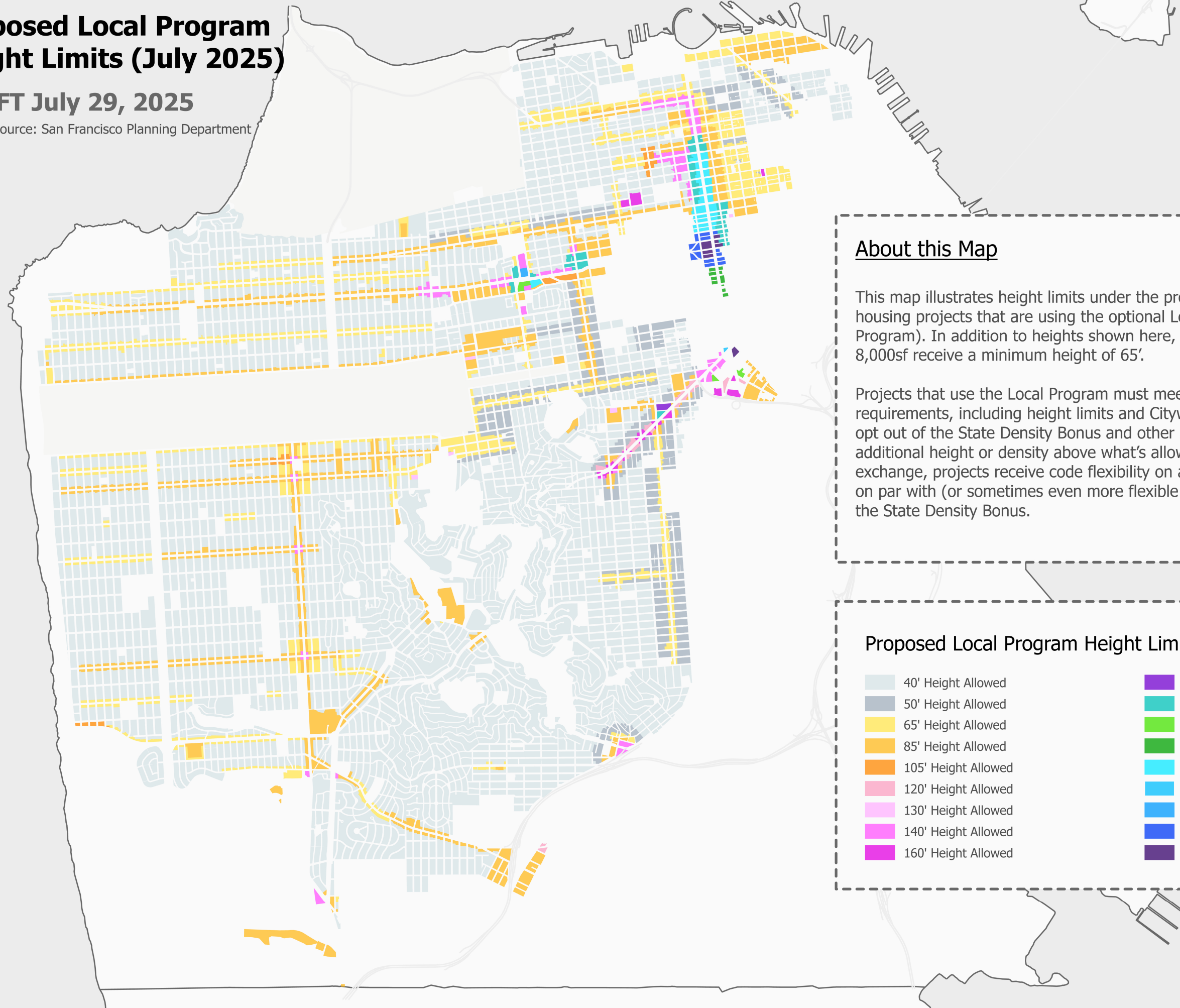


Proposed Local Program Height Limits (July 2025)

DRAFT July 29, 2025

Graphic Source: San Francisco Planning Department








About this Map

This map illustrates height limits under the proposed Family Zoning Plan for housing projects that are using the optional Local Program (Housing Choice SF Program). In addition to heights shown here, corner lots and lots greater than 8,000sf receive a minimum height of 65'.

