

East SoMa Generalized Zoning Districts

ADOPTED - December 2008

6th Street Corridor

Encourage small scale neighborhood serving uses here

Folsom Street Corridor

Strengthen Folsom as the key neighborhood-serving boulevard for SoMa by emphasizing housing here, requiring a housing component in any new development. Permit limited office and retail as long as they are part of a mixed use project with housing.

2nd Street Corridor

Reinforce the role of this corridor as a secondary office reservoir for downtown by permitting small and larger office, as well as residential and PDR.

South Beach

Update underlying zoning for this redevelopment area to acknowledge medium to high density development that has already occurred there.

Alleys

Maintain the intimate scale and generally residential character of these small alleys.

Mixed Use

Maintain the mixed character of this area, by encouraging PDR, small offices and residential development.

3rd and 4th Street Corridor

Retain existing SLI zoning in this area, pending further study of appropriate land use controls for the 4th Street Corridor.

South Park

Protect the historic character of this district by encouraging small scale residential and commercial development.

