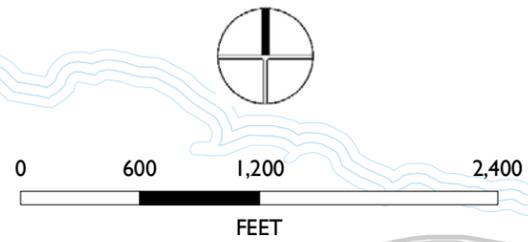
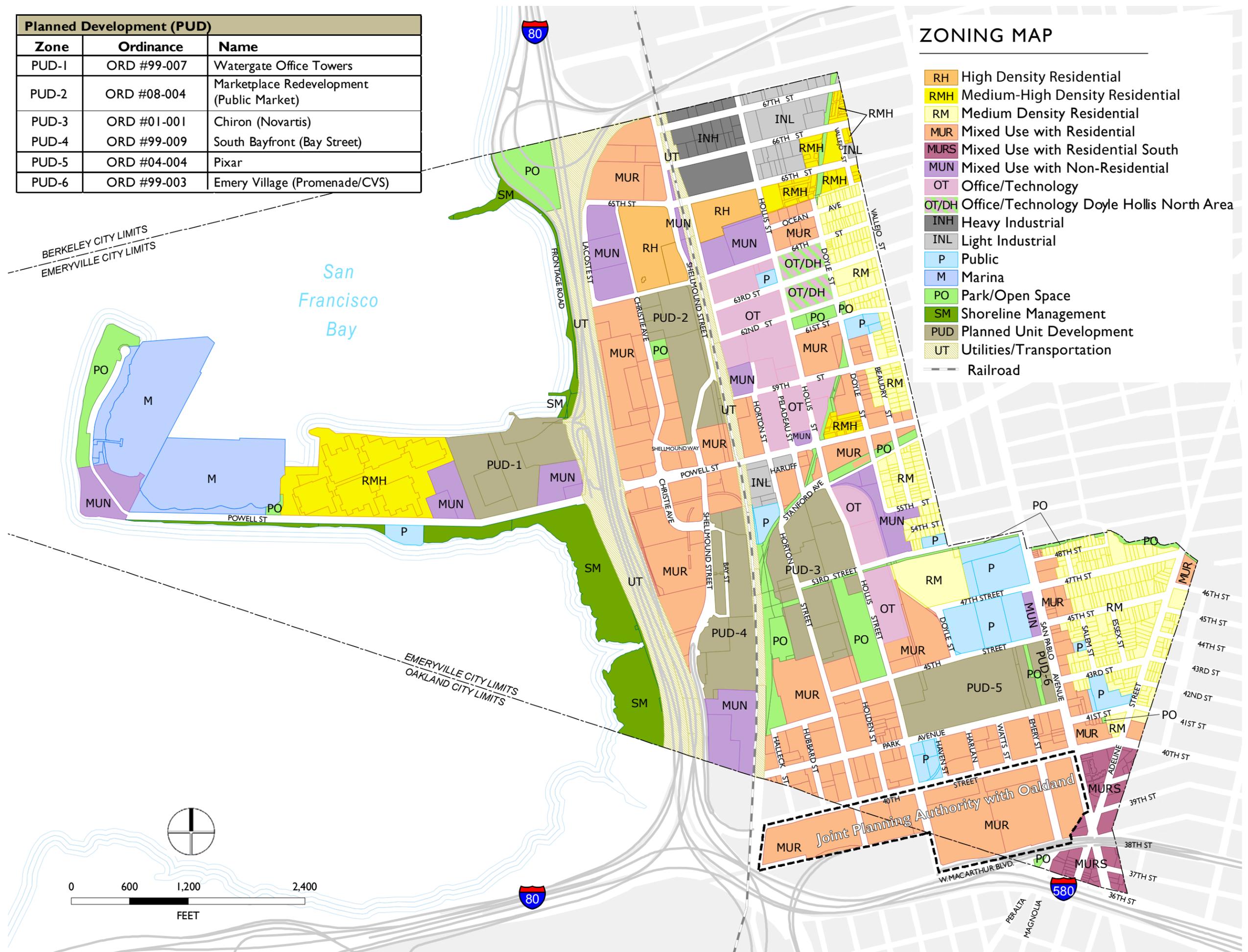


Planned Development (PUD)		
Zone	Ordinance	Name
PUD-1	ORD #99-007	Watergate Office Towers
PUD-2	ORD #08-004	Marketplace Redevelopment (Public Market)
PUD-3	ORD #01-001	Chiron (Novartis)
PUD-4	ORD #99-009	South Bayfront (Bay Street)
PUD-5	ORD #04-004	Pixar
PUD-6	ORD #99-003	Emery Village (Promenade/CVS)

