

SUMMARY OF THE PLANNING CODE STANDARDS FOR RESIDENTIAL DISTRICTS

ZONING DISTRICT	MAXIMUM DWELLING UNIT DENSITY (§209.1)	OTHER PRINCIPAL USES (Permitted as of Right) (§§209-209.9)	OTHER CONDITIONAL USES (Subject to Commission Approval) (§§209-209.9)	MINIMUM LOT SIZE (§121)	BASIC FLOOR AREA RATIO (Other than Dwellings) (§124)	FRONT SET-BACK REQUIREMENTS (§132)	REAR YARD REQUIREMENTS (§134)	USABLE OPEN SPACE REQUIREMENTS FOR DWELLING UNITS (§135)	OTHER SPECIAL REQUIREMENTS
RH-1(D) House, One-Family (Detached Dwellings) (§206.1)	One dwelling unit per lot.	Residential care facility for 6 or fewer; child care facility for 12 or fewer; open space for horticulture or passive recreation; public structure or use of non-industrial character; sale or lease sign.	Medical institution; residential care facility for 7 or more; child care facility for 13 or more; elementary school; secondary school; religious institution; community facility; open recreation area; greenhouse or plant nursery; utility installation or public service facility; community garage; access driveway to C or M district; non-accessory parking for a specific use; Planned Unit Development; C-2 use in structure on designated landmark site.	Width: 33 ft. Area: 4000 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§133) Side yards: requirement based on lot width. (§261) Use district height limit – 35 ft.; 30 ft. at front of property.
RH-1 House, One-Family (§206.1)	One dwelling unit per lot; up to one unit per 3000 sq.ft. of lot area (maximum of 3 units) with conditional use approval.			Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§261) Use district height limit – 35 ft.; 30 ft. at front of property.
RH-1(S) House, One-Family with Minor Second Unit (§206.1)	Same as RH-1; or 2 dwelling units per lot with second unit limited to 600 sq.ft. of net floor area.			Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	300 sq.ft. for first unit and 100 sq.ft. for second minor unit, if all private; common space substituted must be 1/3 greater.	(§261) Use district height limit – 35 ft.; 30 ft. at front of property.
RH-2 House, Two-Family (§206.1)	Two dwelling units per lot; up to one unit per 1500 sq.ft. of lot area with conditional use approval.	Same uses as above, plus: Group housing, boarding; group housing, religious orders; group housing, medical and educational institutions; hotel up to 5 rooms.	Same uses as above, plus: Group housing, boarding; group housing, religious orders; group housing, medical and educational institutions; hotel up to 5 rooms.	Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	125 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§144) Limits on parking entrances and blank facades. (§261) Use district height limit – 40 ft.; 30 ft. at front of property.
RH-3 House, Three-Family (§206.1)	Three dwelling units per lot; up to one unit per 1000 sq.ft. of lot area with conditional use approval.			Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	100 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§144) Limits on parking entrances and blank facades.
RM-1 Mixed (Apartments and Houses), Low Density (§206.2)	Three dwelling units per lot or one dwelling unit per 800 sq.ft. of lot area			Same uses as above, plus: Group housing, boarding; group housing, religious orders.	Same uses as above, excluding those listed in previous column as principal uses.	Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.
RM-2 Mixed (Apartments and Houses), Moderate Density (§206.2)	Three dwelling units per lot or one dwelling unit per 600 sq.ft. of lot area	Width: 25 ft. Area: 2500 sq.ft.	1.8 times lot area			Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	80 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§144) Limits on parking entrances and blank facades. (§145) Building stepping or multiple pedestrian entrances on wider lots.
RM-3 Mixed (Apartments and Houses), Medium Density (§206.2)	Three dwelling units per lot or one dwelling unit per 400 sq.ft. of lot area	Width: 25 ft. Area: 2500 sq.ft.	3.6 times lot area			Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	60 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	
RM-4 Mixed (Apartments and Houses), High Density (§206.2)	Three dwelling units per lot or one dwelling unit per 200 sq.ft. of lot area	Width: 25 ft. Area: 2500 sq.ft.	4.8 times lot area			Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	25% of lot depth, but no less than 15 feet.	36 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	
RC-3 Residential-Commercial Combined, Medium Density (§206.3)	Three dwelling units per lot or one dwelling unit per 400 sq.ft. of lot area	Same uses as above, plus: Hotel up to 5 rooms, open recreation area; access driveway to C or M district; The following uses in or below the ground story: philanthropic facility; childcare facility for 13 or more; elementary school; secondary school; religious institution; community facility; private recreation facility; greenhouse or plant nursery; plus any C-2-zoned commercial establishment.	Same uses as above, excluding those listed in previous column as principal uses, plus: Hotel or 6 or more rooms; uses restricted in previous column to location in or below ground story, if located above ground story; plus C-2-zoned commercial establishment above ground story.	Width: 25 ft. Area: 2500 sq.ft.	3.6 times lot area	No requirement.	25% of lot depth, but no less than 15 feet. (at dwellings levels only)	60 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§209.8) Commercial establishments exclude those designed primarily for customers arriving at that establishment by private motor vehicle.
RC-4 Residential-Commercial Combined, High Density (§206.3)	Three dwelling units per lot or one dwelling unit per 200 sq.ft. of lot area			Width: 25 ft. Area: 2500 sq.ft.	4.8 times lot area	No requirement.	25% of lot depth, but no less than 15 feet. (at dwellings levels only)	36 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	
RED Residential Enclave District (§813)	One dwelling unit per 400 sq.ft. of lot area	SRO units; child care facility; live/work unit where work activity is an arts activity; automobile parking lots; open recreation and horticulture; walk-up facilities except ATMs	Residential care facility; educational services; religious facility; assembly or social service; automobile parking garages; retail sales and services and office uses when in a landmark building or a contributory building in a historic district.	Width: 25 ft. Area: 2500 sq.ft.	1.0 times lot area	No requirement.	25% of lot depth, but no less than 15 feet.	60 sq.ft. per unit if all private; 80 sq.ft. per unit if common space. 36 sq.ft. per unit for live/work units	
RTO Residential Transit Oriented Development (§206.4)	Permitted 1 dwelling unit per 600 square feet of lot area; may exceed this limit for BMR units, affordable housing, or other special uses (§209.1(m)). With a conditional use permit density may exceed 1 unit per 600 and is then limited by height, bulk and unit mix requirements.	(§230) Neighborhood serving commercial uses permitted on corner lots only. Limit 1,200 gross sq.ft. total per corner; NC-1 rules generally apply. Residential care facility for 6 or fewer; child care facility for 12 or fewer; open space for horticulture or passive recreation; public structure or use of non-industrial character; sale or lease sign	(§209.4) Community facilities	Width: 25 ft. Area: 2500 sq.ft.	Not Applicable	Based upon average of adjacent buildings; up to 15 ft. or 15% of lot depth	45% of lot depth, except of reductions based upon average of adjacent buildings; if averaged, last 10 ft. is limited to height of 30 ft. and a minimum of 25% of lot depth, but no less than 15 feet.	100 sq.ft. per unit if all private; common space substituted must be 1/3 greater.	(§151.1) No residential parking required; Permitted 3 spaces for every 4 units maximum; conditional use for 1 space per unit. Not permitted above. (§207.6) Minimum dwelling unit mix – 40% 2-bedroom for buildings with 5 or more units. (§144) Limits on parking entrances and blank facades. Parking must be set back and screened.

