

Table 9
Open Space Standards for New Development in San Francisco

Dwellings Other than SRO Dwellings	Kind of Development	Open Space Standards for New Development
		OS shall be provided in an amount equal to 1.33 sq. ft. for each sq. ft. of pvt. usable OS that needs to be provided
1	RH-1(D), RH-1	1.33 * 300
2	RH-1 (S)	1.33* 300 for first unit
		1.33*100 for minor second unit
3	RH-2	1.33*125
4	RH-3	1.33*100
5	RM-1, RC-1	1.33*100
6	RM-2, RC-2, SPD	1.33*80
7	RM-3, RC-3, RED	1.33*60
8	RM-4, RC-4, RSD	1.33*36
9	C-3, C-M. SLR, SLI, SSO, M-1, M-2	1.33*36
10	C-1, C-2	Same as the residential district
11	NC-1, NC-2, NC-S	
	Inner Sunset, Sacramento St., West Portal Ave.	1.33*100
12	NC-3, Castro St., Inner Clement St., Upper Fillmore St., Haight St., Union St., Valencia St., 24th St.-Mission, 24th St.-Noe Valley	1.33*80
13	Broadway, Hayes-Gough, Upper Market St., North Beach, Polk St.	1.33*60
14	Chinatown Community Business, Chinatown Residential Neighborhood Commercial, Chinatown visitor retail	1.00*48
Chinatown (non-residential)	For developments exceeding 10,000 gross sq. ft. in mixed use zones	1 sq. foot for every 50 sq. ft. of commercial or institutional space.
Live-Work Units	Live-work units within the RED ,RSD, SPD, SLR, SLI & SSO Districts (for all new str's and str's with gross floor area equal to 20% or more of existing gross floor area is added)	36 sq. ft. for each live/work unit.
1	Retail	1 sq. ft. per 250 sq. ft.
2	Manufacturing and light industrial	1 sq. ft. per 120 sq. ft.
3	Office	1 sq. ft. per 90 sq. ft.

Downtown (C-3)	C-3-O	1 sq. ft. per 50 sq. ft.
	C-3-R	1 sq. ft. per 100 sq. ft.
	C-3-G	1 sq. ft. per 50 sq. ft.
	C-3-S	1 sq. ft. per 50 sq. ft.
	C-3-SD	1 sq. ft. per 50 sq. ft.
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Mission Bay Residential District	1 Single unit building	125 sq. ft. per dwelling unit
	2 Multiple units, max. 4 stories	80 sq. ft. per dwelling unit
	3 Multiple units, 5-8 stories	64 sq. ft. per dwelling unit
	4 Perimeter dwelling units	0 sq. ft. per dwelling unit
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MB-O, MB-CI		1 sq. ft per 40 sq. ft. of all uses except residential, live/work and institutional.
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Glossary of Zoning Terms:

RH-1, RH-2, RH-3: One to three family housing; (D)= Detached; (S)= Minor Second Unit
 RM-1, RM-2, RM-3, RM-4: Mix of low density to high density housing
 RC-1 - RC-4: Mixed Residential-Commercial Districts (low density to high density)
 C-3-G, C-3-O, C-3-R, C-3-S: Downtown Commercial Districts
 C-3-0: Downtown Office
 C-3-R: Downtown Retail
 C-3-G: Downtown General Commercial
 C-3-S: Downtown Support
 Note: the C-3-0 district has a subdistrict for special development called the C-3-0(SD) district.
 C-M: Mixed Commercial/Industrial District
 NC: Neighborhood Commercial Districts (Valencia, 24th/ Mission)
 P: Public Use Districts
 M-1, M-2: Mixed Industrial Districts
 RED, RSD: Residential Enclave District; Residential Service District in SoMa
 SLI: Service/Light Industrial in SoMa
 SLR: Service/Light Industrial/Residential District in SoMa
 SPD: South Park District in SoMa
 SSO: Service/Secondary Office District in SoMa
 MB-O, MB- CI: Mission Bay Office/ Commercial/ Industrial