



What is the Family Zoning Plan?

The San Francisco Family Zoning Plan aims to expand housing affordability and availability by allowing for increased density throughout the City, especially along transit and commercial corridors, in order to meet San Francisco's Regional Housing Needs Allocation requirements set by the State of California.

Five Fast Facts About the Family Zoning Plan

- ① The plan creates capacity for over **36,000 homes to be built** on San Francisco's north and west sides – Making room for households of all types and income levels.
- ② In most areas, building **heights remain unchanged** at 40 feet – or 4 stories. The plan allows modest increases of two **to four more stories** in height near shopping, transit, and on major streets with high rises permitted only in limited areas.
- ③ The Plan **controls San Francisco's destiny** – Meeting state housing requirements while preserving local control over land use decisions and securing access to vital state funding for housing & transportation.
- ④ **Preserves what makes San Francisco unique by guiding new housing through** our Housing Choice – SF framework, ensuring projects follow our design standards and build on vacant and unused sites.
- ⑤ **Strengthens tenant protections** by tightening rules on apartment demolitions and directing development to underused and vacant sites.

FORM BASED DENSITY

Form-based density (also called “density decontrol” locally) regulates the exterior shape and scale of the building—its form—by setting limits on height, bulk, and required setbacks from front, rear, and sides.

The building's overall shape and appearance are further refined by objective design standards.

Form based density is applied throughout the Family Zoning Plan, allowing more homes while shaping the form of those building to ensure they fit into their context.



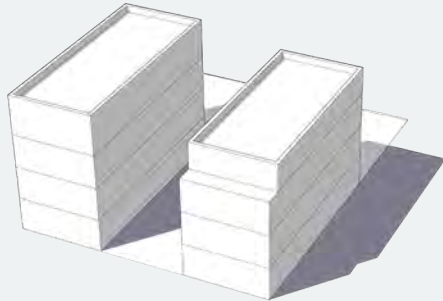
Gentle Density

4 stories



Local Program:
40'

Base:
Single-Family Home, Duplex, Triplex



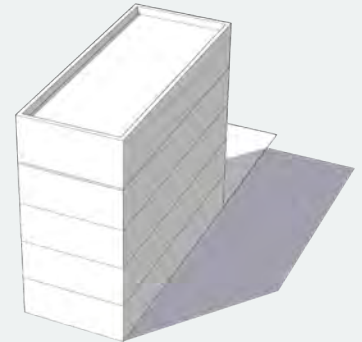
- **Gentle Density:** Property owners have choices: (1) Keep their home as a single, two, or three family residence; (2) Build a small apartment or condo building – up to four stories tall through Housing Choice San Francisco program.

