



NEW PLANNING CODE SUMMARY

Permitting Parking in Driveways

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| <i>Amended Sections:</i> | 132, 136, 142, 145.1, 151.1, 152.3 |
| <i>Case Number:</i> | 2025-008400PCA |
| <i>Board File/Enactment #:</i> | 250887 |
| <i>Initiated by:</i> | Mayor Lurie / Introduced September 2, 2025 |
| <i>Effective Date:</i> | March 15, 2026 |

Ordinance amending the Planning Code to permit parking of up to two operable vehicles, not including boats, trailers, recreational vehicles, mobile homes, or buses, in driveways located in required front setbacks, side yards, or rear yards.

The Way It Was:

The Planning Code previously prohibited parking in driveways located in required front setbacks and yards. All off-street residential parking was required to be screened from view of the public right of way and confined by solid building walls (typically a garage). Conversions of garages to an Accessory Dwelling Unit (ADU) or Junior Accessory Dwelling Unit (JADU) required the removal of the driveway curb cut. Additionally, in Neighborhood Commercial (NC), Residential Commercial (RC), Commercial (C), and Mixed Use (MU) districts, off-street parking located at grade was required to be set back at least 25 feet.

In limited circumstances, parking in the front setback in residential zones was permitted as a legal nonconforming use if such a parking use was established prior to 1979, which remains the case under this new ordinance.

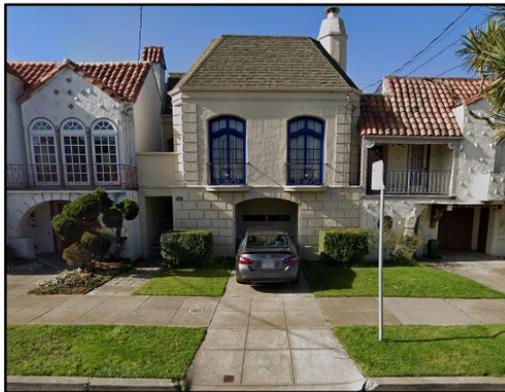
The Way It Is Now:

Parking of up to two operable vehicles is permitted in residential driveways and exempt from screening requirements, setback requirements, and parking maximums, subject to the following limitations:

- Boats, trailers, recreational vehicles, mobile homes, and buses may not be parked in the driveway;
- No more than two vehicles may be parked in a driveway per lot, regardless of the lot size, number of driveways, or driveway length; and
- Vehicles parked in the driveway may not encroach onto the public right-of-way.

For the purposes of such permitted parking, a driveway is defined as a vehicular path that provides access from the public right-of-way to other authorized parking located on the subject property (i.e., a garage or carport) where the vehicular path is limited to the minimum width needed for such access. Additionally, such off-street parking is permitted in any driveway that existed immediately prior to the conversion of a garage at the property into an ADU or JADU, and such garage-to-ADU conversion projects no longer require the removal of the driveway curb cut.

Examples of parking newly PERMITTED under these amendments:



The Code change allows up to two operable vehicles to park in their driveway(s), provided that parking is located within the path of travel between the curb cut and the garage/screened parking area.

Examples of parking NOT permitted under the Planning Code:



This parking violates Code requirements because it encroaches on the public right of way.



This parking violates Code requirements because it is not located on the path of travel between the curb cut and the garage.

Examples of parking NOT permitted under the Planning Code, continued:

Any parking in the above image that encroaches on the public right of way (sidewalk) or that is located to the right or left of a garage is in violation of Planning Code requirements. In this example, cars parked directly in front of the two garages on the left are parked legally. The center, black car and the minivan second from the right are parked illegally because they are not in front of a garage. The pickup truck on the far right is parked illegally because it extends into the public right of way (sidewalk).

Link to signed legislation

<https://sfgov.legistar.com/View.ashx?M=F&ID=15253404&GUID=FDB1CBCD-DA9A-4507-BFC0-F13C70C25126>