

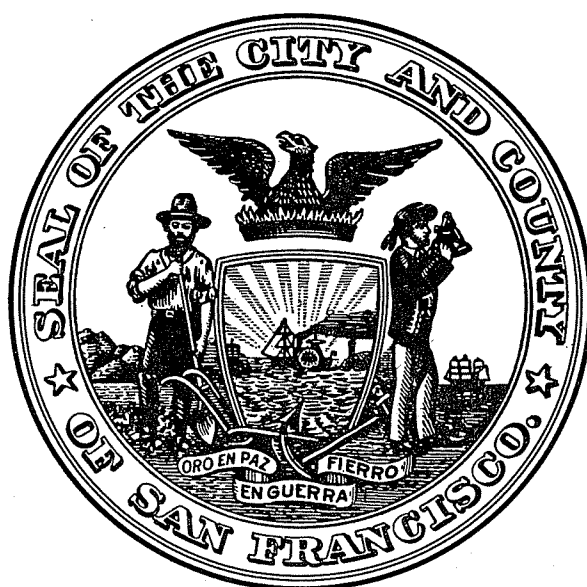
CITY PLANNING CODE

ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO

AND

SUMMARY CHART OF BASIC CODE PROVISIONS

Effective Date: May 2, 1960



PART II

Chapter II

of

San Francisco Municipal Code

Published under the direction of

ROBERT J. DOLAN, Clerk of the Board of Supervisors

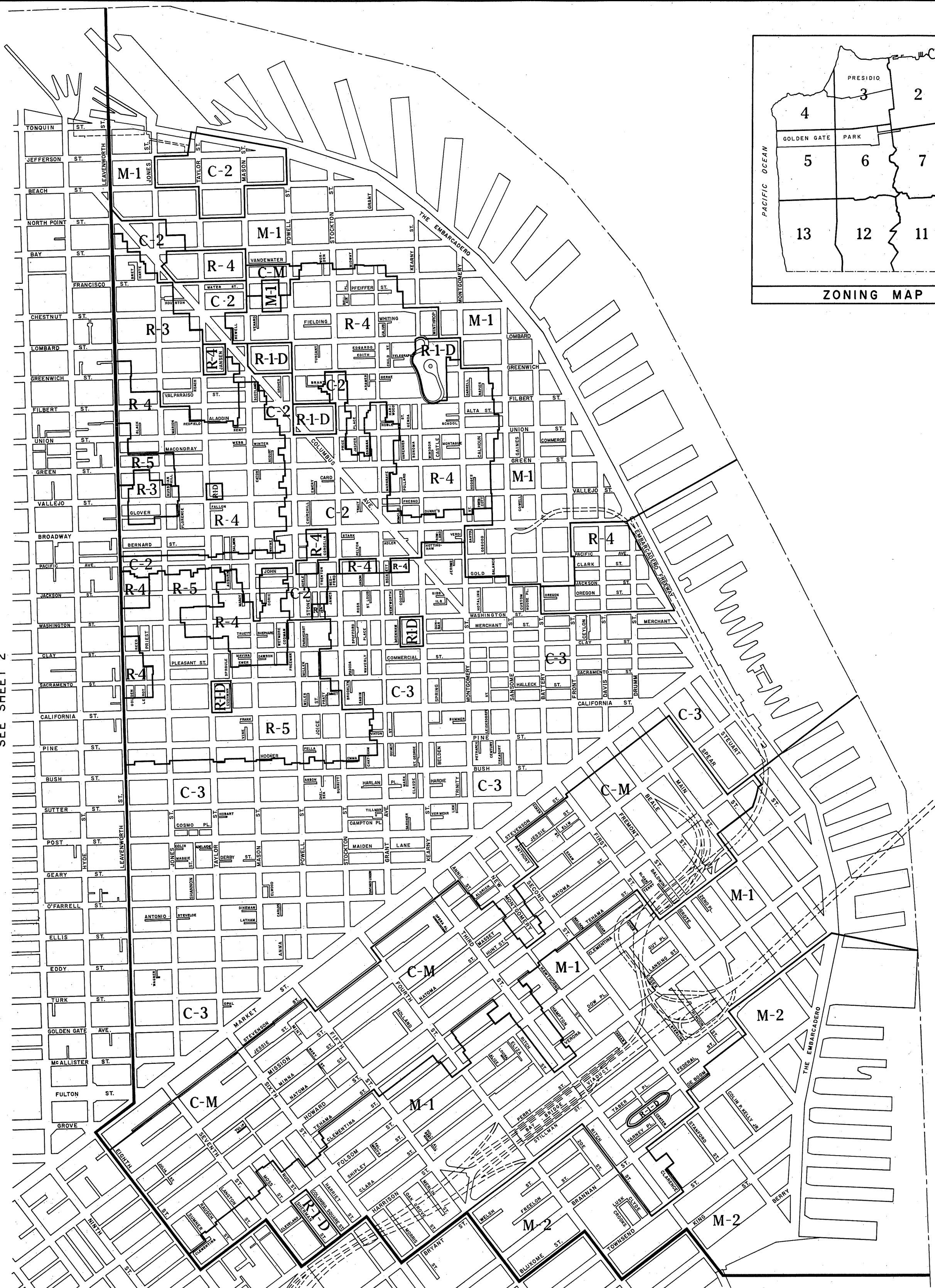
SUMMARY OF ZONING PROVISIONS OF THE CITY PLANNING CODE

ZONING DISTRICT	PRINCIPAL USES PERMITTED	LOT SIZE REQUIREMENTS	MAXIMUM COVERAGE	YARD REQUIREMENTS	HEIGHT LIMITATION	BULK LIMITATION (Floor Area Ratio)	PARKING SPACES REQUIRED	TRANSITIONAL USES (Permitted on Lots Adjacent to or Facing a C or M District)	CONDITIONAL USES (Subject to Commission Approval)	ZONING DISTRICT
R-1-D	Sec. 201.1 One-family detached dwelling, church, non-profit elementary or secondary school.	Secs. 124 & 127 4000 square feet, except lots of record. One dwelling unit per lot.	Sec. 125 Interior Lot: 55% Corner Lot: 60%	Secs. 132, 133, 134 Sum of both side yards not less than 10 feet; no side yard less than 5 feet. Rear yard: 25 feet (Corner lot 20 feet).	Sec. 121 Dwelling: 35 feet; on sloping lot, 30 to 40 feet. Institution: 75 feet, plus 1 additional foot for each foot by which required side and rear yards exceed minimum set for them.	Maximum coverage, yard requirements, and height limit govern.	Sec. 136 One for each dwelling unit. Sec. 137 Church: one for each 10 seats in excess of 100.	Secs. 201.1(i), 118 One-family row house; two-family dwelling.	Sec. 201.2 Private school operated for profit, nursery school, institution of higher learning, private non-commercial open recreation, community club house, community garage, utility installation, planned unit development, greenhouse or nursery (no retail sales).	R-1-D
R-1	Sec. 202.1 All principal uses permitted in R-1-D district. One-family row dwelling.	Secs. 124 & 127 2640 sq.ft., new subd'ns. Others, 2500 sq. ft. except lots of record. One dwelling unit per lot or 3000 sq. ft. per unit.	Sec. 125 Interior Lot: 60% Corner Lot: 75%	Secs. 132, 133, 134 No side yard required, but where provided, must not be less than 3 feet wide. Rear yard: 25 feet (Corner lot 20 feet).		Maximum coverage, yard requirements, and height limit govern.	Sec. 136 One for each dwelling unit. Sec. 137 Church: one for each 10 seats in excess of 100.	Secs. 202.1(d), 118 Two-family dwelling; professional office for one person; private club or lodge (non-commercial).	Sec. 202.2 Same as for R-1-D, plus parking lot, access driveway to C or M district.	R-1
R-2	Sec. 203.1 All principal uses permitted in R-1 district. Two-family dwelling, home for aged (not to exceed six persons).	Secs. 124 & 128 2640 sq. ft., new subd'ns. Others, 2500 sq. ft. except lots of record. One two-family dwelling per lot or 1500 sq. ft. per dwelling unit.	Sec. 125 Interior Lot: 65% Corner Lot: 75%	Secs. 132, 133, 134 No side yard required, but where provided, must not be less than 3 feet wide. Rear yard: 25 feet (Corner lot 15 feet).	Sec. 121 Dwelling: 40 feet. On sloping lot, 30 to 40 feet. Institution: See R-1-D	Maximum coverage, yard requirements, and height limit govern.	Sec. 136 One for each dwelling unit. Boarding house; fraternity: one for each 6 beds or 3 guest bedrooms with a minimum of 2 required. Hospital (where permitted): one for each 8 guest bedrooms or 2400 square feet of sleeping room area, whichever is greater.	Secs. 203.1(f), 118 Multiple dwlg., priv. club or lodge (non-comm.), boarding house, prof. office for 1 person, fraternity, advertising sign, each according to specific regulations.	Sec. 203.2 Same as for R-1, plus hospital; sanitarium; rest home, if more than 6 patients; philanthropic institution.	R-2
R-3	Sec. 204.1 All principal uses permitted in R-2 district. Multiple-family dwelling not more than 3 stories; boarding house; fraternity.	Secs. 124 & 129 2640 sq. ft., new subd'ns. Others, 2500 sq. ft. except lots of record. 400 sq. ft. per dwelling unit.	Sec. 125 Interior Lot: 70% Corner Lot: 75%	Secs. 132, 133, 134 No side yard required, but where provided, must not be less than 3 feet wide. Rear yard: 25 feet (Corner lot 15 feet).	Sec. 121 Dwelling: 40 feet.	Maximum coverage, yard requirements, and height limit govern.	Secs. 135, 136 Same as R-2. For multiple dwelling, may be located within 600 feet of lot.	Secs. 204.1(e), 118 All R-4 principal uses. All R-2 transitional uses.	Sec. 204.2 Same as for R-2, plus institution primarily for treatment of contagious diseases or drug or liquor addicts if occupying entire city block or lot not less than 3 acres in area; hotel, private club or lodge building according to specific regulations.	R-3
R-4	Sec. 205.1 All principal uses permitted in R-3 district. Multiple-story multiple-family dwelling; private club or lodge (non-commercial).	Secs. 124 & 129 2640 sq. ft., new subd'ns. Others, 2500 sq. ft. except lots of record. 200 sq. ft. per dwelling unit.	Sec. 125 Interior Lot: 75% Corner Lot: 80%	Secs. 132, 133, 134 No side yard required, but where provided, must not be less than 3 feet wide. One to three story bldg.: 15-foot rear yard. Four or more story bldg.: 25-foot rear yard.	Governed by floor area ratio.	Secs. 120, 122 Floor area not to exceed 4.8 times the area of lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 136 Same as R-3. One for each 8 hotel bedrooms where total number of rooms exceeds 20.	Secs. 205.1(d), 206, 118 Professional office building or office of single firm; restaurant, personal service shop, newsstand, where not more than 5 persons employed; storage garage; some R-1-D conditional uses; in R-4, multiple dwelling as regulated in R-5 if adjacent to C-3 district; advertising sign according to specific regulations.	Secs. 205.2, 206 Same as R-3, plus professional offices according to specific regulations.	R-4