Commercial Transition

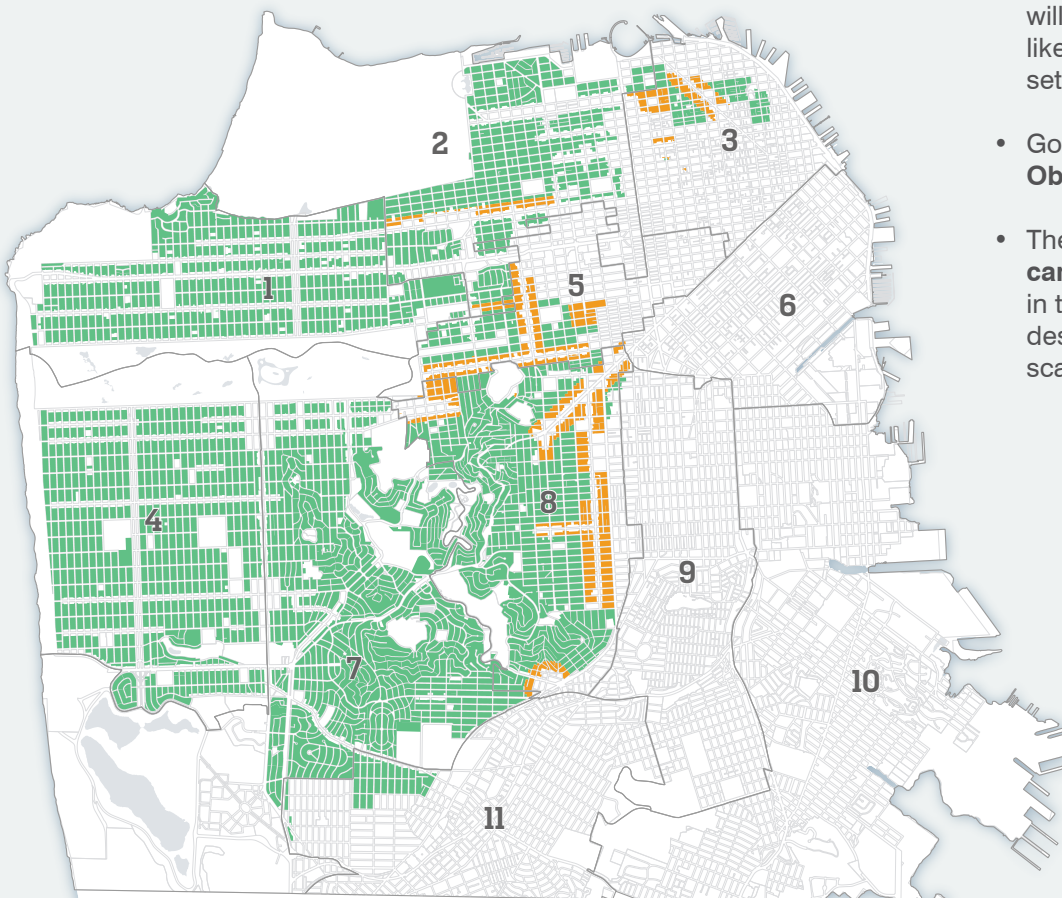
Up to 5 stories



Local Program:
50'



- **Commercial Transition:** In select neighborhood shopping districts, homes can reach up to 50 feet tall – or 5 stories – with the Housing Choice San Francisco program.

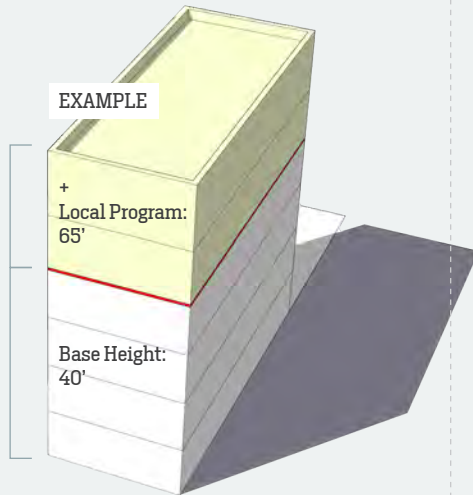


San Francisco Supervisor Districts

- At least **25% of new homes will have 2 or more bedrooms** with families in mind – and buildings will continue to have features like backyards, side and front setbacks.
- Good design through our City's **Objective Design Standards**.
- The **State Density Bonus cannot be used** on properties in these areas, preserving local design and control of building scale.