Projects that use the Local Program must meet all Planning Code requirements, including height limits and Citywide Design Standards, and must opt out of the State Density Bonus and other state programs that offer additional height or density above what's allowed under City codes. In exchange, projects receive code flexibility on a variety of topics, meant to be on par with (or sometimes even more flexible than) what can be sought under the State Density Bonus.

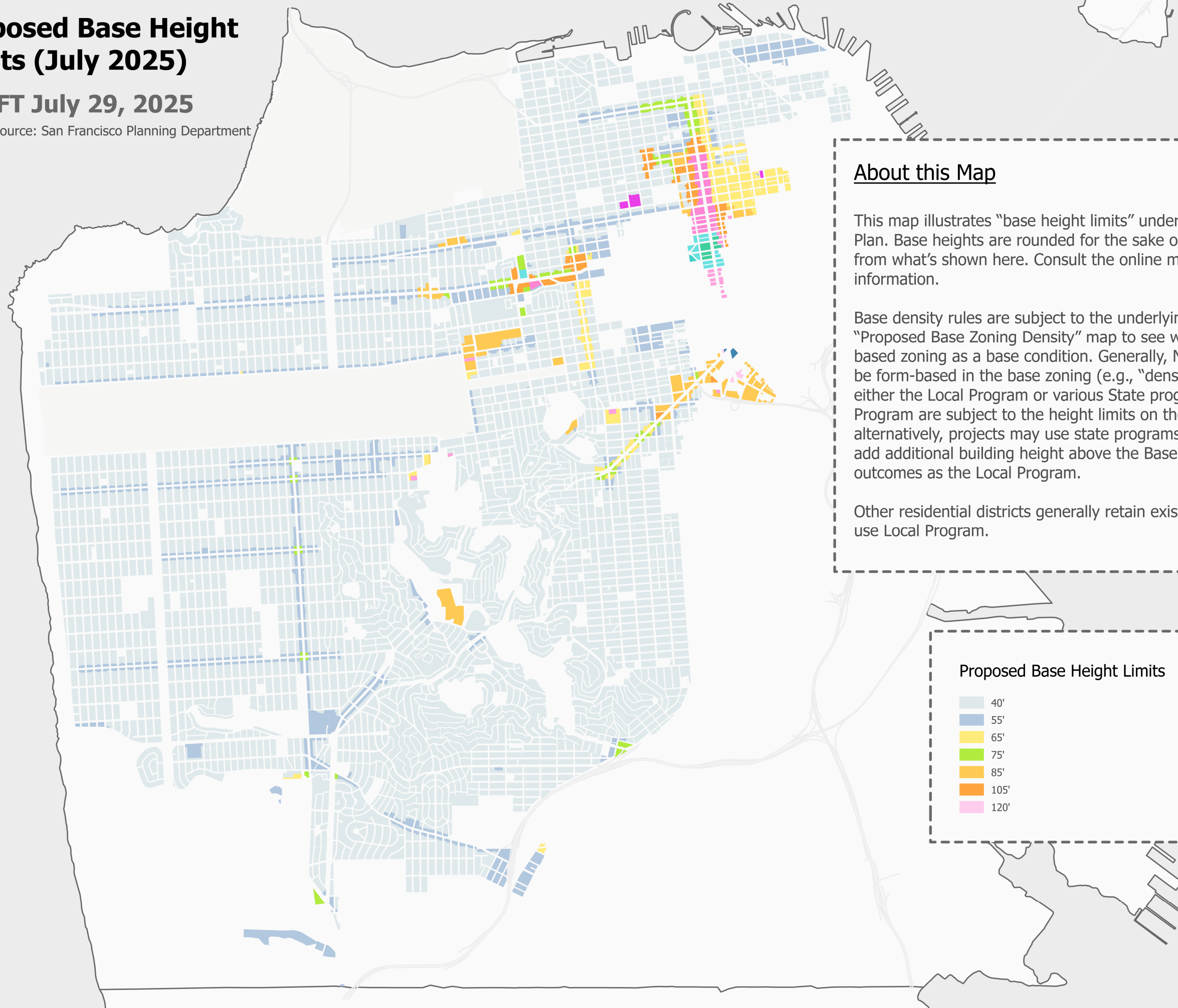
Proposed Local Program Height Limits

- | | |
|---|---|
|  40' Height Allowed |  180' Height Allowed |
|  50' Height Allowed |  240' Height Allowed |
|  65' Height Allowed |  250' Height Allowed |
|  85' Height Allowed |  300' Height Allowed |