R-5	Sec. 206 All principal uses permitted in R-4 district.	Secs. 124 & 129 2640 sq. ft., new subd'ns. Others, 2500 sq. ft. except lots of record. 125 sq.ft. per dwlg. unit. A one-room & kitchen apt. is counted as 3/4 of a dwelling unit.	Sec. 125 Interior Lot: 75% Corner Lot: 90%	Secs. 132, 133, 134 No side yard required, but where provided, must not be less than 3 feet wide. One to three story bldg.: 10-foot rear yard. Four or more story bldg.: 20-foot rear yard.	Governed by floor area ratio.	Secs. 120, 122 Floor area not to exceed 10.0 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.				R-5
C-1	Sec. 207.1 Neighborhood retail business; personal service; business or professional office; motel; advertising sign.	Sec. 130 Number of dwelling units permissible on any lot in a C district is the same as for a permitted transitional use in the nearest R district; provided, that in no case shall the number of dwelling units permitted on a lot in a C-1 or C-2 district be less than is permitted in an R-3 district.	Sec. 125 No restrictions. Portions of buildings occupied by dwelling units limited to coverage permitted in nearest R district.	Sec. 134 None, except for floors used for residence, where rear yard requirements of nearest R district apply.	Governed by floor area ratio. Sec. 121 No dwelling shall exceed 40 feet in height if its lot adjoins an R-1-D, R-1, R-2 or R-3 district.	Secs. 120, 122 Floor area not to exceed 3.6 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 136, 137, 138 One per dwelling unit. Varies with use. If bldg. exceeds 5000 sq.ft.: restaurant, 1 space per 200 sq.ft.; med. off., 1 per 300 sq.ft.; bus. off., 1 per 500 sq.ft.; retail store, 1 per 500 sq.ft. up to 20,000 sq.ft. plus 1 for ea. additional 250 sq.ft.; motel, 1 per rental unit. (Loading spaces required for certain uses)	Does not apply.	Sec. 207.2 Planned unit development, aircraft landing field, wireless transmission tower, railroad, institution primarily for treatment of contagious diseases or for the treatment or care of drug or liquor addicts.	C-1
C-2	Sec. 208.1 Community retail business and service.				Governed by floor area ratio. Sec. 121 No dwelling shall exceed 40 feet in height if its lot adjoins an R-1-D, R-1, R-2 or R-3 district.	Secs. 120, 122 Floor area not to exceed 3.6 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 136, 137, 138 Same as C-1. Theatre or auditorium with more than 50 seats: one space for each 8 seats up to 1000, plus one for each 10 seats in excess of 1000; Mortuaries, five spaces unless greater number required by Planning Commission. (Loading spaces required for certain uses)	Does not apply.	Secs. 208.2, 209.2 Same as for C-1, plus animal hospital in enclosed building, mortuary, parcel delivery service in enclosed building, minor automobile repair in enclosed building, automobile sales lot, storage building for household goods.	C-2
C-3	Sec. 209.1 Central business and shopping.				Governed by floor area ratio.	Secs. 120, 122 Floor area not to exceed 20.0 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 140 None required (Loading spaces are required)	Does not apply.		C-3
C-M	Sec. 210.1 General commercial; wholesale storage; mortuary; automobile sales lot. (No one or two-family dwellings).				Governed by floor area ratio.	Secs. 120, 122 Floor area not to exceed 9.0 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 136, 137, 138 Varies according to use. (Loading spaces are required)	Does not apply.	Sec. 210.2 Same as for C-2, plus experimental laboratory, dairy products distribution plant in enclosed building.	C-M
M-1	Sec. 211.1 Light industry and manufacturing. (No dwelling, hotel, motel or boarding house).	Sec. 124	No restrictions.	None	Governed by floor area ratio.	Secs. 120, 122 Floor area not to exceed 5.0 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 137, 138 Varies according to use. Generally one space for each 1500 square feet of floor area where floor area exceeds 7500 square feet. (Loading spaces are required)	Does not apply.	Sec. 211.2 Planned unit development, truck terminal if not less than 200 feet from any R district, institution primarily for treatment of contagious diseases, or for the treatment or care of drug or liquor addicts.	M-1
M-2	Sec. 212.1 Heavy industry; food processing. (No dwelling, hotel, motel, boarding house, school or institution for human habitation.)	Sec. 124	No restrictions.	None	Governed by floor area ratio.	Secs. 120, 122 Floor area not to exceed 5.0 times the area of the lot. Lot area of corner lot to be increased by 25% for calculation.	Secs. 135, 137, 138 For any use first permitted in M-2, one space for each 2000 square feet of floor area where floor area exceeds 10,000 square feet. (Loading spaces are required)	Does not apply.	Sec. 212.3 Same as for M-1, plus smelter, garbage incineration, manufacture of corrosive acid or alkali, cement, gypsum, explosives, petroleum refining, abattoir.	M-2