## ZONING MAP

- RH High Density Residential
- RMH Medium-High Density Residential
- RM Medium Density Residential
- MUR Mixed Use with Residential
- MURS Mixed Use with Residential South
- MUN Mixed Use with Non-Residential
- OT Office/Technology
- OT/DH Office/Technology Doyle Hollis North Area
- INH Heavy Industrial
- INL Light Industrial
- P Public
- M Marina
- PO Park/Open Space
- SM Shoreline Management
- PUD Planned Unit Development
- UT Utilities/Transportation
- Railroad



# ZONING OVERLAY MAP

-  Pedestrian Priority Zone (PP)
-  Neighborhood Retail Overlay (NR)
-  Regional Retail Overlay (RR)
-  North Hollis District (N-H)
-  Park Avenue District (P-A)
-  Transit Hubs (TH)

Note: 1) PUDs established prior to these Regulations are excluded from overlay zones, but PUDs established under these Regulations are subject to overlay zones.  
 2) PP and NR extend to 50 ft. from front property line.

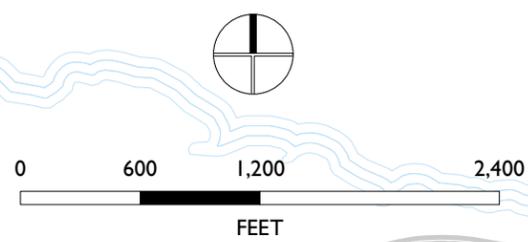
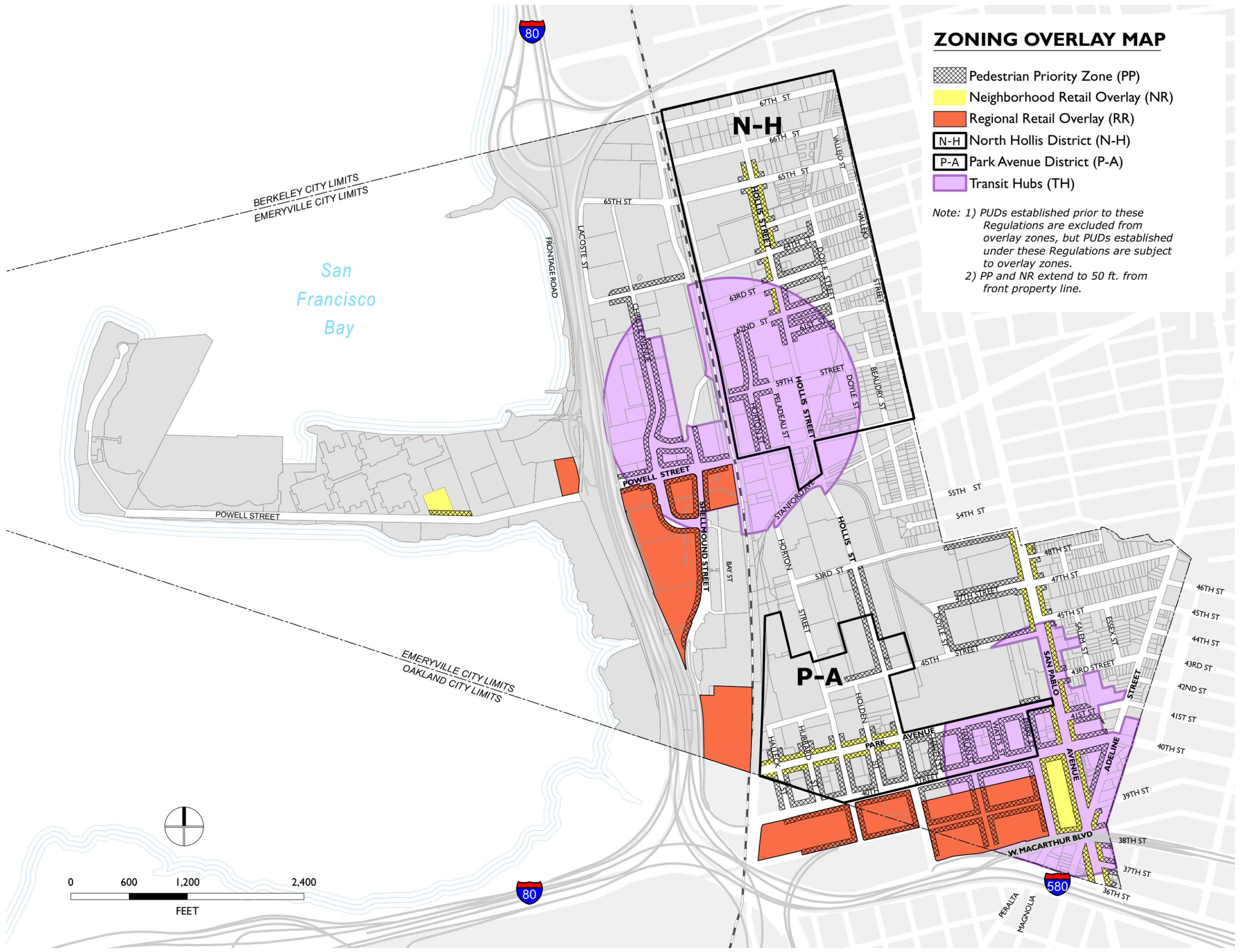