|  105' Height Allowed |  350' Height Allowed |
|  120' Height Allowed |  450' Height Allowed |
|  130' Height Allowed |  490' Height Allowed |
|  140' Height Allowed |  500' Height Allowed |
|  160' Height Allowed |  650' Height Allowed |

Proposed Base Height Limits (July 2025)

DRAFT July 29, 2025

Graphic Source: San Francisco Planning Department



About this Map

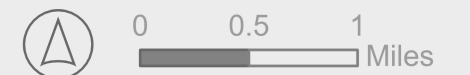
This map illustrates “base height limits” under the proposed Family Zoning Plan. Base heights are rounded for the sake of clarity and may vary slightly from what’s shown here. Consult the online map for accurate parcel-level information.

Base density rules are subject to the underlying Zoning Use district. See the “Proposed Base Zoning Density” map to see which parcels will receive form-based zoning as a base condition. Generally, NC, C, RC and RTO-C districts will be form-based in the base zoning (e.g., “density decontrolled”) and can use either the Local Program or various State programs. Projects using the Local Program are subject to the height limits on the Local Program Height Map; alternatively, projects may use state programs like the State Density Bonus to add additional building height above the Base Height Limit and get to similar outcomes as the Local Program.

Other residential districts generally retain existing density limits, unless they use Local Program.

Proposed Base Height Limits

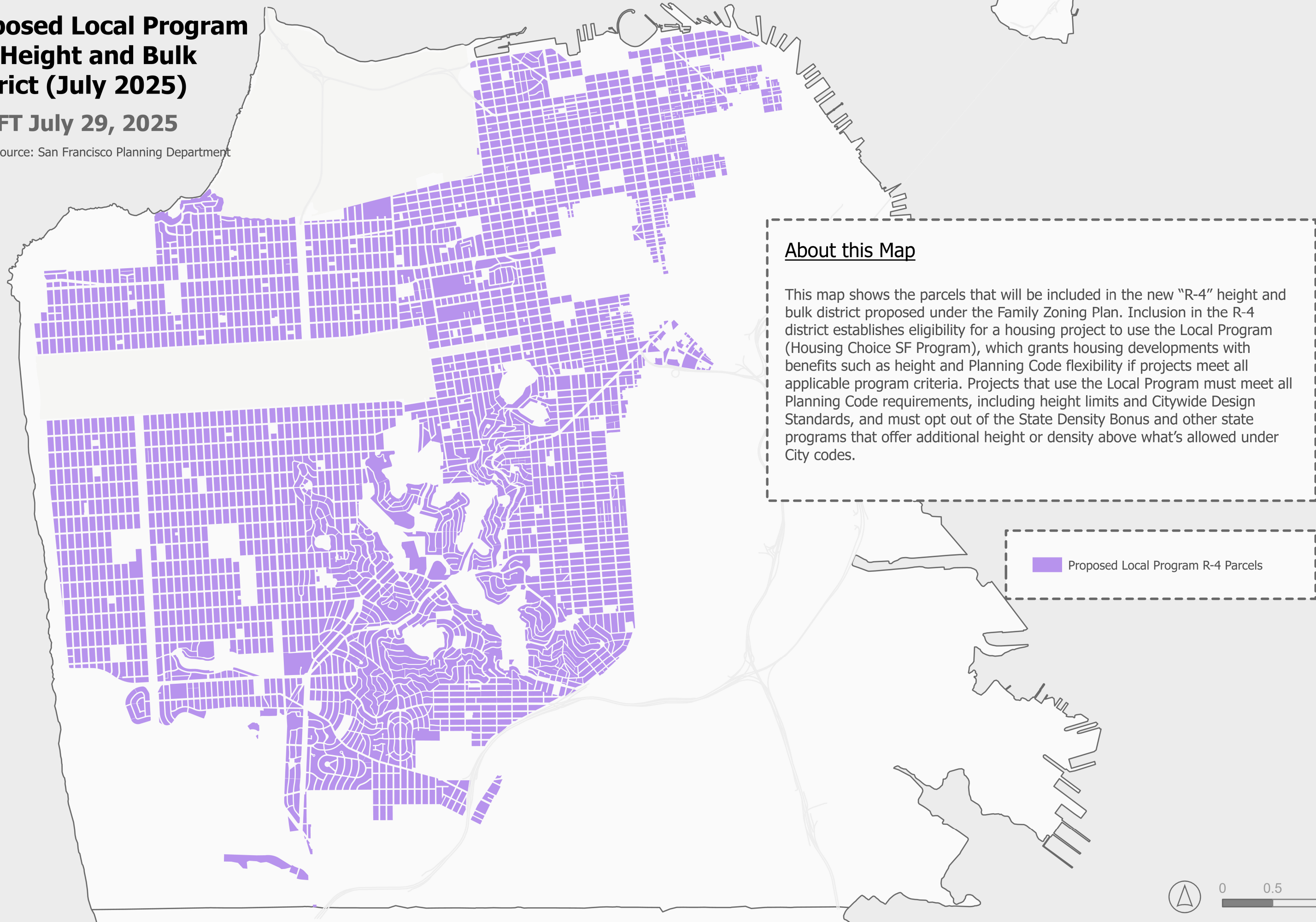
40'	130'
55'	140'
65'	160'
75'	200'
85'	240'
105'	260'
120'	400'



