



# SAN FRANCISCO PLANNING DEPARTMENT

---

## New Planning Code Summary:

### Divisadero Street NCT District

**Amended Sections:** 746.1  
**Case Number:** 2015-001388PCA  
**Board File/Enactment #:** 150082/127-15  
**Initiated by:** Supervisors Breed  
**Effective Date:** August 16, 2015

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

---

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

#### The Way It Was:

1. Properties along Divisadero Street between Haight and O'Farrell Streets were zoned Divisadero Street NC District.
2. In the Divisadero Street NC District, residential density limits were based on the area of the lot. These limits were one unit per 800 sq. ft. lot area for Dwelling Units, and 1 bedroom per 275 sq. ft. lot area for Group Housing.
3. Divisadero Street NC District did not have any restrictions on lot mergers.

#### The Way It Is Now:

1. Properties along Divisadero Street between Haight and O'Farrell Street are zoned Divisadero Street NCT District.
2. Residential density is 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 Divisadero Street NCT District.

#### Link to Signed Legislation:

<https://sfgov.legistar.com/View.ashx?M=F&ID=3882488&GUID=97DB6C68-DD34-4792-8889-DAE235114818>