



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary: Five Foot Height Bonus in Castro and 24th Street Noe NCDs

Code Changes: Sections 263.20, 715.1, 728.1,
Case Number: Board File No. 12-0774
Initiated by: Supervisor Weiner
Effective Date: December 12, 2012

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The Way It Was:

Section 263.20 offers five-foot height bonuses for active uses in certain districts to parcels which are zoned 30, 40, or 50-X. Previously, the Castro and 24th Street NCDs did not allow this bonus. The 40-X height limit for these districts encouraged new projects to fit four floors in new buildings, and resulted in short ceiling and dark ground floor retail spaces.

The Way It Is Now:

The new Ordinance offers a five foot height incentive on the ground floor for both Castro and 24th Street NCDs, when active uses are provided on the ground floor.

This bonus is now available to:

- NCT districts;
- Castro, 24th Street Noe, Upper Market Street, Inner Clement Street, and Outer Clement Street NCDs;
- NC-2 and NC-3 parcels fronting Mission Street from Silver Avenue to the Daly City border; NC-2 parcels on Balboa Street between 2nd and 8th Avenue and between 32nd and 39th Avenue;
- NC-1 parcels within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and back to Sargent Street; and
- NC-3 parcels fronting on Geary Boulevard from Masonic Avenue to 28th Avenue, except for parcels on the north side of Geary Boulevard between Palm Avenue and Parker Avenue.

Link to signed legislation:

Board File No. 12-0774	Ord. No. 0226-12	Planning Code - Permitting a Five Feet Ground Floor Height Increase for Active Ground Floor Uses in the Castro Street and the 24th Street - Noe Valley Neighborhood Commercial Districts http://www.sfbos.org/ftp/uploadedfiles/bdsupvrs/ordinances12/o0226-12.pdf
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