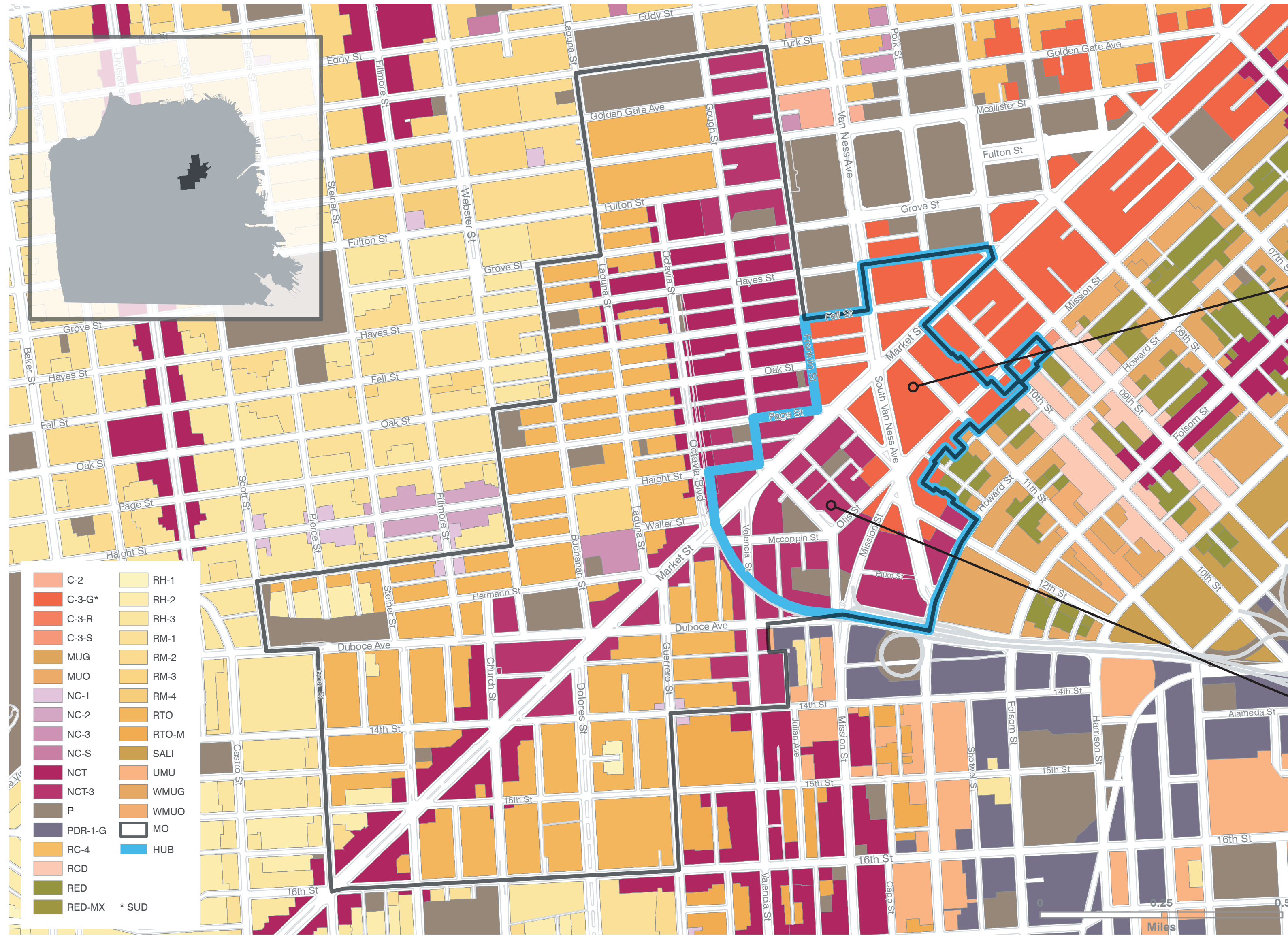


# LAND USE

## EXISTING ZONING



The Hub was included within the boundaries of the Market & Octavia Area Plan. Characterized as “SoMa West”, this area was envisioned as a “vibrant new mixed-use neighborhood.” Numerous policies in the plan support this vision, including the creation of the Van Ness and Market Downtown Residential Special Use District (SUD).

**Downtown General Commercial (C-3-G).** This is commercial district that is often found in the Downtown. This district is flexible and allows for a wide variety of land uses. The **Van Ness & Market Downtown Residential Special Use District (SUD)** was created to encourage the development of a transit-oriented, high-density, mixed-use residential around the intersections of Market Street and Van Ness Avenue and Mission Street and Van Ness. The SUD adds land use restrictions to the underlying zoning (C-3-G) to emphasize housing as the primary land use.

**Neighborhood Commercial (NCT-3).** This district allows for primarily residential uses and some commercial and retail uses to support the neighborhood.

## EXISTING LAND USE REQUIREMENTS

The table below summarizes some of the current requirements under existing zoning. The key differences between the two districts are outlined in blue.

	Zoning District	
Land Use Control	Neighborhood Commercial Transit District (NCT-3)	Downtown General Commercial (C-3-G) Van Ness & Market Downtown Residential Special Use District (SUD)
Parking	Commercial - none required Residential - Permitted to have up to 1 space per 2 units, up to 3 spaces per 4 units with a conditional use	Commercial - none required Residential - Permitted up to 1 space per 4 units, up to 1 space for 2 units with a conditional use
Public Art	NA	Projects involving new buildings, or the addition of 25,000 square feet or more are required to provide public art equal to 1% of the construction cost
Non-residential uses	Generally permitted	Non-residential uses are not permitted above the fourth story, and at least two sq. ft. of residential uses is required for each sq. ft. of non-residential use
Floor area ratio (FAR) bonus in exchange for public improvements	NA	Above 6 to 1
Privately-Owned Public Open Space (POPOS)	Not required	Required for new buildings
Open Space	Residential - 80 sq. ft. if private, 100 sq. ft. if common	Residential - 36 sq. ft. if private, 48 sq. ft. if common
Residential Density	None	None
Use Size	Permitted up to 5,999 sq. ft. Conditional use required if 6,000 sq. ft. & above	Conditional use required for single retail use over 90,000 gross square feet
Required Ground Floor Commercial Uses	Required on Market Street	Required on Van Ness Avenue and South Van Ness Avenue
Active Ground Floor Uses	Required	Required



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# LAND USE

## EXPLORING LAND USE CHANGES

As part of this project we are considering making changes to existing zoning to better align with project goals and create consistent requirements across a relatively small area. We would like your feedback on these changes and on the types of land uses that you would like to see in the neighborhood.

### LAND USE MIX

*In the C-3-G district non-residential uses are not permitted above the 4th floor, and for every 1 sq ft of a non-residential uses 2 sq ft of residential uses are required. Do you support this requirement?*

### PRIVATE OPEN SPACE

*Do you think the private open space requirements should be the same throughout the project area?*

### PARKING REQUIREMENT

*Do you think the parking requirements should be the same throughout the project area? Given that this area is well served by transit, do you support lowering the parking maximum?*

### PUBLIC ART

*Currently there is a public art requirement for parcels zoned C-3-G (shown in red). Do you support expanding the public art requirement to the entire project area?*

### COMMUNITY FACILITIES

*Are there community facilities that you would like to see in this area to support the residential neighborhood?*

### NEIGHBORHOOD SERVING RETAIL

*What types of neighborhood serving retail would you like to see? Where would you like this retail located?*

### OTHER

*Are there any land use changes that you would like for us to consider as part of this project?*



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