



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

Fillmore Street NCT District

Amended Sections: 747.1
Case Number: 2015-001268PCA
Board File/Enactment #: 150081/126-15
Initiated by: Supervisors Breed
Effective Date: August 16, 2015

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This Ordinance rezoned the Fillmore Street Neighborhood Commercial (NC) District to the Fillmore Street Neighborhood Commercial Transit (NCT) District, removing density limits in this zoning district. The Fillmore NC district already had parking maximums instead of minimums.

The Way It Was:

1. Properties along long Fillmore Street between Bush and McAllister Streets were zoned Fillmore Street NC District, RM-4 (Residential Mixed, High Density) RM-3 Residential Mixed Medium Density), and RH-3 (Residential House, Three-Family).
2. In the Fillmore Street NC, RM-4, and RM-3 Districts, residential density limits were based on the area of the lot. In RH-3 Districts residential density is limited to three units per lot. The density limits for Fillmore Street NC, RM-4 and RM-3 Districts are as follows:
 - a) **Fillmore Street NC District:** One unit per 600 sq. ft. lot area for Dwelling Units.
 - b) **RM-4 Districts:** One unit per 200 sq. ft. lot area for Dwelling Units.
 - c) **RM-3 Districts:** One unit per 400 sq. ft. lot area for Dwelling Units.
3. Fillmore Street NC District did not have any restrictions on lot mergers.

The Way It Is Now:

1. Properties along Fillmore Street between Bush and McAllister Streets are now zoned Fillmore Street NCT.

2. Residential density is now regulated by other Planning Code requirements such as height/bulk limitations, open space, rear yard setbacks, and exposure requirements.
3. The lot merger restrictions in Planning Code Section 121.7 apply to the Fillmore Street NCT District.

Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=3882487&GUID=4D14AD33-475F-4E83-94C2-ED53E666C0CC>