NOTES:

This chart is only a summary of the Planning Code provisions. The Code sections referred to in the chart should be consulted for the complete requirements, and for detailed methods by which these requirements are applied to specific property situations.

For answers to questions concerning this summary chart and the Code provisions, contact the Planning Department at 558-6377 or visit the Department at 1650 Mission Street, Suite 400, San Francisco, 94103.

The chart above covers only the Residential zoning districts. Other use districts not covered by the chart are the Commercial and Industrial districts (§§210-227, Articles 7 & 8) Public Use districts (§§234-234.2) and Special Use districts (§§235-249.99 and the SU-numbered series sheets of the Zoning Map.

Other Code provisions of general application to Residential districts that are not referred to in this chart are the following:

- Height and Bulk districts (§122, Article 2.5 and the HT-numbered series sheets of the Zoning Map
- Review of buildings exceeding a height of 40 feet in R districts (§253)
- Legislated set-back lines, which may be more restrictive than §132 (§131 and ordinances and resolutions for specific streets.
- Obstructions permitted over streets and alleys and in required set-backs, yards and usable open space (§136)
- Requirement that all dwelling units face on an open area (§140)
- Street trees required for new development (§143)
- Screening of rooftop features (§141)
- Screening of parking features (§142)
- Off-street parking requirements (Article 1.5)
- Off-street loading requirements (Article 1.5)
- Accessory uses permitted for listed principal and conditional uses (§§204-204.5)
- Temporary uses permitted by the Commission or Zoning Administrator (§§205-205.2)
- Nonconforming uses (§§180-187)
- Density limitations for group housing (§208)
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- Sign regulations, including Special Sign districts (Article 6, especially §606 and §§608-608.10 and the SS-numbered series sheets of the Zoning Map

Chart corrected to 09/2008

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