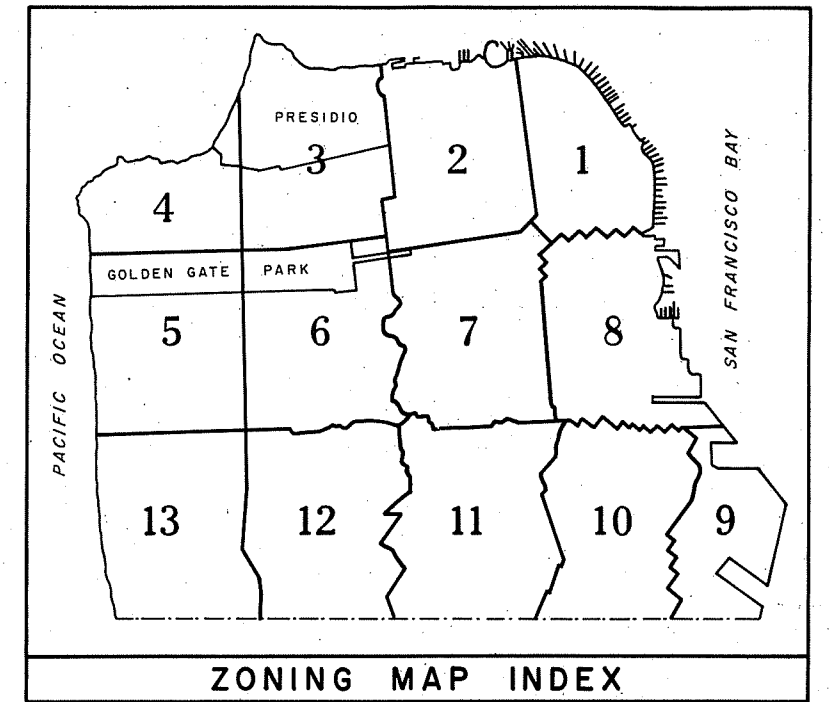
This summary is for handy reference only; consult City Planning Code for complete and official provisions.

Prepared by the San Francisco Department of City Planning March 1, 1960

SEE SHEET 2



SEE SHEET 8



SAN FRANCISCO BAY

DWELLING DISTRICTS

R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS

C-1 C-2 C-3 C-M

INDUSTRIAL DISTRICTS

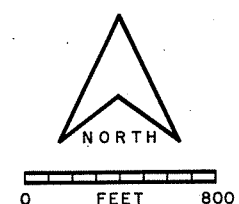
M-1 M-2

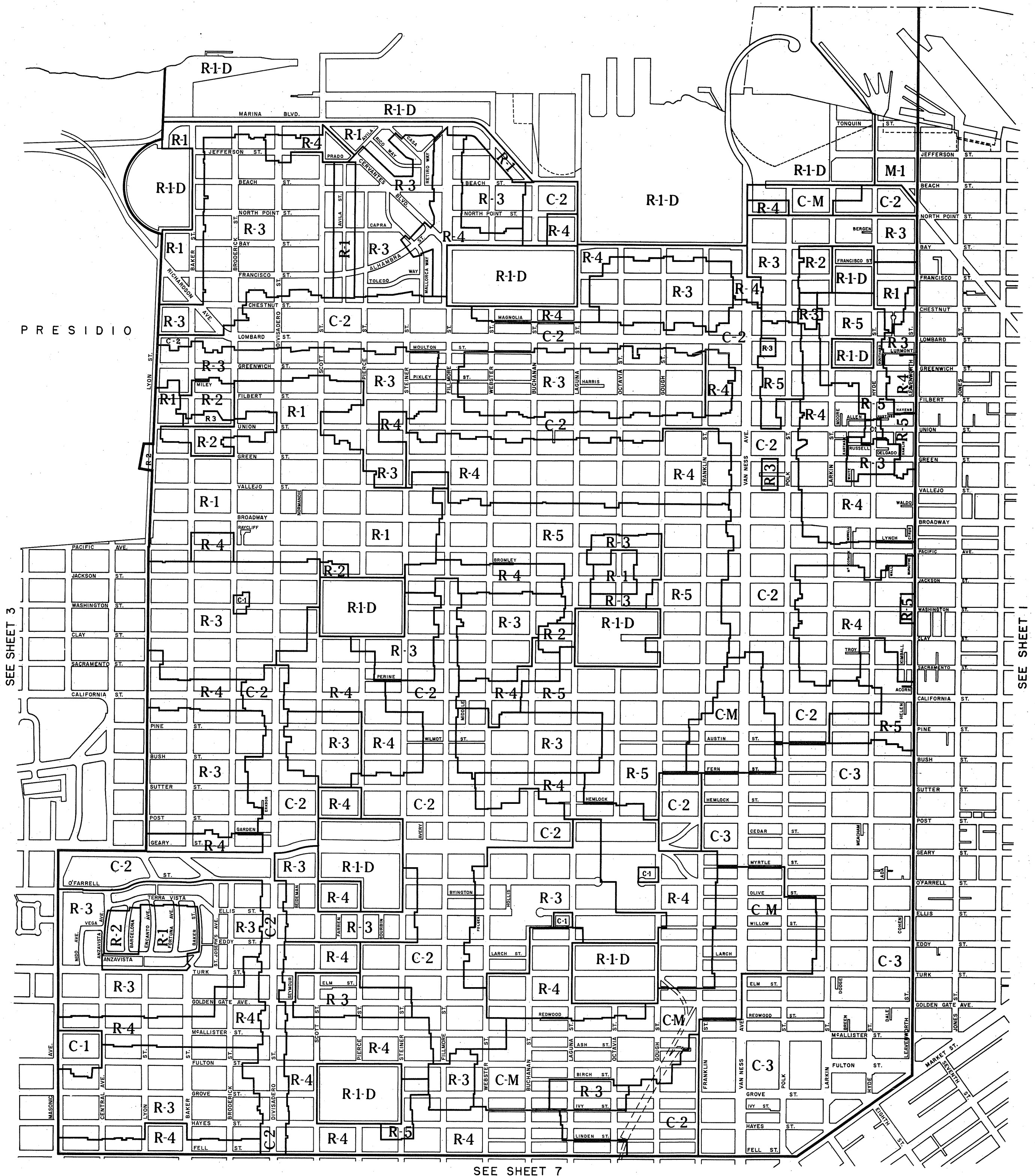
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DWELLING DISTRICTS
R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS
C-1 C-2 C-3 C-M

