



# NEW PLANNING CODE SUMMARY

## Continuation of Nonconforming Public Parking Lots in CMUO and MUR

**Amended Sections:** 156 & 184  
**Case Number:** 2024-011417PCA  
**Board File/Enactment #:** 241173/040-25  
**Initiated by:** Supervisor Dorsey  
**Effective Date:** May 3, 2025

The Ordinance allows nonconforming Public Parking Lots in Central SoMa Mixed-Use (CMUO) and Mixed Use-Residential (MUR) districts to continue operations through December 31, 2026. After that date, qualified Public Parking Lots are eligible for a 5-year Conditional Use authorization to continue operations, subject to certain conditions.

The Way It Was:	The Way It Is Now:
Parking Lots were Not Permitted in the CMUO or MUR districts. Prior to this Ordinance, Parking Lots were Not Permitted since the creation of these districts (2018 & 2008, respectively). Further, Section 184 states that Parking Lots must cease operations no later than 5 years and 90 days from the date said use becomes nonconforming.	Any Public Parking Lot in the CMUO or MUR that was legally established prior to 12/31/2023 may continue its use as a Parking Lot through 12/31/2026.
Section 183 states nonconforming uses that do not involve an enclosed building are considered abandoned after 6 months of nonuse.	Any Public Parking Lot use in the CMUO or MUR that stopped operating after 1/1/2024 due to a pending Police Code permit for a commercial parking lot shall not be considered abandoned.

The Way It Was (cont'd):	The Way It Is Now (cont'd):
Section 156(f) allows temporary parking lots to seek Conditional Use authorization in C-3 and NCT Districts. The period of authorization and ability to extend the temporary authorization varies depending on the zoning district. For temporary parking lots in the C-3-O(SD), additional conditions must be met for CU approval.	<p>In CMUO and MUR districts, upon expiration of the Public Parking Lot’s ability to operate pursuant to the continuation provision described above, the Public Parking Lot may apply for Conditional Use authorization for a five-year extension via Sec. 156(f). To be approved, the Public Parking Lot must meet the same conditions that are required for temporary parking lots in the C-3-O(SD). Those additional conditions are:</p> <ul style="list-style-type: none"><li>• At least 1 car share space for every 20 spaces on the lot</li><li>• At least 2, Class II bicycle parking spaces for every 50 linear feet of frontage</li><li>• At least 1 tree for every 5 spaces and at least 20% permeable surface</li></ul>

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=14006393&GUID=147CAFE7-A7E3-4844-BDA4-4761533B970E>