Mid-Rise

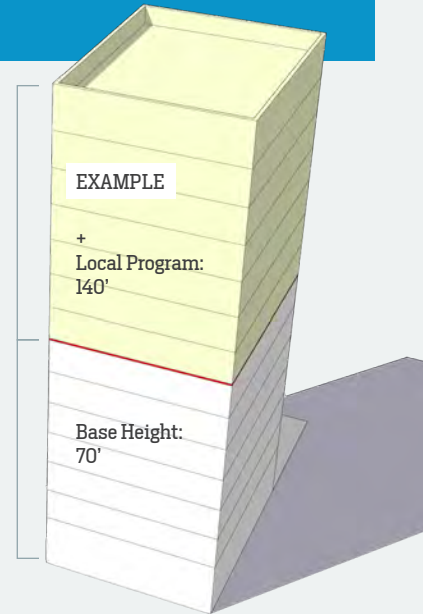
6 to 8 stories



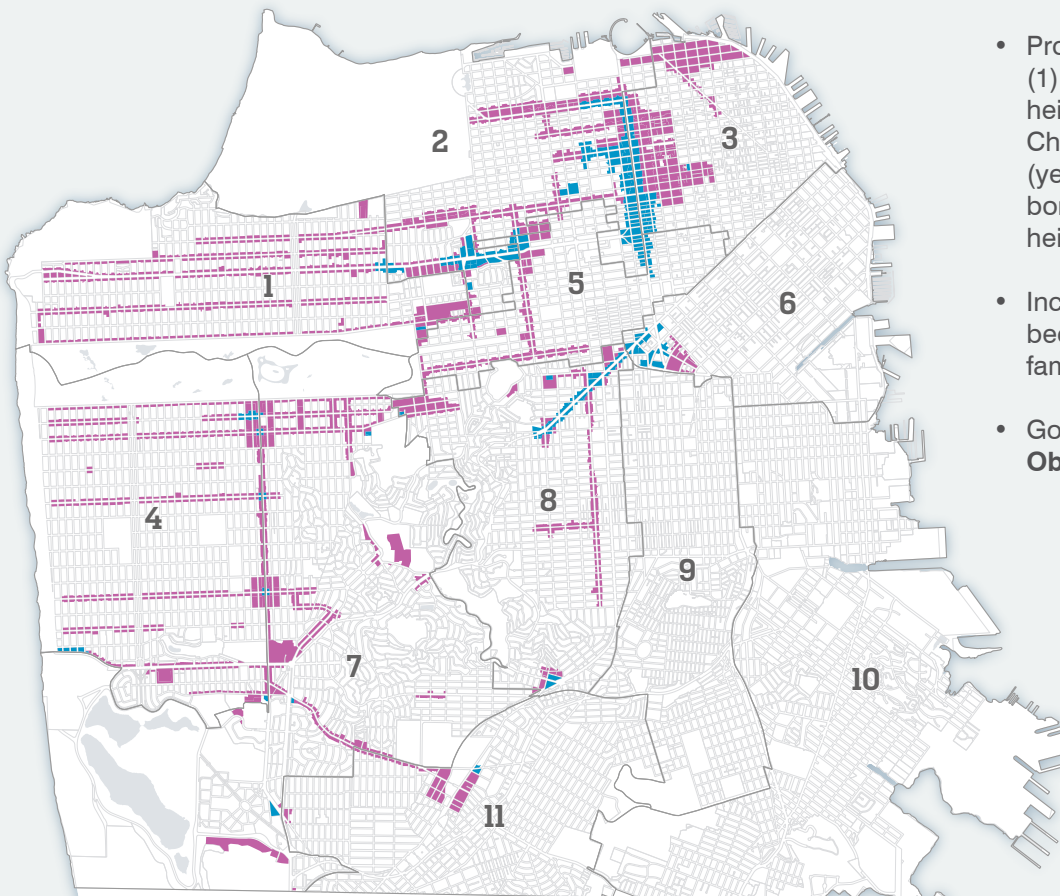
- **Mid-Rise:** More homes for families in 6- and 8-story buildings on most corridors, and on corners and large lots (8,000 sf+).

High-Rise

12 to 65 stories



- **High-Rise:** In select San Francisco thoroughfares with high-quality, frequent transit service: Van Ness Corridor, Market Street (from Van Ness Muni to Castro), and Geary Boulevard



San Francisco Supervisor Districts

- Places families & homes **close to transit, shopping, and major streets.**
- Property owners have **choices:** (1) Build homes at the “base height” (white); (2) Use Housing Choice-SF to add height (yellow) - OR - ; (3) Use state bonus programs to reach similar heights (yellow).
- Includes at least 25% 2 bedroom units designed for families.
- Good design through our City’s **Objective Design Standards.**

Small Business Support

- From childcare and groceries to cafes and more, the Family Zoning Plan allows – but does not require – commercial uses, creating flexible spaces that can welcome new or relocating businesses.
- Small business displacement has many causes, but is rarely due to housing development. Most new housing is built on sites without small businesses.
- Nevertheless, the Family Zoning Plan supports any displaced business through:
 - » Priority access to available commercial spaces within the plan area
 - » Offering resources and guidance to help with business relocation
 - » Coordinating with local business organizations to assist with transition
 - » Facilitating streamlined permitting for new or relocated businesses



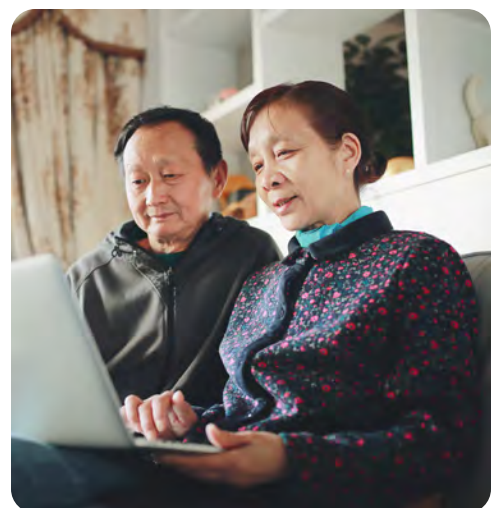
Historic Preservation

- The Family Zoning Plan continues to protect historic resources by **prohibiting the demolition** of local, state, or federal landmark.
- Alterations of or additions to landmarks must adhere to **Preservation Objective Standards**.
- The City is **actively landmarking historic resources** in the rezoned area. Our priority is commercial buildings to keep the charm of our shopping districts while allowing them to welcome new homes.



New Tenant Protections

- The Family Zoning Plan keeps demolitions rare.
- Roughly 18 housing units were demolished per year (2012-2024), out of nearly 420,000 units in San Francisco (<0.0001% of units/year).
- The Family Zoning Plan continues to prohibit the demolition of multifamily housing, which require a Conditional Use Authorization granted by the Planning Commission (and are very rarely granted).
- If apartments or condos are demolished, tenants must be taken care of and the units must be rebuilt.
- San Francisco maintains strong tenant protections, helping tenants facing other challenges.



Learn more, visit us online:

sfplanning.org/sf-family-zoning-plan



Or contact us at:

sf.housing.choice@sfgov.org

