- 135 OPEN SPACE – Open space would be required for all commercial and institutional uses exceeding 10,000 gross sq. ft. at the ratio of one sq. ft. of open space per 50 gross sq. ft. of commercial or institutional space. These requirements may be modified per Section 135.1. Residences would require 48 sq. ft. of open space per dwelling unit.
- 151 PARKING – Parking spaces for dwelling units require one space for each dwelling unit or may be modified to 1:4 units per Section 161(n) or eliminated per Section 161(a). Off-street parking for commercial and institutional uses would be 1:500 sq. ft. when the lot size is over 20,000 sq. ft.