



NEW PLANNING CODE SUMMARY

Minimum Densities for Residential Projects in RM, RC, and RTO Districts

Amended Sections: 209.2 – 209.4
Case Number: 2023-005238PCA
Board File/Enactment #: 230596/292-24
Initiated by: Supervisor Peskin
Effective Date: January 19, 2025

The Ordinance amended the Planning Code to require minimum residential density in Residential-Mixed (RM), Residential Commercial (RC), and Residential Transit Oriented (RTO) Districts, except for Residential-Transit Oriented - Mission (RTO-M) Districts.

The Way It Was:	The Way It Is Now:																
<p>There were no minimum Dwelling Unit density requirements in Residential-Mixed (RM), Residential Commercial (RC), or Residential Transit Oriented (RTO) Districts.</p>	<table border="1"> <thead> <tr> <th colspan="2" data-bbox="824 961 1453 1003">Minimum Residential Density</th> </tr> </thead> <tbody> <tr> <td data-bbox="824 1003 933 1108">RM-1</td> <td data-bbox="933 1003 1453 1108">At least 3 units per lot or one unit per 1,067sqft of lot area, whichever is greater.</td> </tr> <tr> <td data-bbox="824 1108 933 1213">RM-2</td> <td data-bbox="933 1108 1453 1213">At least 3 units per lot or one unit per 800sqft of lot area, whichever is greater.</td> </tr> <tr> <td data-bbox="824 1213 933 1318">RM-3</td> <td data-bbox="933 1213 1453 1318">At least 3 units per lot or one unit per 533sqft of lot area, whichever is greater.</td> </tr> <tr> <td data-bbox="824 1318 933 1423">RM-4</td> <td data-bbox="933 1318 1453 1423">At least 3 units per lot or one unit per 267sqft of lot area, whichever is greater.</td> </tr> <tr> <td data-bbox="824 1423 933 1528">RC-3</td> <td data-bbox="933 1423 1453 1528">At least 3 units per lot or one unit per 533sqft of lot area, whichever is greater.</td> </tr> <tr> <td data-bbox="824 1528 933 1633">RC-4</td> <td data-bbox="933 1528 1453 1633">At least 3 units per lot or one unit per 267sqft of lot area, whichever is greater.</td> </tr> <tr> <td data-bbox="824 1633 933 1717">RTO</td> <td data-bbox="933 1633 1453 1717">At least 1 unit per 800sqft of lot area.</td> </tr> </tbody> </table>	Minimum Residential Density		RM-1	At least 3 units per lot or one unit per 1,067sqft of lot area, whichever is greater.	RM-2	At least 3 units per lot or one unit per 800sqft of lot area, whichever is greater.	RM-3	At least 3 units per lot or one unit per 533sqft of lot area, whichever is greater.	RM-4	At least 3 units per lot or one unit per 267sqft of lot area, whichever is greater.	RC-3	At least 3 units per lot or one unit per 533sqft of lot area, whichever is greater.	RC-4	At least 3 units per lot or one unit per 267sqft of lot area, whichever is greater.	RTO	At least 1 unit per 800sqft of lot area.
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The Way It Was:		The Way It Is Now:	
<p>The maximum Dwelling Unit density limits in Residential-Mixed (RM), Residential Commercial (RC), or Residential Transit Oriented (RTO) Districts were as follows:</p>		<p>The maximum Dwelling Unit density limits in Residential-Mixed (RM), Residential Commercial (RC), or Residential Transit Oriented (RTO) Districts are as follows:</p>	
Maximum Residential Density		Maximum Residential Density	
RM-1	3 units per lot or one unit per 800sqft of lot area	RM-1	1 unit per 800sqft of lot area
RM-2	3 units per lot or one unit per 600sqft of lot area	RM-2	1 unit per 600sqft of lot area
RM-3	3 units per lot or one unit per 400sqft of lot area	RM-3	1 unit per 400sqft of lot area
RM-4	3 units per lot or one unit per 200sqft of lot area	RM-4	1 unit per 200sqft of lot area
RC-3	3 units per lot or one unit per 400sqft of lot area	RC-3	1 unit per 400sqft of lot area
RC-4	3 units per lot or one unit per 200sqft of lot area	RC-4	1 unit per 200sqft of lot area
RTO	3 units per lot or one unit per 600sqft of lot area. Conditional Use authorization available for proposals more than stated max.	RTO	1 unit per 600sqft of lot area. Conditional Use authorization available for proposals more than stated max.
<p>Generally, there were no objective Gross Floor Area maximums for new units or expansions of existing units in Residential-Mixed (RM), Residential Commercial (RC), or Residential Transit Oriented (RTO) Districts.</p>		<p>In the Residential-Mixed (RM), Residential Commercial (RC), or Residential Transit Oriented (RTO) Districts (except RTO-M) expansions of existing single-family residential buildings may not exceed more than 25% of Gross Floor Area over 10 years, or result in a building over 3,000 square feet. In new construction, no unit may be smaller than one-third the Gross Floor Area of the largest unit in the building.</p>	

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=13639649&GUID=EE3E7C9E-41C1-45CE-894C-DD8CCB858D6F>