Proposed Local Program R-4 Height and Bulk District (July 2025)

DRAFT July 29, 2025

Graphic Source: San Francisco Planning Department



About this Map

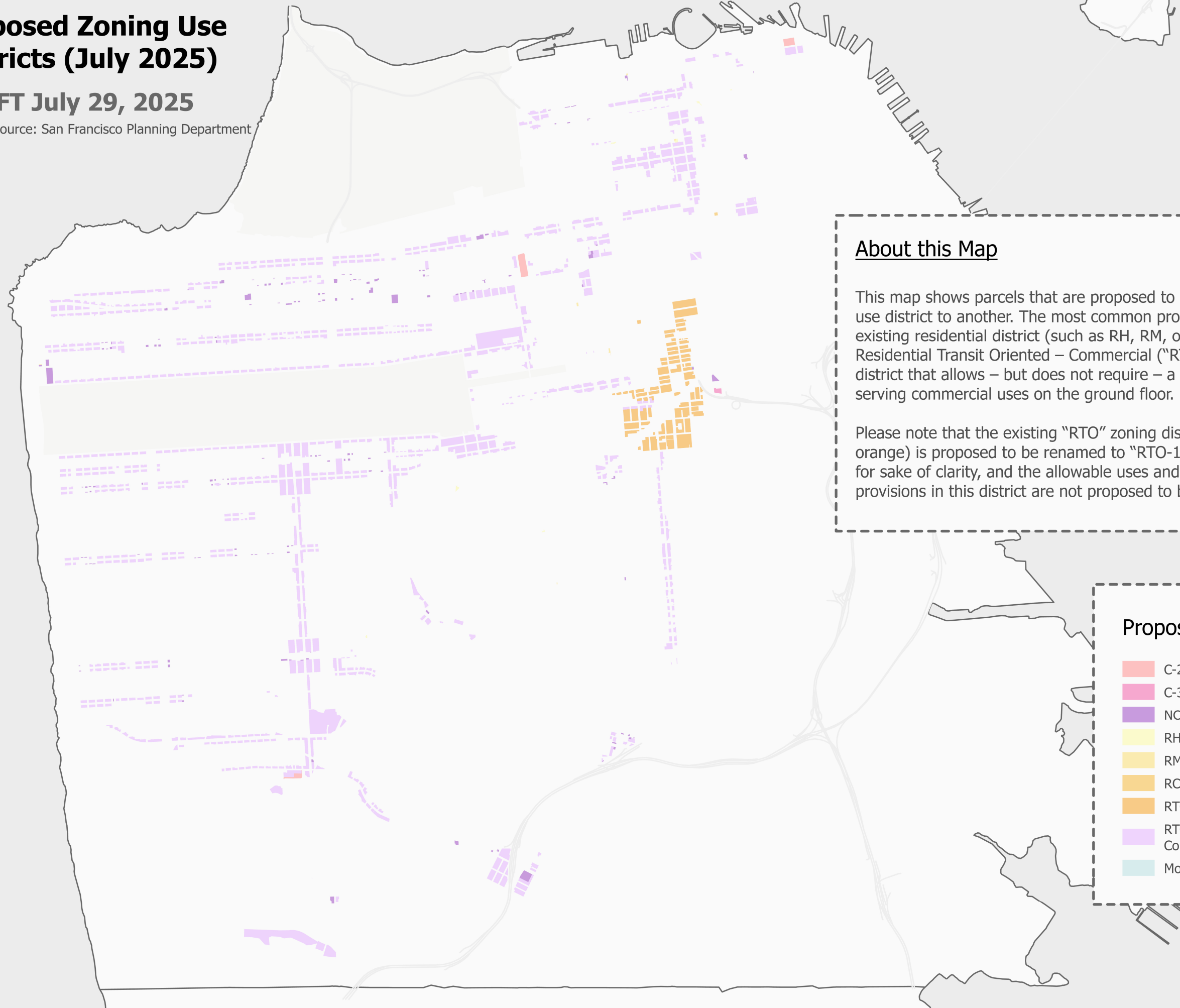
This map shows the parcels that will be included in the new "R-4" height and bulk district proposed under the Family Zoning Plan. Inclusion in the R-4 district establishes eligibility for a housing project to use the Local Program (Housing Choice SF Program), which grants housing developments with benefits such as height and Planning Code flexibility if projects meet all applicable program criteria. Projects that use the Local Program must meet all Planning Code requirements, including height limits and Citywide Design Standards, and must opt out of the State Density Bonus and other state programs that offer additional height or density above what's allowed under City codes.

Proposed Local Program R-4 Parcels

Proposed Zoning Use Districts (July 2025)

DRAFT July 29, 2025

Graphic Source: San Francisco Planning Department



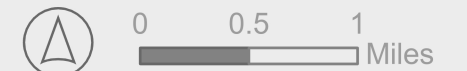
About this Map

This map shows parcels that are proposed to be reclassified from one zoning use district to another. The most common proposed reclassification is from an existing residential district (such as RH, RM, or RC) to a newly created district, Residential Transit Oriented – Commercial (“RTO-C”), which is a form-based district that allows – but does not require – a limited amount of neighborhood-serving commercial uses on the ground floor.

Please note that the existing “RTO” zoning district (the parcels shown in orange) is proposed to be renamed to “RTO-1.” This reflects a name change for sake of clarity, and the allowable uses and other key Planning Code provisions in this district are not proposed to be changed.

