

Western SoMa Zoning Guide

MARCH 2013

Permitted Land Uses

	WMUG	WMUO	SALI	F-NCT	RCD	RED	RED-M
RESIDENTIAL USE							
Dwelling Units	P	NP	NP	P	P	P	P
Single Resident Occupancy (SRO) units	P	NP	NP	P	P above ground floor	NP	NP
Market Rate Housing in Historic Buildings	P	NP	NP	P	P	P	P
Unit Mix ⁽¹⁾	40% 2 BR required; 10% 3 bdr encouraged	N/A	N/A	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged	40% 2 bdr required; 10% 3 bdr encouraged
INSTITUTIONS							
Postsecondary School	C	C	NP	NP	NP	NP	C
Hospital, Medical Centers	NP	NP	NP	NP	NP	NP	NP
Religious Facility	C	P	C	NP	NP	NP	C
Child Care	P	P	C	P	P for 12 or less children; C for above	NP	P
RETAIL							
General Retail	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
General Retail in a Historic Building ⁽³⁾	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P	P	C	C
Hotel	NP	P up to 75 rooms	NP	P up to 25 rooms	NP	NP	NP
Formula Retail	C up to 10,000 sf per parcel; NP above	C up to 25,000 sf per parcel	C up to 25,000 sf per parcel	C	C	NP	NP
Restaurant	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf	P up to 10,000 sf per parcel; NP above.	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Limited Restaurant	P up to 10,000 sf per parcel; NP above	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel	P up to 10,000 sf per parcel; C up to 25,000 sf per parcel; NP above	P up to 10,000 sf	P up to 10,000 sf per parcel; NP above.	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Bars	P up to 10,000 sf per parcel; NP above	P	P	P on ground floor only	NP	NP	NP
Liquor Store	C	C	C	C	C	NP	NP
Adult Entertainment	NP	NP	NP	NP	NP	NP	NP
Massage Establishment	C	C	C	C	C	NP	NP
Auto Sales	NP	NP	NP	NP	NP	NP	NP
Movie Theater (up to 3 screens)	NP	P	P	NP	NP	NP	NP
ARTS AND ENTERTAINMENT							
Arts Activities other than Theaters	P	P	P	P	P	C	P up to 1 FAR sf per parcel; C above; Max of 1.5 FAR
Nighttime Entertainment	NP	P subject to Residential Buffers	P subject to Residential Buffers	NP	NP	NP	NP
Limited Live Performance (Accessory Use Only)	NP	P	P	P	NP	NP	NP
Theater	P	P	P	P on ground floor; C on second floor	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
OFFICE							
Office	NP	P	NP	P on either first or second floor, but not both	P on either first or second floor, but not both	NP	NP
Office in a Historic Building ⁽³⁾	P	P	NP	P	P	C	C
Live/Work Units	NP	NP	NP	NP	NP	NP	NP
INDUSTRIAL / PDR ⁽²⁾							
Wholesale Sales	P	P	P	P	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Light Manufacturing	P	P	P	P	P	NP	P up to 1,250 sf per parcel; C above; Max of 1 FAR
Motor Vehicle Repair	P	P	P	C	C	NP	P up to 1,250 sf per parcel; C up to 1 FAR.
Self-storage	NP	NP	NP	NP	NP	NP	NP
Storage and Distribution	C	C	P	P	P	NP	P up to 1,250 sf per parcel; C up to 1 FAR.
Parking lots	C	C	C	NP	C	NP	C
Parking Garages	C; must meet siting guidelines and shared vehicle facilities	C; must meet siting guidelines and shared vehicle facilities	C; must meet siting guidelines and shared vehicle facilities	NP	C; must meet siting guidelines and shared vehicle facilities	NP	C; must meet siting guidelines and shared vehicle facilities

Standards for Development

	WMUG	WMUO	SALI	F-NCT	RCD	RED	RED-M
Development on Lots over a Certain Size	No restrictions	No restrictions.	No restrictions	C on lots over 10,000 sf	C on lots over 10,000 sf	No restrictions	No restrictions
Dwelling Unit Density Limit	None, see unit mix above	N/A	N/A	None, see unit mix above	None, see unit mix above	None, see unit mix above	None, see unit mix above
Residential to Nonresidential Ratio	None	None	None	None	None	None	None
Floor Area Ratio for Non-Residential Uses (See Sec. 124)	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht district. 7.5 to 1 in ht districts above 85 ft.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht district. 7.5 to 1 in ht districts above 85 ft.	3.0 to 1 in 40 to 48 ft ht districts. 4.0 to 1 in 50 to 58 ft ht districts. 5.0 to 1 in 65 to 68 ft ht districts. 6.0 to 1 in 85 ft ht district. 7.5 to 1 in ht districts above 85 ft.	2.5 to 1	2.5 to 1	1.0 to 1	1.0 to 1
Useable Open Space per Dwelling Unit	80 sf private or common	80 sf private or common	80 sf private or common	80 sf if private or 106 sf if common	80 sf if private or 106 sf if common	80 sf private or common	80 sf private or common
Open space for Nonresidential Uses	Required; amount varies based on use; may also pay in-lieu fee	Required; amount varies based on use; may also pay in-lieu fee	Required; amount varies based on use; may also pay in-lieu fee	N/A	N/A	Required; amount varies based on use; may also pay in-lieu fee	Required; amount varies based on use; may also pay in-lieu fee
Residential Off-street parking	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit; up to one car for each 2BR dwelling unit > 1,000sf; NP above 0.75 cars for each dwelling unit.	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit; up to one car for each 2BR dwelling unit > 1,000sf; NP above 0.75 cars for each dwelling unit.	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit; up to one car for each 2BR dwelling unit > 1,000sf; NP above 0.75 cars for each dwelling unit.	P up to one car for each two dwelling units; up to 0.75 cars for each dwelling unit; NP above 0.75 cars for each dwelling unit.	P up to one car for each two dwelling units; up to 0.75 cars for each dwelling unit; NP above 0.75 cars for each dwelling unit.	P up to three cars for each four dwelling units; C up to one car for each dwelling unit; NP above one car for each dwelling unit.	P up to three cars for each four dwelling units; C up to one car for each dwelling unit; NP above one car for each dwelling unit.
Non Residential Off-street accessory parking	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).	None required. Amount permitted varies by use (See Section 151.1).
Demolition/Subdivision of Units	C	C	C	C	C	C	C
Residential Conversion	C	C	C	C	C	NP	C
Drive-Up/Drive Through	NP	NP	NP	NP	NP	NP	NP

P=Permitted, C=Conditional, NP=Not Permitted, NA=Not Applicable

(1) Applies to 5 or more units; not required for senior, disabled or group housing.

(2) This is a representative sample of use controls for PDR districts; actual zoning language will be more comprehensive.

(3) Applies to Article 10 and 11 buildings, those listed on the State or National Register of Historic Places, and those that are individually eligible to be listed on the State or National Register.