



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Height Exemptions for Hospitals

Code Change: Sec. 260 height exemptions for mechanical equipment on hospitals
Case Number: Board File No. 14-1096 (252-14 adopted Ordinance)
Initiated By: Planning Department for Saint Francis Memorial Hospital
Effective Date: January 17, 2015

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The Way It Was: Certain height exemptions are limited to occupying 20 percent of the horizontal area of the roof and may be increased to 30 percent by unroofed screening designed to either obscure the exempted features or create a more balanced and graceful silhouette for the top of the building or the structure. Exemptions that are limited by horizontal area include mechanical equipment and appurtenances necessary to the operation or maintenance of the building.

The Way It Is Now: An exemption that is not limited by horizontal area would be available to hospitals that are noncomplying structures with regard to height. The exemption would be specific to mechanical equipment as long as the new equipment meets the following conditions:

1. It is not higher than the highest point of the existing rooftop enclosure, excluding antennas;
2. It has minimal visual impact and maximum architectural integration;
3. It is necessary for the function of the building; and
4. No other feasible alternatives exist.

Any existing rooftop equipment that is out of service or otherwise abandoned must be removed prior to the installation of new rooftop equipment.

Board File 141095	Ord. No. 252-14	Planning Code – Height Exemptions for Hospitals Full text available at: https://sfgov.legistar.com/View.ashx?M=F&ID=3422393&GUID=7E4FA2E2-E7B9-49AE-8E52-86A6A786BEA1
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