

P=Permitted, C=Conditional, NP=Not Permitted, NA=Not Applicable
 Grey = Uses In Redevelopment Plan

	Zones from Redevelopment Plan		Relevant Zones from Planning Code		Sections to change through SUD (in D4D)	
	Mixed Use Residential	Mixed Use Commercial	Mixed Use-Residential (MUR)	Mixed Use-General (MUG)		
Description	Mixed Use Residential District shall be maintained, developed or used primarily for housing, with community serving retail and flex-use space allowing residential or small scale commercial	Zone 1-Mixed Use Commercial District shall be maintained, developed or used primarily for neighborhood serving retail and multiple-family housing.	Buffer between YBC and lower-scale, mixed use area west of 6th St. Facilitate high-density, mid-rise housing, including family units. Encourages retail, business service, & cultural arts; continuous ground floor commercial frontage with pedestrian-oriented retail. Office is limited.	Low-scale PDR mixed with housing and small-scale retail. Housing over PDR/commercial encouraged, Office on upper floors, entertainment limited or NP.		
Apply to Parcels			4-7, 9-13, & park parcels (for	1, 2, 3, & 8		
Standards for Development	Useable Open Space per Dwelling Unit		80 sf per unit, 54 sf publicly accessible	80 sf per unit, 54 sf publicly accessible	Change to: 60 sf / unit or 50 sf/ unit if publicly accessible	
	Usable Open Space per use (commercial)		sec 135.3 - varies based on use, or in lieu fee	sec 135.3 - varies based on use, or in lieu fee	Remove requirement for non-residential (3 parks already required)	
	Open space for Nonresidential Uses		Required; amount varies based on use; may also pay in-lieu fee (See Sec. 135.3)	Required; amount varies based on use; may also pay in-lieu fee	Remove requirement (3 parks already required)	
	Residential Off-street parking		None required, P up to .25 spaces per unit, up to .75 space for each 1BR unit, and 1 space for each 2BR or larger with Commission review	None required, P up to .75 space for each 1BR unit, and 1 space for each 2BR or larger	P up to 1 space per/du, as per D4D	
	Non Residential Off-street accessory parking		For office, none required, up to 7% gross floor area permitted, NP above 7%. For other uses, none required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	For office, none required, up to 7% gross floor area permitted, NP above 7%. For other uses, none required, and the existing minimum established in section 151 of the Planning Code is now the maximum allowed.	Check language in D4D for consistency, change as needed	
Residential	Dwelling Units	P	P	P		
	Live/Work Units	P	P	NP	But ensure D4D controls makes flex space possible.	
	Affordable housing requirement	20-25%	20-25%	12%	15%	
	Unit Mix ⁽⁴⁾			40% 2 or more bedrooms or 30% 3 or more bedrooms	40% 2 or more bedrooms or 30% 3 or more bedrooms	30% 2 or more bedrooms, per other DA requirements and not previously required.
Institutions	Educational	P	P	C for post-secondary; P for others	C for post-secondary; P for others	
	Recreation Building (not assembly hall)	P	P	P	P	
	Religious Facility	P	P	P	C	
	Child Care	P	P	P	P	
	Medical Cannabis Club	NP	NP	NP	NP	
Retail	Retail Limits	Neighborhood-serving & personal services up to 10,000 sf per user	Neighborhood-serving retail and personal services up to 10,000 sf (except grocery store)	If permitted, requires 3 sf housing to 1 sf retail	If permitted, limited to 25,000 sf per parcel; more requires 3 sf of any other permitted use for 1 sf of retail	Potential maximum exemption for grocery, pharmacy or other specific retail
	General Retail	P	P	P	P	
	Grocery store		P - medium to large format	P	P	See limits in D4D
	Fitness / Health Facility	P	P	P	P	
	Hotel			NP	C	
	Formula Retail			P	C	Remove CU for Parcels 1 and 8; Limits on formula retail elsewhere
	Full Service Restaurant	P	P	P	P	
	Large Fast Food	P	P	P	P	
	Arts Activities other than Theaters	P	P	P	P	
	Other Home and Business Service	P - Neighborhood-serving & personal services up to 10,000 sf per user		P	P	
	Drive-through facilities	NP	NP	NP	NP	
	Auto repair and service	NP	NP	P	P	NP
	On-site dry cleaning	NP	NP	NA	NA	
Mortuary	NP	NP	NP	NP		
Bars	P	P	NP	C		
Office (6)	Office		P - Up to 50,000 sq ft	P up to 5,000 sf per parcel; C up to 10, 000 sf per parcel	P up to 5,000 sf per parcel; C up to 10,000 sf per parcel; NP on ground floor unless client-based	Remove 10k limit in MUG, set to 50K, NP in MUR
	Medical Office	P - community serving		P up to 5,000 sf per parcel; C up to 10, 000 sf per parcel	P up to 5,000 sf per parcel; C up to 10,000 sf per parcel	Remove 10k limit in MUG, set to 50K
	Office in Historic Bldg			P	P	
INDUSTRIAL / PDR (8)	Heavy Industry	NP	NP	NP	NP	
	Warehousing	NP	NP	NP	NP	
	Wholesale Sales	NP	NP	P	P	NP
	Self-storage	NP	NP	NP	NP	
	Light Manufacturing			P	P	
	Motor Vehicle Repair	NP	NP	P	P	NP
	Automobile Tow			C	C	NP
	Storage and distribution			P	P	NP
	Parking lots	P	P	NP	NP	
Parking Garages		P	C; must meet siting guidelines and shared vehicle facilities	C; must meet siting guidelines and shared vehicle facilities	Not permitted as stand-alone garage; other structured parking must meet design standards	
Accessory Uses	Outdoor activity area	P	P	P	P	
	ATMs	P	P	P	P	
	General Advertising	NP	NP	NP	NP	
	Commuter Parking	NP	NP	P	P	NP
	Parking	P	P	P, C - Grocery above 20,000 sf; P up to 1:500, C up to 1:250; all others see Table 151.1	P, C - Grocery above 20,000 sf; P up to 1:500, C up to 1:250; all others see Table 151.1	Surface parking prohibited, required to be below grade and screened, must be consistent with D4D/parking management plan

FOOTNOTES

- (1) There are no changes proposed to the controls for the following Residential Districts: RH-1, RH-2, RH-3, RM-1, RM-2, and RED. See the existing zoning table for a summary of those controls.
- (2) SROs will be required to be 100% affordable and meet the same open space and exposure requirements that dwelling units must meet.
- (3) Designated historic landmarks and contributory buildings to historic districts only, **under review outside E. SoMa**
- (4) Applies to 5 or more units; not required for senior, disabled or group housing
- (5) "Dot com" and computer related services are NOT business services
- (6) For definition of office, see Code Section 313.1(35); use size control shall apply to all types of "Office use" as listed in Section 313.1(35)(A) and (B).
- (7) For definition of research and development see Code Section 313.1(42);
- (8) This is a representative sample of use controls for PDR districts; actual zoning language will be more comprehensive