Proposed Zoning Use Districts

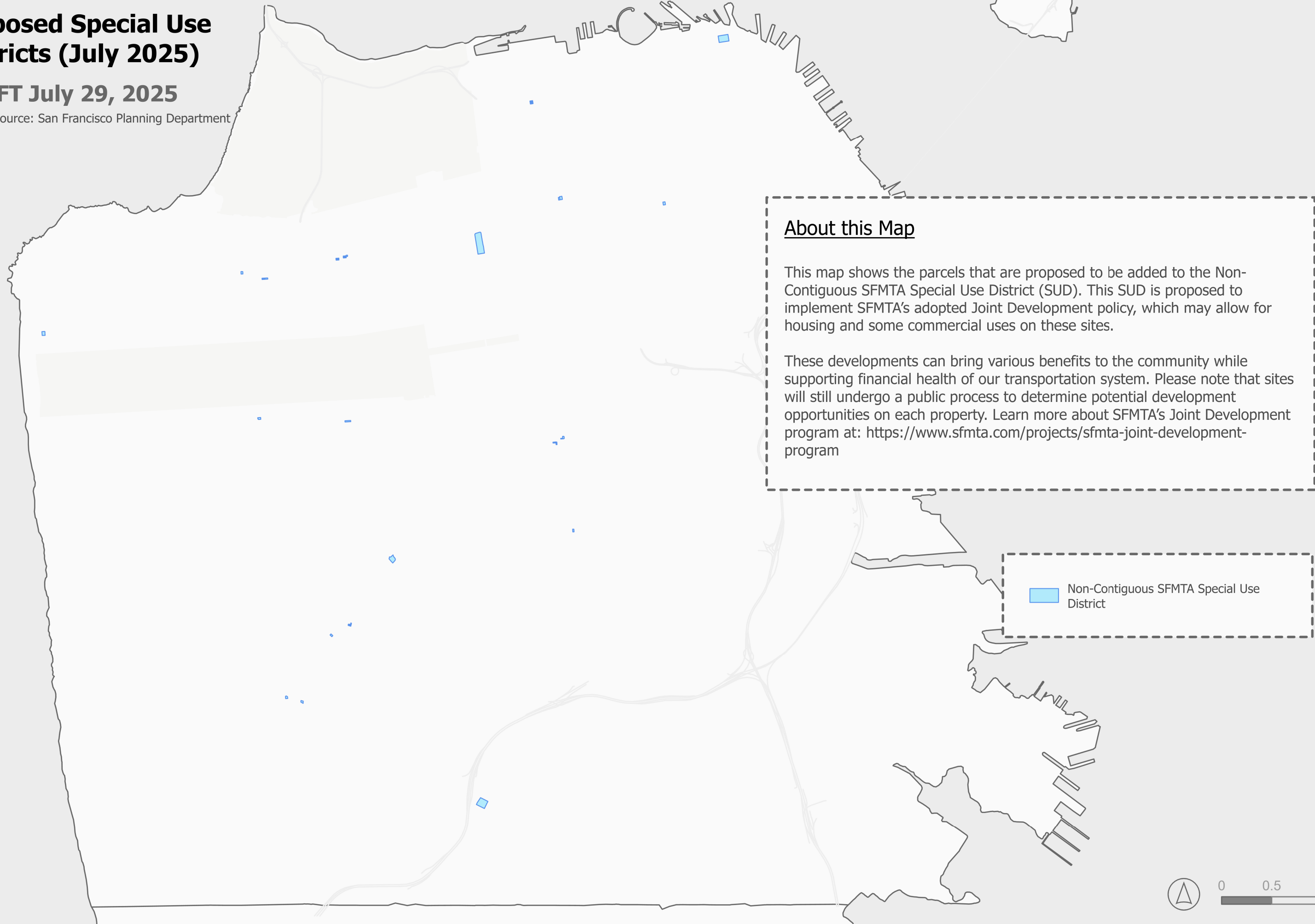
- C-2 (Community Business)
- C-3 (Downtown)
- NC (Neighborhood Commercial)
- RH (Residential)
- RM (Residential Mixed)
- RC (Residential-Commercial)
- RTO-1 (Residential Transit Oriented)
- RTO-C (Residential Transit Oriented-Commercial)
- More than one zoning district



Proposed Special Use Districts (July 2025)