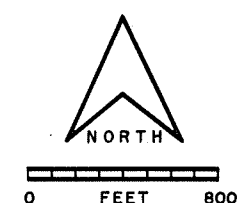
INDUSTRIAL DISTRICTS
M-1 M-2

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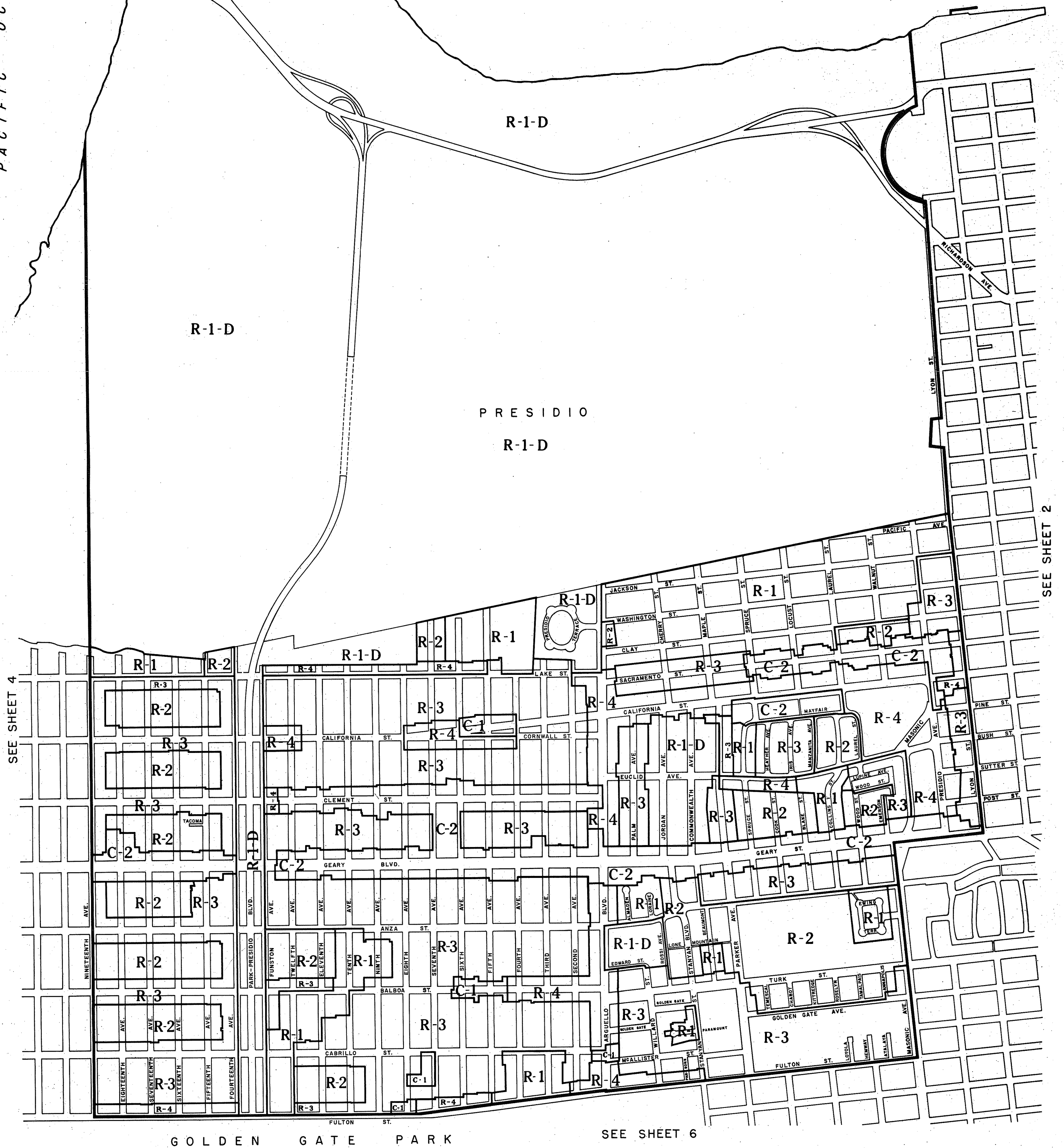
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PACIFIC OCEAN

