



# SAN FRANCISCO PLANNING DEPARTMENT

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## New Planning Code Summary: Interim Zoning Controls – Large Residential Projects in RC, RM, & RTO Districts

**Amended Sections:** 209 & 303  
**Case Number:** 2021-000694PCA  
**Board File/Enactment #:** 201370/TBD  
**Initiated by:** Supervisor Peskin  
**Effective Date:** January 22, 2021

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The interim controls subject parcels in Residential-Commercial Combined (RC), Residential - Mixed (RM) and Residential - Transit Oriented (RTO) districts, to a mandatory Conditional Use Authorization for any residential development that does not maximize their allowable density. These controls are effect for 18 months, or until permanent controls become effective, whichever occurs first. They are eligible to be extended for another 6 months by the Board of Supervisors. RTO-M Districts are excluded from these interim controls.

### The Way It Was:

1. The Planning Code did not require a Conditional Use Authorization for proposed projects that did not maximize their zoning district's underlying residential density limits in RC, RM, or RTO Districts.

### The Way It Is Now:

1. In all RC, RM, and RTO Districts (**except** RTO-M), new construction of a residential building, or any proposed alteration that would result in the expansion of a residential building shall require a Conditional Use Authorization if the residential building does not maximize the principally permitted residential density, except in the situations listed below. For the purposes of this requirement, "maximum density" shall not include any additional residential density permitted under state law or Planning Code, Section 206. Projects must also adhere to the minimum unit size requirements set forth in Planning Code Section 206.3. Exceptions to these controls are as follows:
  - a) **Site Constraints:** If existing lot conditions or form-based restrictions on development (e.g., height, bulk, rear yard requirements) are such that a proposed project cannot maximize density without seeking a variance or

subdividing existing units on the lot, (and while adhering to the minimum unit size requirements set forth in Planning Code), a Conditional Use Authorization shall *not* be required so long as the proposed project:

- i. Increases density on a subject lot;
- ii. Does not include any single unit greater than 2,000 square feet in size, and;
- iii. Would not be subject to Conditional Use Authorization under any other provision of the Planning Code.

b) **Small Expansions:** A Conditional Use Authorization shall *not* be required for expansions of existing residential buildings when the proposed expansion is 25% or less of the existing residential building, provided that the proposed expansion:

- i. Does not increase the size of any unit that is already larger than 2,000 square feet in size;
- ii. Does not create any new unit that is greater than 2,000 square feet in size, and;
- iii. Does not cause an existing unit that is less than 2,000 square feet in size to be larger than 2,000 square feet in size.

**Link to Signed Legislation:**

<https://sfgov.legistar.com/View.ashx?M=F&ID=9053989&GUID=3ACFE8AA-FE29-4F76-B542-708B413B061A>

RC, RM & RTO Districts (excluding RTO-M)

