



NEW PLANNING CODE SUMMARY

Planning Code – Density Calculation in Three Historic Districts

Amended Sections:	210.1 & 210.5
Case Number:	2023-010060PCA
Board File/Enactment #:	231079/059-24
Initiated by:	Supervisor Peskin
Effective Date:	April 25, 2024

The Ordinance amended the Planning Code to modify density limits in the Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension, except for projects in those areas using the Commercial to Residential Adaptive Reuse Program.

The Way It Was:

The Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension had no numerical density limit. Instead, density was regulated by the permitted height and bulk, required setbacks, exposure, open space, and other Code requirements applicable to each development lot.

The Way It Is Now:

The Northeast Waterfront Historic District, the Jackson Square Historic District, and the Jackson Square Historic District Extension have numerical residential density limits as follows: Density is permitted at a ratio not to exceed the number of dwelling units permitted in the nearest Residential District, with the maximum density ratio in no case to ever be less than one unit for each 800 square feet of lot area. Any greater density is not permitted.

Projects within these historic districts that are using the Commercial to Residential Adaptive Reuse Program are exempt from these numeric density limits. Their base density shall remain regulated by the permitted height and bulk, required setbacks, exposure, open space, and other Code requirements applicable to the development lot.

Links to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=12809985&GUID=CF65B748-7468-4AFB-B7EE-D33C3CD21077>