FIGURE 2-3  
Maximum Floor Area Ratios

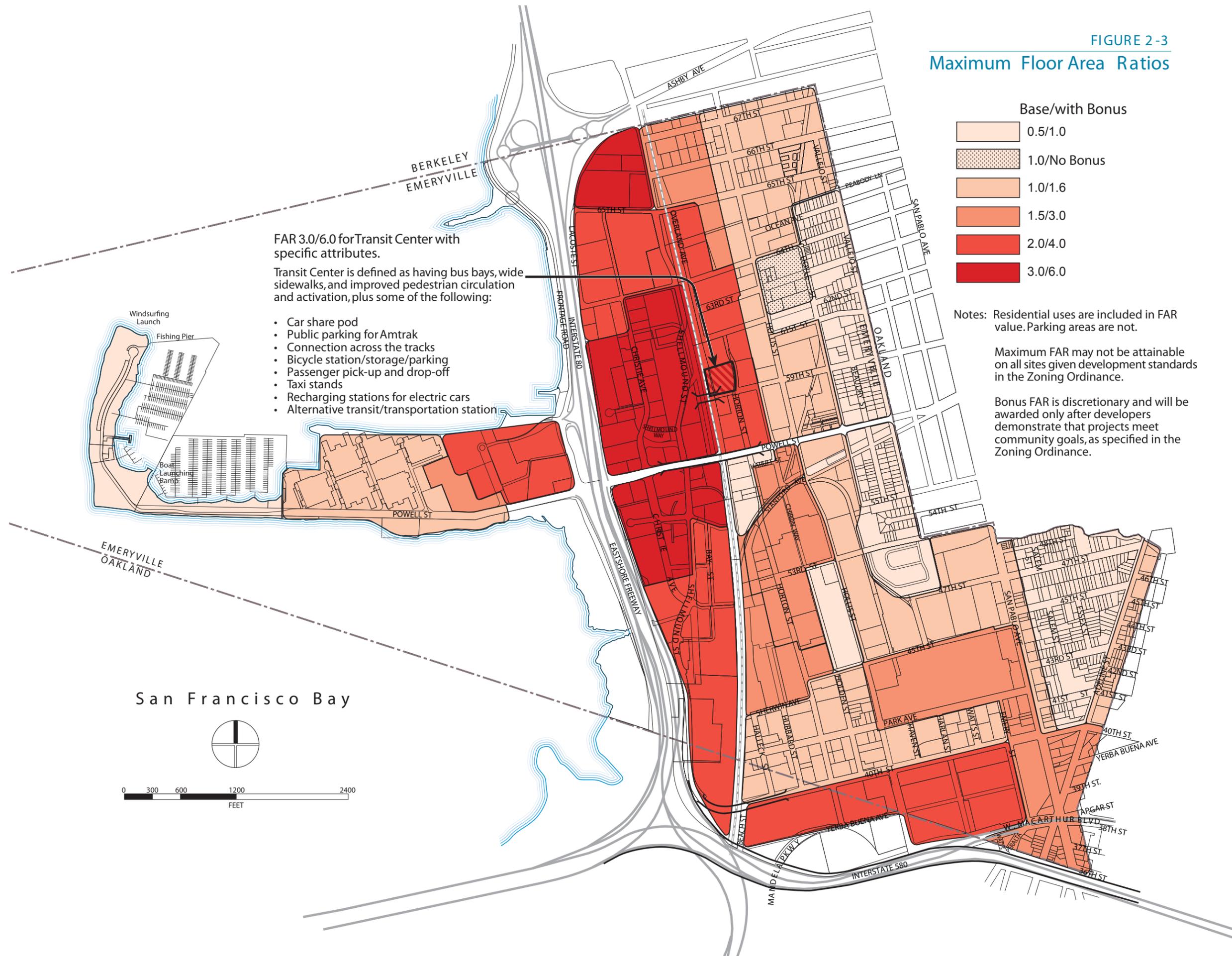


FIGURE 2-4

### Maximum Building Heights

- Base/with Bonus
- 30 ft/No Bonus
- 30/55 ft
- 40/75 ft
- 50/100 ft
- 75/100+ ft\*

 Existing entitlement to taller building

\*High rises over 100 ft are required to have exemplary design, cause minimal impacts ( e.g. wind, shadows) and provide community amenities.

