

Figure 3.  
Zoning District Table

	Van Ness & Market Downtown Transit Residential	Neighborhood Commercial Transit (NCT 3)	Named NCT Districts (Hayes Gough, Upper Market)	Residential Transit Oriented (RTO)
<b>Purpose</b>	Encourage transit-oriented high-density mixed-use adjacent to the downtown core. Mixed retail, office and housing in a 85 or 120 foot building base, with some residential towers allowed above the base at heights from 160 to 400 feet. Base zoning is C-3-G. Controls of C 3-G apply except where noted below.	Encourage mixed-use development of moderate scale concentrated near intensive transit services. Mixed retail, limited office and housing in buildings up to 5085 feet. Controls generally same as for NC-3 except where noted below.	Encourage mixed-use development in keeping with the established character of the area's Neighborhood Commercial districts. Only key controls are revised for housing and parking flexibility.  No change to existing controls except where noted below.	Encourage residential infill in keeping with the scale of existing, moderately scaled residential areas. Limited small retail permitted only on corner lots. Controls generally same as for existing RH-3, RM-1, and RM-2 districts with density and parking flexibility.
<b>Lot Size Limit</b>	No Change from C-3 . N/ A	No Change from NC-3. (C above 10,000 sf )	No Change from Hayes-Gough and Upper Market  (C above 10,000 sf)	Merge limit 5,000 sf; C above. C for development on existing lots > 10,000 sf
<b>Non-residential Use Size</b>	No Change from C-3 . N/ A	No Change from NC-3. (C above 6,000 sf)	No Change from Hayes-Gough and Upper Market  (C above 3,000 sf)	P up to max 1,200 sf on corner lots only; C otherwise for institutional uses.
<b>Retail Commercial Uses</b>	P up to 4th floor; (except publicly owned or leased buildings).	No Change from NC-3. (P all floors)	No Change from Hayes-Gough and Upper Market  (P 1 st and 2 nd floors)	Limited type; P up to 1,200 sf on ground floor of corner lots only; NP above or elsewhere.
<b>Non-Retail Office Uses</b>	P up to 4th floor; (except publicly owned or leased buildings).	No Change from NC-3. (some P 1 st and 2 nd floors)	No Change from Hayes-Gough and Upper Market  (some with C)	Not Permitted
<b>Residential Uses</b>	P; Generally only use allowed above 4 th floor. Required at 2:1 ratio with non-residential.	No Change from NC-3. (P on all floors)	No Change from Hayes-Gough and Upper Market  (P on all floors)	P; Generally only use permitted.
<b>Cultural/Arts/ Religious/ Institutional Uses</b>	P up to 4th floor; (except publicly owned or leased buildings).	No Change from NC-3. (P on all floors)	No Change from Hayes-Gough and Upper Market  (P on 1 st floor, C above)	C
<b>Non-Residential Parking</b>	No minimum required. Up to 7.5% of floor area for parking (approx 1 space per 4,500 gross sf).	No minimum required. Generally, Sec. 151 minimum requirements become maximum caps, up to 1 space per 500 sf of occupied floor area.	No minimum required. Generally, Section 151 minimum requirements become maximum caps, up to 1 space per 500 sf of occupied floor area.	Not Permitted for small corner stores; some associated with conditional institutional uses possible.
<b>Grocery stores &gt;20,000 sf</b>	No Change from C-3 .	May seek conditional use to raise maximum cap by 1 space per 250 sf occupied floor area for portion of use above 20,000 sf.	May seek conditional use to raise maximum cap by 1 space per 250 sf occupied floor area for portion of use above 20,000 sf.	N/A
<b>Residential Off-street Parking</b>	No minimum req; P up to 0.25 spaces per unit; C up to max 0.75 spaces per unit and 1 space for 2 bedroom unit max. Same as C-3.	No minimum req.; P up to 0.5 spaces per unit; C up to max 0.75 spaces per unit and 1 space for 2 bedroom unit max	No minimum req; P up to 0.5 spaces per unit; C up to max 0.75 spaces : 1 space) per unit and 1 space for 2 bedroom unit max	No minimum req; P up to 0.75 spaces per unit; conditional use could permit up to 1 space per unit max.
<b>Residential Density</b>	No density limit based on lot size; 2:1 minimum residential to non-residential use ratio  (except publicly owned or leased buildings)	No density limit based on lot size; required 40% 2 bedroom units, encourage 10% 3 BR. C for unit size exceptions.	No density limit based on lot size; required 40% 2 bedroom units, encourage 10% 3 BR. C for unit size exceptions.	1 unit per 600 sf lot area; C for higher density. Affordable units not subject to cap. Required 40% 2 bedroom units, encourage 10% 3BR. C for unit size exceptions.
<b>Rear Yard Requirement</b>	No Change from C-3.	No Change from NC3 (Generally 25% at residential floors)	Hayes Gough: no change. (25% at residential levels) Upper Market: Required at all levels. (25%)	No change from existing R district controls. (Generally 45% of lot depth averaged to within 25% consistent with neighbors at all levels)

P = Permitted NP = Not Permitted C = Conditional Use