DRAFT July 29, 2025

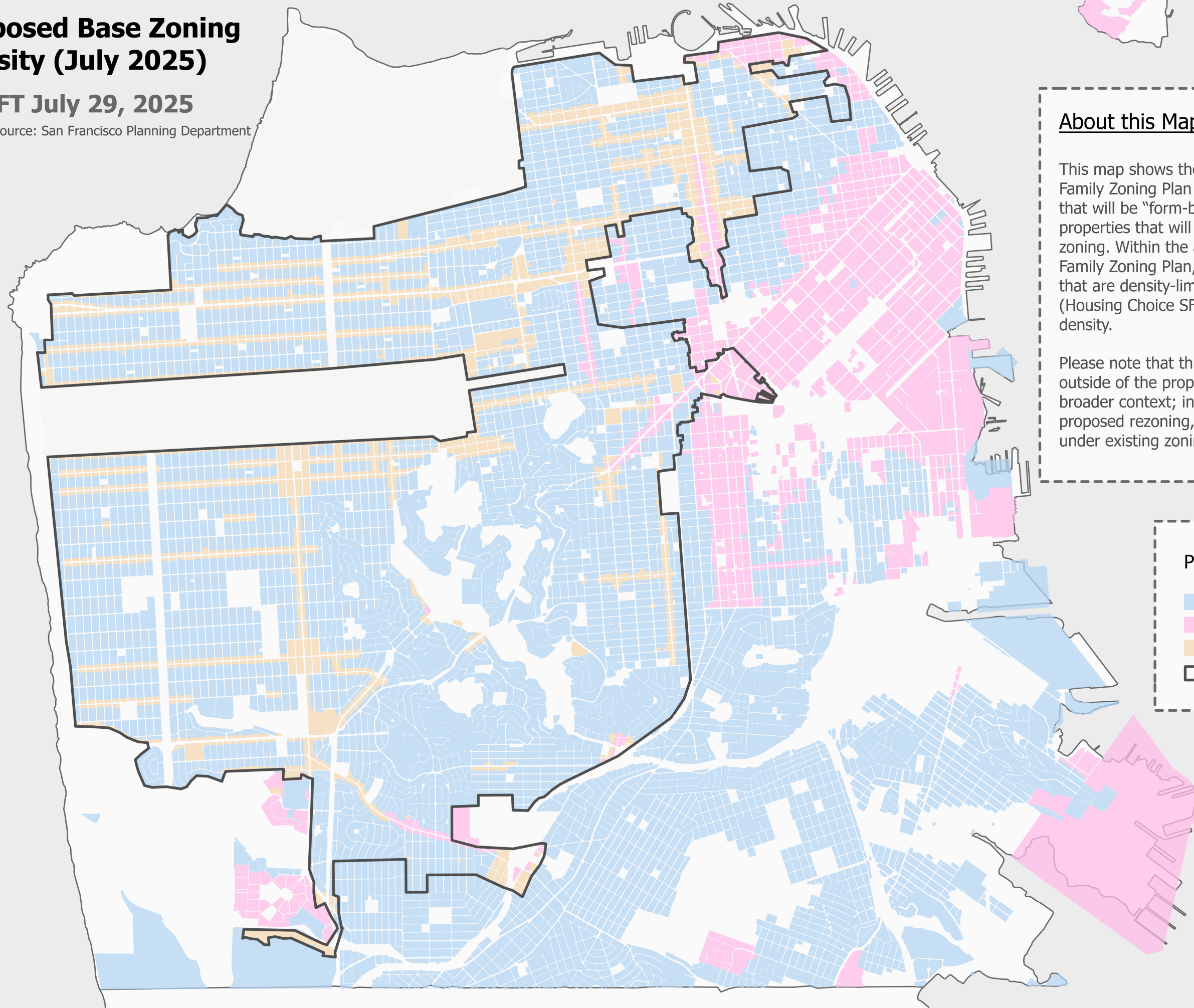
Graphic Source: San Francisco Planning Department



Proposed Base Zoning Density (July 2025)

DRAFT July 29, 2025

Graphic Source: San Francisco Planning Department







About this Map

This map shows the proposed density rules once the Family Zoning Plan is adopted, including: 1) properties that will be "form-based" in their base zoning, and 2) properties that will remain "density-limited" in their base zoning. Within the area proposed for rezoning under the Family Zoning Plan, properties in the residential districts that are density-limited may use the Local Program (Housing Choice SF Program) to receive form-based density.

Please note that this is a citywide map that includes areas outside of the proposed Family Zoning Plan to show the broader context; in the case of projects outside of the proposed rezoning, this map shows the density rules under existing zoning.

Proposed Base Zoning Density

-  Density Limited
-  Form-based Existing
-  Form-based Proposed
-  Approximate Rezoning Boundary