Bonus height is discretionary and will be awarded only after developers demonstrate that projects meet community goals.

Buildings in all districts should step down to adjacent lower districts.

Building height 75/100+ feet for Transit Center with specific attributes.

Transit Center is defined as having bus bays, wide sidewalks, and improved pedestrian circulation and activation, plus some of the following:

- Car share pod
- Public parking for Amtrak
- Connection across the tracks
- Bicycle station/storage/parking
- Passenger pick-up and drop-off
- Taxi stands
- Recharging stations for electric cars
- Alternative transit/transportation station

Existing entitlement for one tower up to 200 feet and a second tower up to 150 feet.

Existing entitlement up to 225 feet

San Francisco Bay

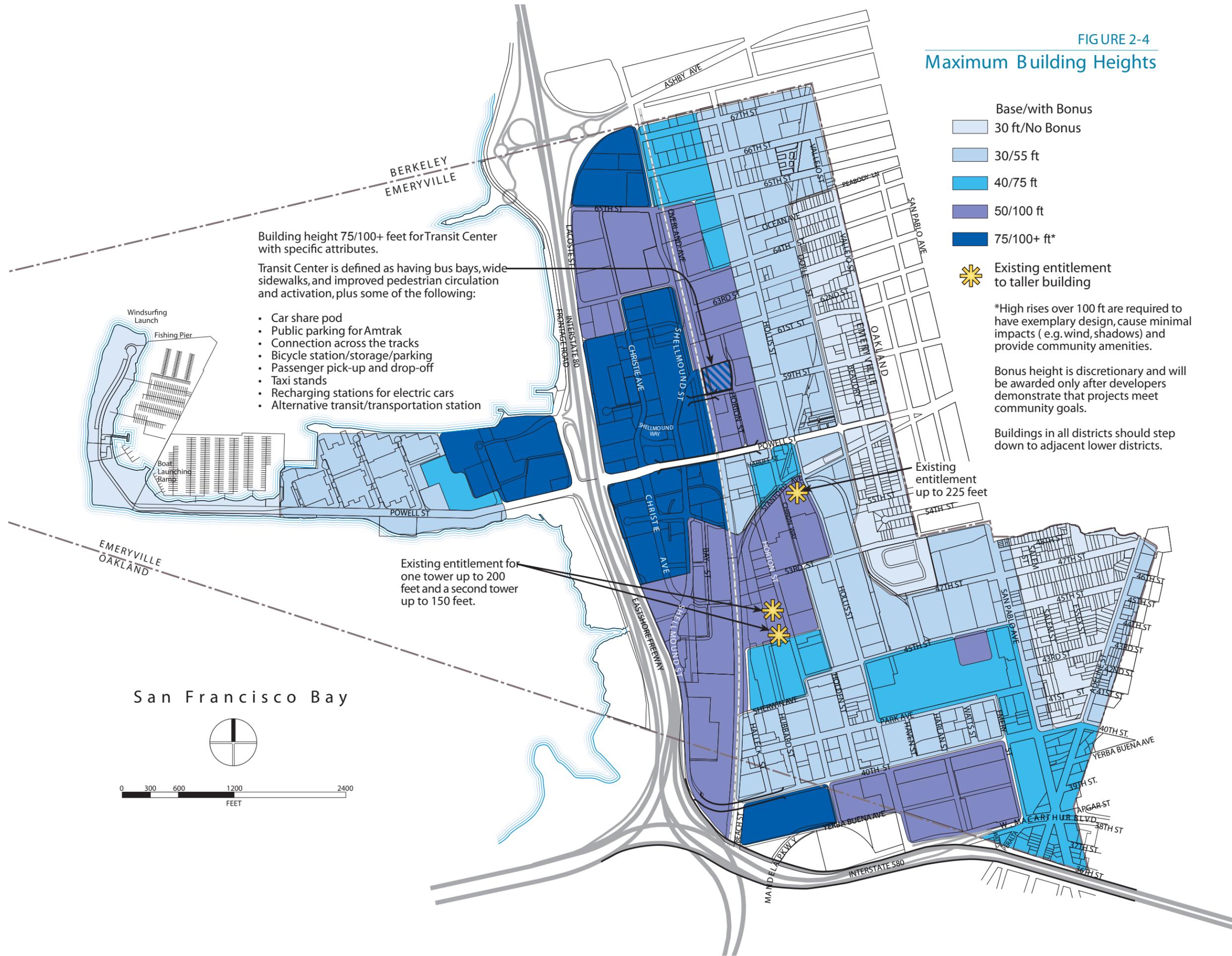
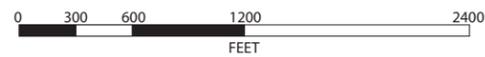
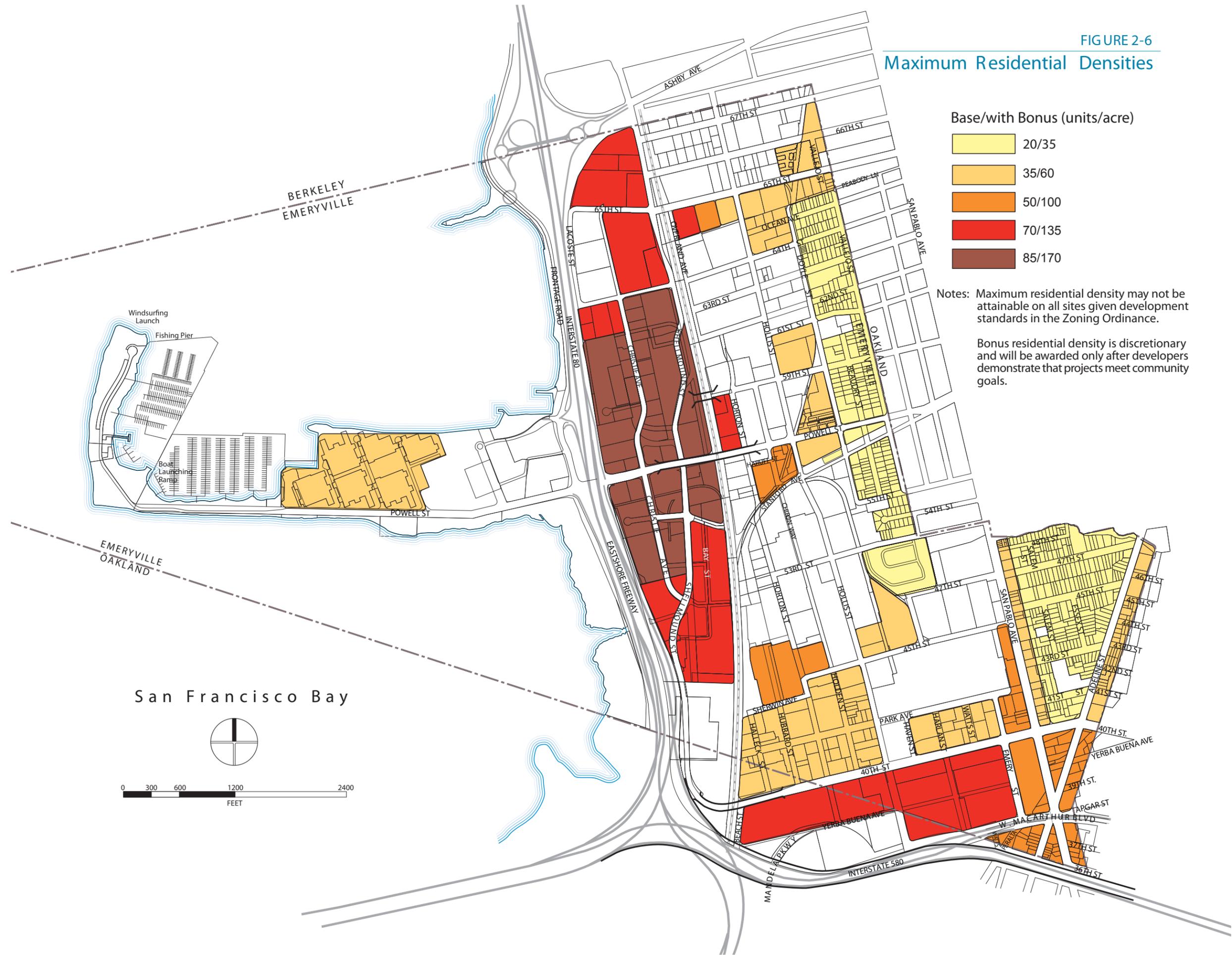


FIGURE 2-6

Maximum Residential Densities



San Francisco Bay

0 300 600 1200 2400  
FEET