SAN FRANCISCO BAY



DWELLING DISTRICTS

R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS

C-1 C-2 C-3 C-M

INDUSTRIAL DISTRICTS

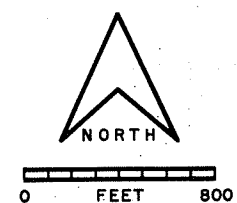
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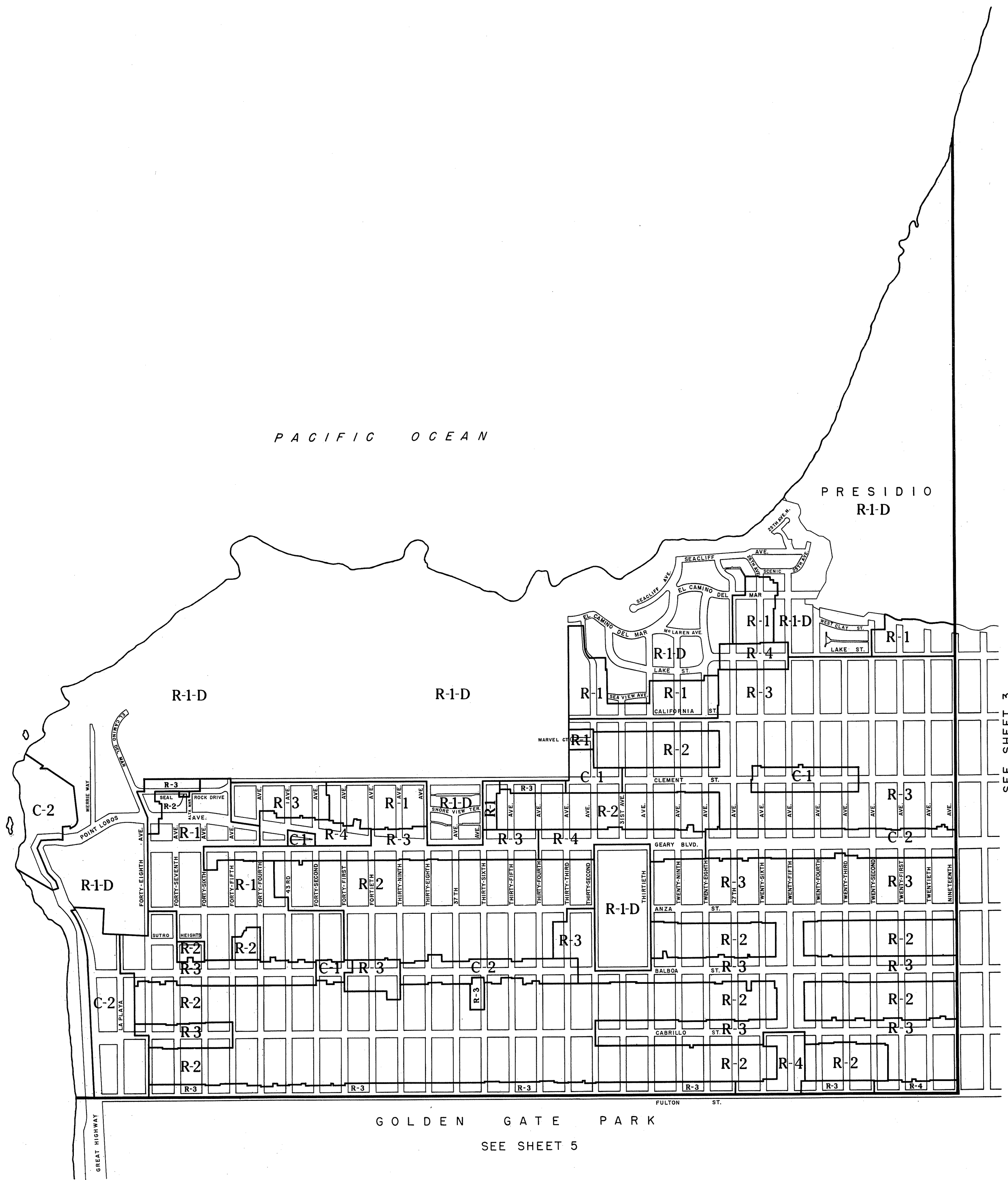
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PACIFIC OCEAN



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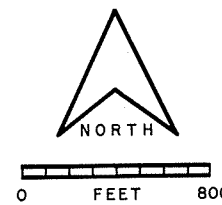
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PACIFIC OCEAN

