

Summary Draft of Proposed New Zoning Districts in the Mission

N/A = Not Applicable

Conditional Use: a permit that is only granted with permission from the Planning Commission

	Neighborhood Commercial Transit (NC-T)	Residential Transit Oriented (RTO)	Mixed Use - PDR (formerly Urban Mixed Use - UMU)	Production, Distribution, Repair (PDR)
Purpose	Encourage mixed-use development near transit. Controls are generally the same as existing zoning districts except where noted.	Encourage compatible housing development in existing residential areas and allow for small retail on corner lots. Controls are generally the same as existing zoning districts except where noted.	Create mixed-use places that also serve as transitional areas between established residential neighborhoods and areas intended for PDR. Allows housing, office, and other uses and requires some PDR space in new development.	Encourage new business formation, support existing businesses, and conserve space for PDR businesses and arts activities. To protect PDR, housing and large office are not permitted.
Key Changes to Permitted Uses				
RESIDENTIAL USES	Generally all Permitted, including childcare.	Generally all Permitted, including childcare.	Generally all Permitted, including childcare. New housing in Affordable Housing Priority Areas* must provide a greater percentage of affordable housing.	Not Permitted
Unit Mix (applies to 5 or more units)**	40% 2 bdr; 10% 3 bdr	40% 2 bdr; 10% 3 bdr	40% 2 bdr; 10% 3 bdr	N/A
INSTITUTIONS	Generally Permitted except for hospitals and medical centers, which are not permitted	Conditional Use for institutions, except for childcare which is Permitted	Generally Permitted except for hospitals and medical centers, which are Not Permitted	
RETAIL	General retail Permitted (groceries, pharmaceutical goods, self-service laundromats, florists, books, retail coffee, household goods, etc); arts and theatres Permitted; bars, liquor stores, large fast food Not Permitted	Limited type only: Permitted up to 1,200 square feet on ground floor of corner lots only (corner stores); Not Permitted on stories above ground floor or elsewhere	Permitted if under 2,500 square feet	Permitted if under 2,500 square feet
OFFICE (including biotech and live/work)	Generally Not Permitted except for small service related offices (e.g. dentist office)	Not Permitted	General office space Permitted up to 2,500 square feet per parcel, and Conditional Use up to 5,000 square feet; live/work and biotech Not Permitted	General office space Permitted up to 2,500 square feet per parcel, and Conditional Use up to 5,000 square feet; live/work and biotech Not Permitted
INDUSTRIAL (including auto repair)	Generally Not Permitted except for motor vehicle repair uses	Generally Not Permitted	Generally permitted except for storage and self-storage, parking lots and garages	Generally permitted except for storage and self-storage; Conditional Use for parking lots and garages
Key Changes in Development Standards				
Lot size limit	No change	Merge limit 5,000 square feet, Conditional Use on lots above 5,000 square feet. Conditional Use for development on existing lots greater than 10,000 square feet	To be determined	None
Residential Density Limit	None	None	None	N/A
Required ratio of PDR to other uses	N/A	N/A	1 square foot of PDR for every 4 square feet of housing	N/A
Useable Open Space per Dwelling Unit	100 square feet, 50% may be off site if publicly accessible	100 square feet if private; 133 square feet if common (33% greater than private if common)	80 square feet, 50% may be off-site if publicly accessible	N/A
Open space for Nonresidential Uses	None required	None required	Yes, it varies by the type of use (retail, office, industrial); may also pay in-lieu fee	None required
Residential Off-street parking	None required. Sets new maximum amounts permitted.	None required. Sets new maximum amounts permitted.	None required. Sets new maximum amounts permitted.	NA
Non Residential Off-street parking	None Required, Maximums vary by use (See Planning Code Sec. 731.22)	None Required, Maximums vary by use (See Planning Code Sec. 731.22)	None required, new maximums apply.	No change
Demolition/Subdivision of Units	Conditional Use	Conditional Use	Conditional Use	NA
Residential Conversion	Conditional Use	Conditional Use	Conditional Use	NA
Drive-Up/Drive Through	Not Permitted	Not Permitted	Not Permitted	Not Permitted

*In **Affordable Housing Priority Areas**, new residential development must provide a deeper level of affordable housing (exact requirements to be determined and publicly discussed in the near future).

** Not required for senior, disabled, group or affordable housing.