GREAT HIGHWAY

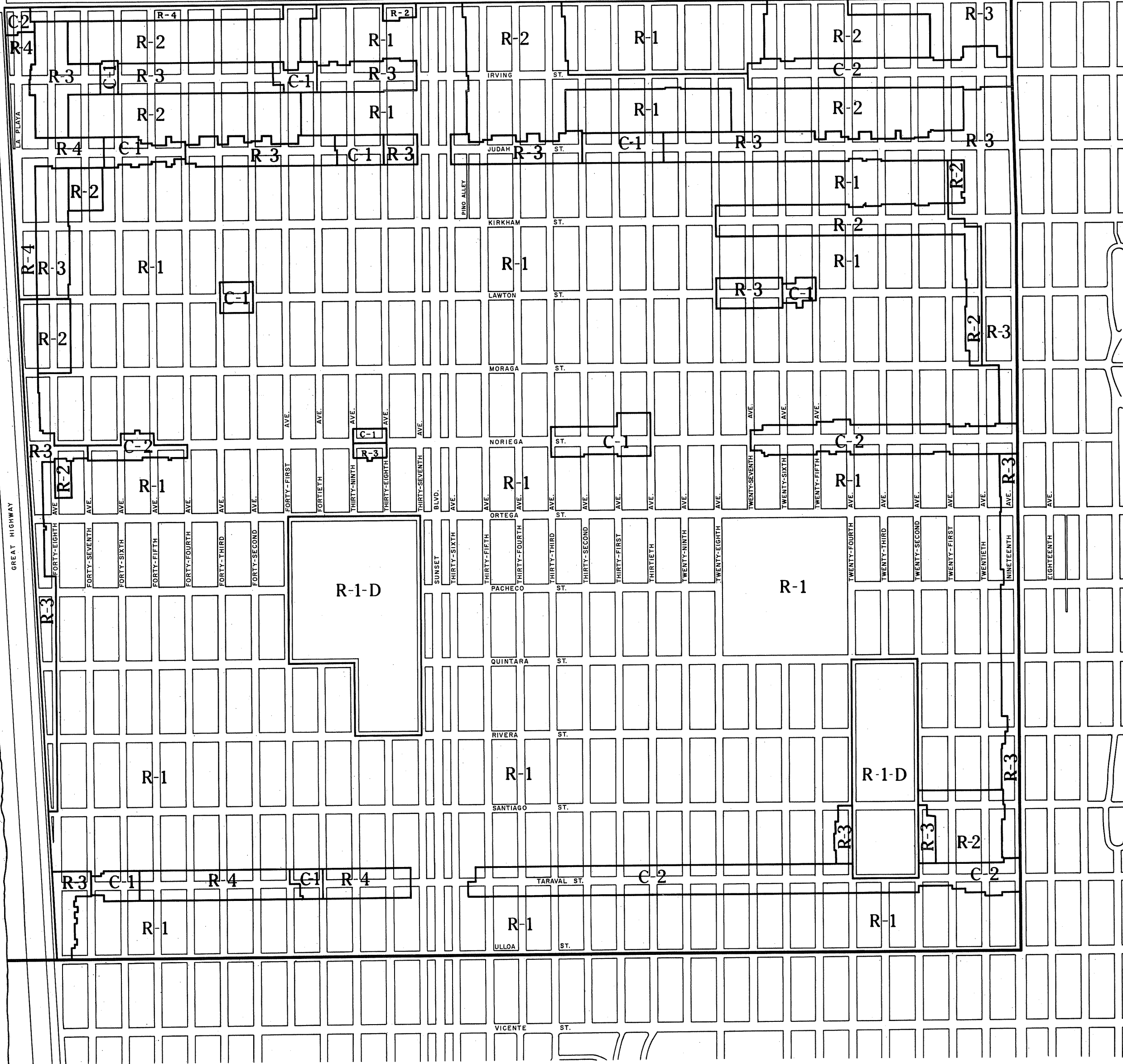
GREAT HIGHWAY

GOLDEN GATE PARK

R-1-D

R-1-D

LINCOLN WAY



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DWELLING DISTRICTS

R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS

C-1 C-2 C-3 C-M

INDUSTRIAL DISTRICTS

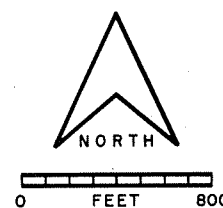
M-1 M-2

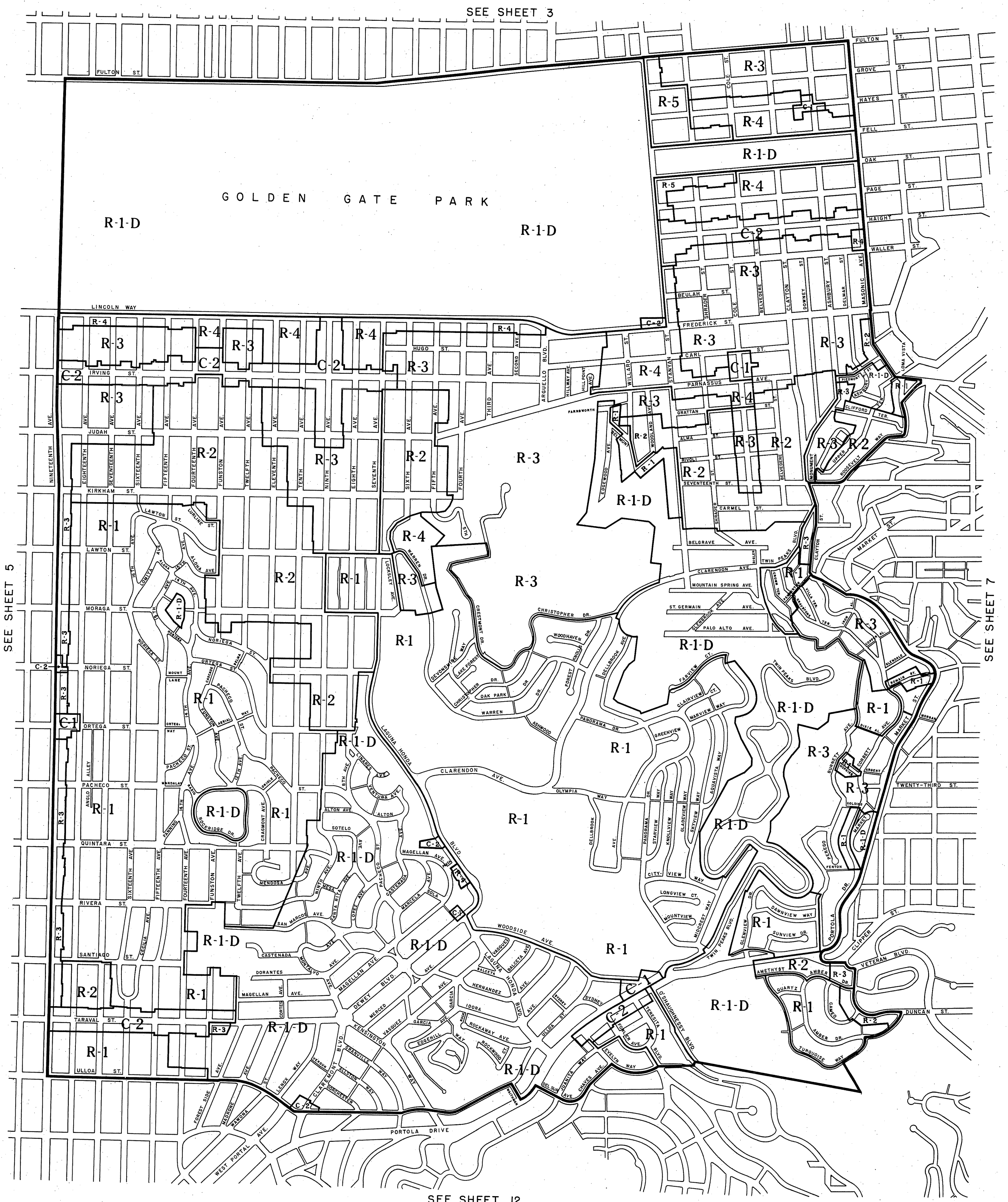
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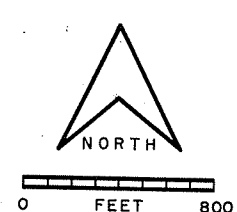
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ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO



DWELLING DISTRICTS
R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS
C-1 C-2 C-3 C-M

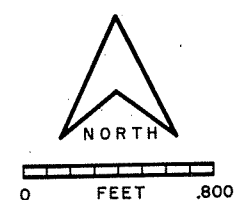
INDUSTRIAL DISTRICTS
M-1 M-2

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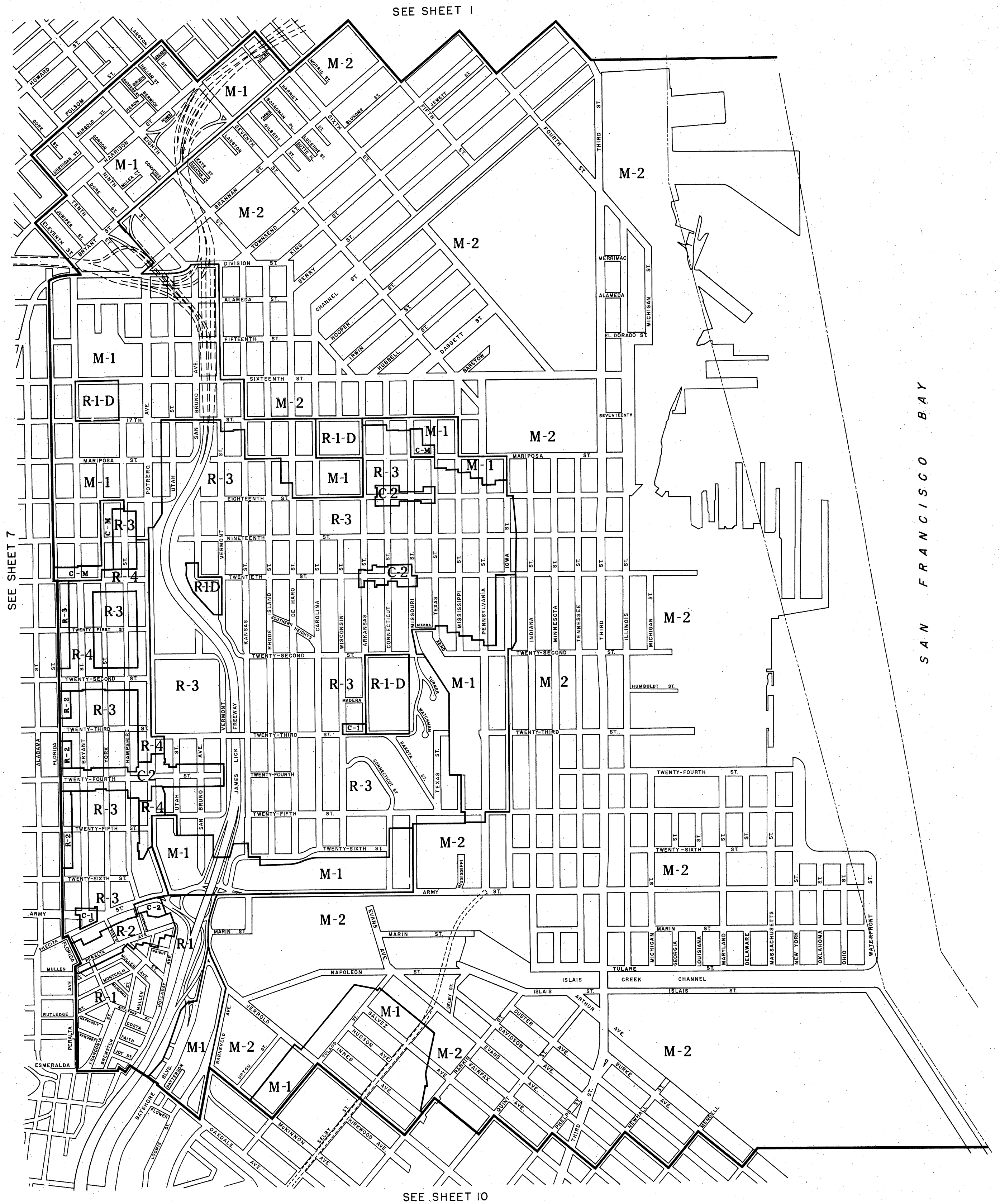
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ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO



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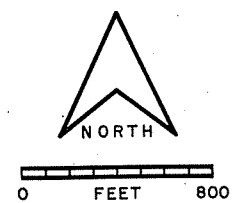
INDUSTRIAL DISTRICTS
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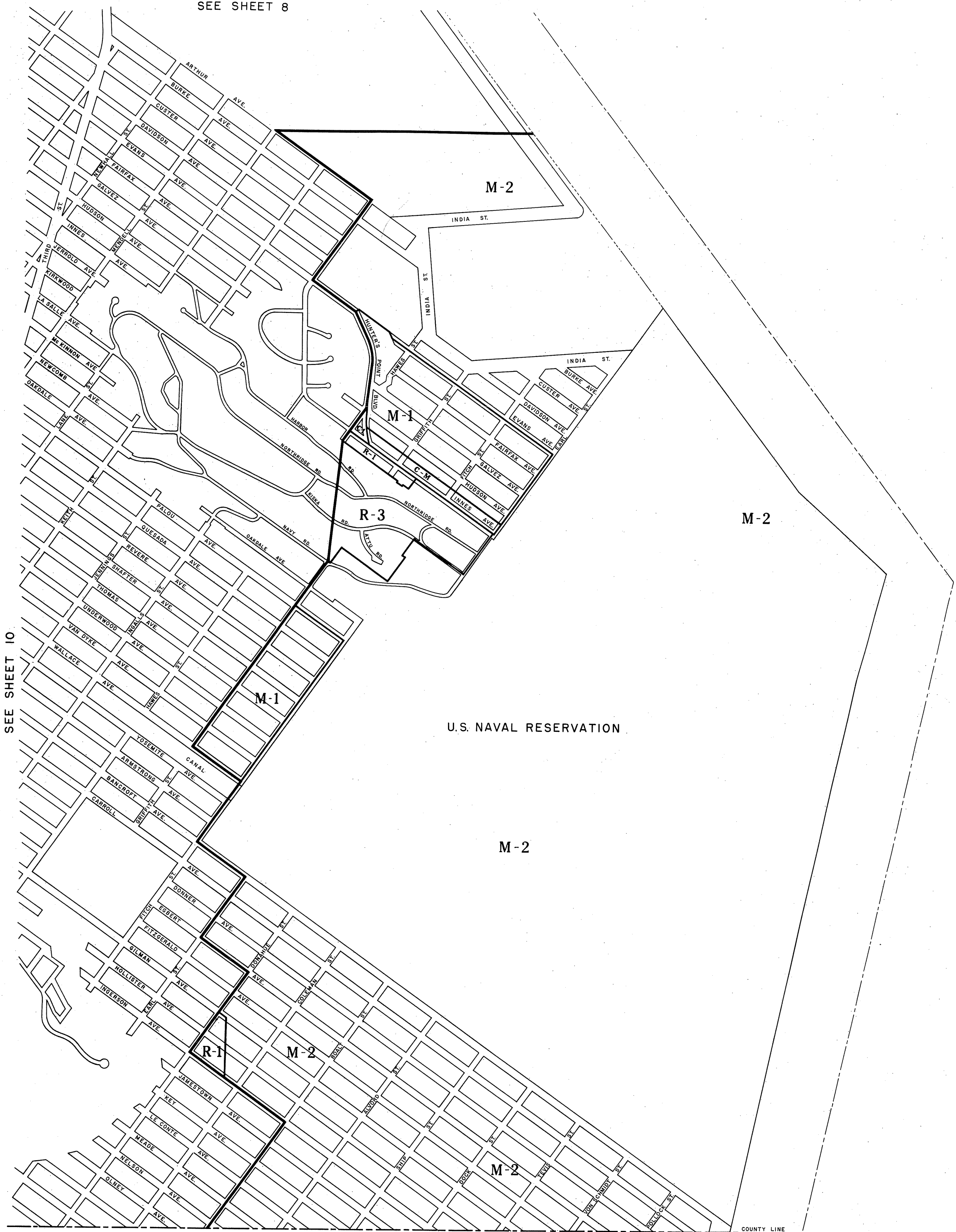
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ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO

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SAN FRANCISCO BAY

DWELLING DISTRICTS

R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS

C-1 C-2 C-3 C-M

INDUSTRIAL DISTRICTS

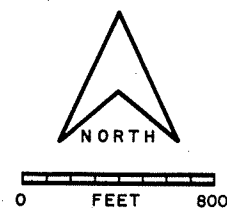
M-1 M-2

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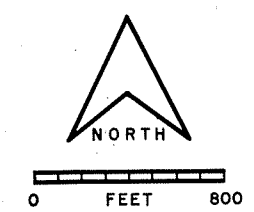


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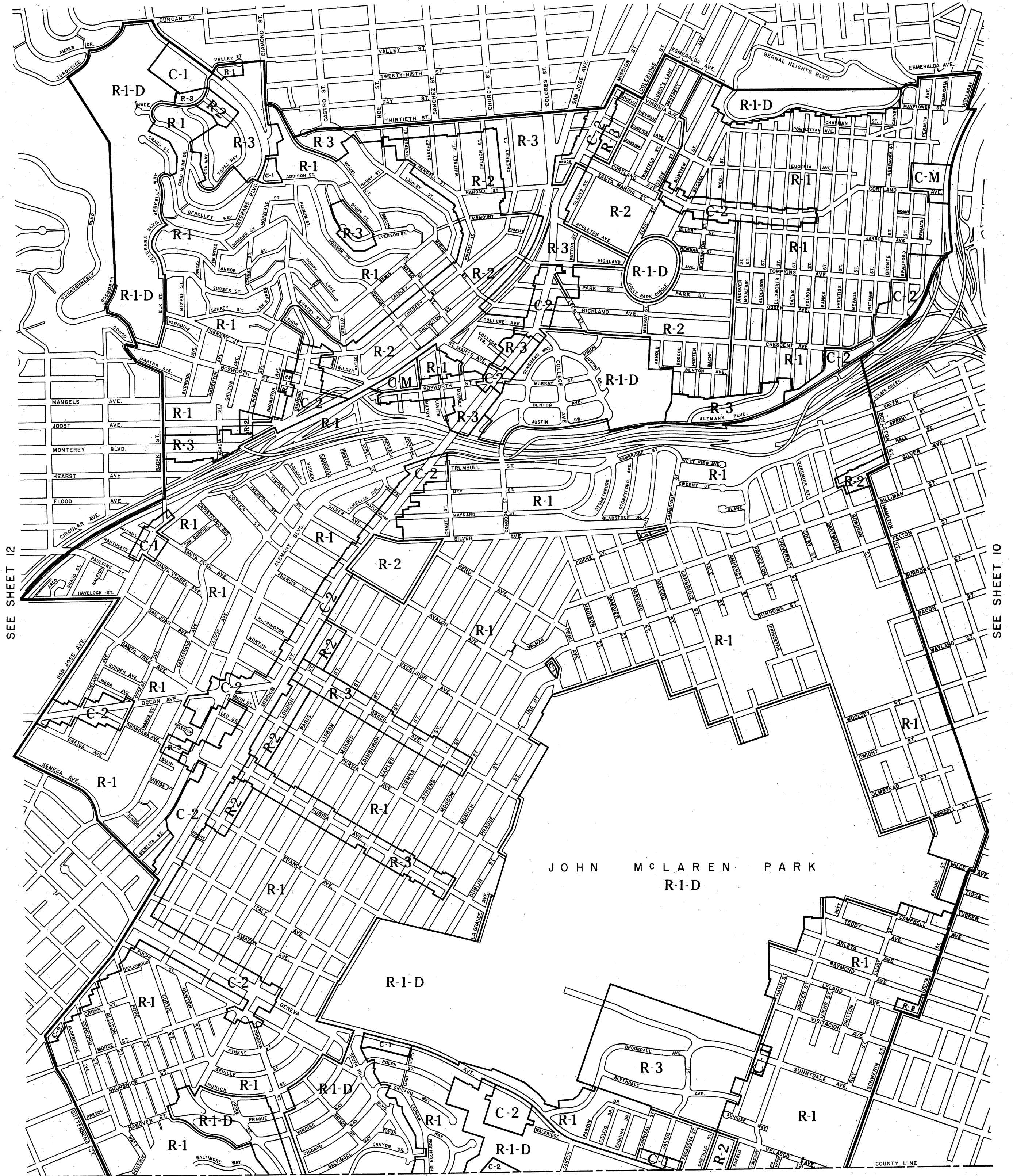
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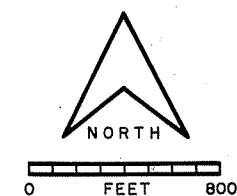
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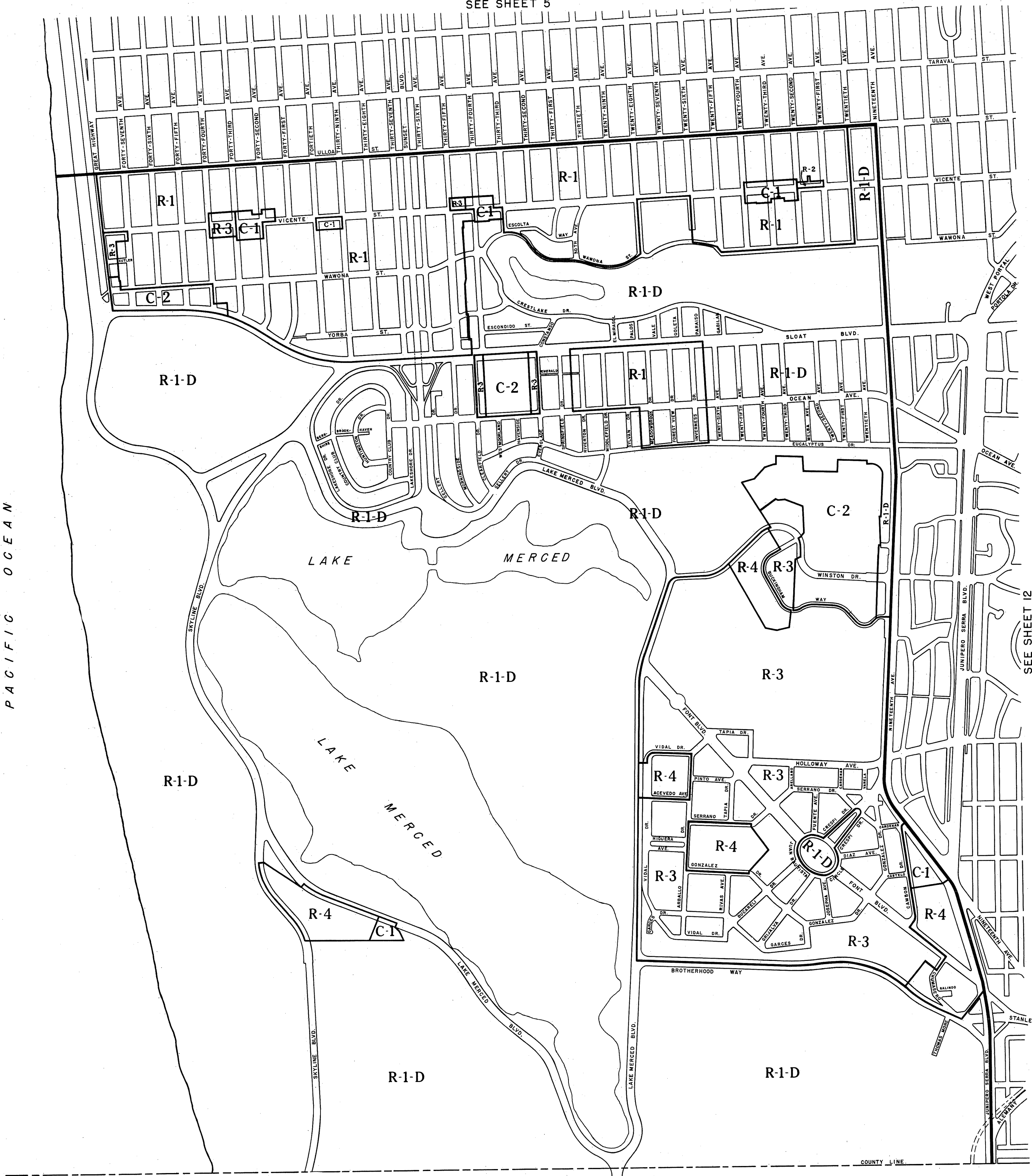
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ZONING MAP OF THE CITY AND COUNTY OF SAN FRANCISCO

PACIFIC OCEAN



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DWELLING DISTRICTS

R-1-D R-1 R-2 R-3 R-4 R-5

COMMERCIAL DISTRICTS

C-1 C-2 C-3 C-M

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