

SEC. 835. RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT.

Residential Enclave-Mixed Districts (RED-MX) encompass some of the clusters of low-scale, medium density, predominantly residential neighborhoods located along the narrow side streets of the Western SoMa area. Many parcels in these residential enclaves are underdeveloped and represent opportunities for new residential and low-intensity commercial uses.

While residential uses are encouraged throughout these districts, group housing is limited, and student housing and single-room-occupancy units are prohibited. Small-scale retail, restaurants, arts activities, and other commercial uses are principally permitted to create the potential for more active, mixed use alleys. Some automobile-related and production, distribution, and repair uses are also permitted with limitations. Existing commercial activities in nonresidential structures may continue as nonconforming uses subject to the termination requirements of Article 1.7. Accessory Dwelling Units are permitted.

Table 835

RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE

<i>Zoning Category</i>	<i>§ References</i>	<i>Residential Enclave-Mixed District Controls</i>
BUILDING STANDARDS		
Table 835		
RED-MX – RESIDENTIAL ENCLAVE-MIXED DISTRICT ZONING CONTROL TABLE		
<i>Zoning Category</i>	<i>§ References</i>	<i>Residential Enclave-Mixed District Controls</i>
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits	§§ 261.1, 263.21, 270, 270.1, 270.2, 271	Varies; see also Height and Bulk District Maps. Height sculpting required on Alleys as set forth in § 261.1. Except in the Western SoMa SUD, non-habitable vertical projections permitted as set forth in § 263.21. Horizontal mass reduction required as set forth in §270.1. Mid-block alleys required as set forth in §270.2.
Rear Yards	§§ 130, 134, 136	Minimum rear yard depth shall be equal to 25% of the total depth of the lot on which the building is situated, but in no case less than 15 feet.
Front Setback and Side Yards	§§ 130, 132, 133	Front setbacks for residential uses are governed by the Ground Floor Residential Guidelines. Otherwise not required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	§ 138.1	As required by §138.1.
Street Frontage Requirements	§ 145.1	As required by §145.1. Exceptions permitted for historic buildings.
Active street-facing ground-floor uses required	§ 145.4	None
Parking and Loading Access Restrictions	§ 155(r)	As required by §155(r). (4)
Usable Open Space for Non-Residential Uses	§ 135.3, 426	As required by §135.3 and §426; may also pay in-lieu fee.
Artworks and Recognition of Artists and Architects	§ 429	Required for new buildings and building additions of 25,000 square feet or more.
Miscellaneous		
Design Guidelines and Standards	General Plan Commerce and Industry Element.	Subject to the Urban Design Guidelines, Citywide Design Standards, and any other applicable design guidelines that have been approved by the Planning Commission.. ²
Large Project Review	§§ 329, 249.39	As required by § 329. (4)
Planned Unit Development	§ 304	NP

Awning or Canopy	§§ 136, 136.1	P
Marquee	§§ 136, 136.1	NP
Signs	§ 607.2	As permitted by Section § 607.2 . ¹
General Advertising Signs	§§ 262, 602, 604, 608, 609, 610, 611	NP

Zoning Category	§ References	Residential Enclave-Mixed District Controls
RESIDENTIAL STANDARDS AND USES		
Zoning Category	§ References	Residential Enclave-Mixed District Controls
RESIDENTIAL STANDARDS AND USES		

Development Standards		
Usable Open Space [Per Dwelling Unit or Group Housing Room]	§§ 135, 136, 249.39	80 square feet per Dwelling Unit, or 54 square feet if publicly accessible. (4)
Off-Street Parking Requirements	§§ 150-151.1, 153 - 156, 166, 167, 204.5	No car parking required. Maximum permitted as set forth in § 151.1 . Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per § 166.
Off-Street Freight Loading, Residential	§§ 150, 152, 153 - 155, 204.5	None required if Occupied Floor Area is less than 100,000 square feet.
Residential Conversion, Demolition, or Merger of Dwelling Units, including Residential Flats	§ 317	C
Dwelling Unit Mix	§ 207.6	At least 40% of all Dwelling Units must contain two or more bedrooms or 30% of all Dwelling Units must contain three or more bedrooms.

Use Characteristics		
Intermediate Length Occupancy	§§ 102, 202.10	NP
Single Room Occupancy	§ 102, 249.39	NP
Student Housing	§ 102	NP

Residential Uses		
Dwelling Units	§ 102	P
Group Housing	§ 102	C
Senior Housing	§§ 102, 202.2(f)	P
Homeless Shelter	§ 102	C
Dwelling Unit and Group Housing Density, General	§ 207	Form-Based Density.
Minimum Dwelling Unit Densities, if Applicable	§ 207.9	Varies depending on project location, but generally ranges between 50 and 100 dwelling units per acre.
Maximum Dwelling Unit Size	§§ 207.10, 317	P up to 4,000 square feet of Gross Floor Area or an equivalent Floor Area Ratio for any individual Dwelling Unit of 1.2:1. C for Dwelling Units that exceed the greater of those thresholds.
Homeless Shelter Density	§§ 102, 208	Density limits regulated by the Administrative Code.

Zoning Category	§ References	Residential Enclave-Mixed District Controls
NON-RESIDENTIAL STANDARDS AND USES		
Zoning Category	§ References	Residential Enclave-Mixed District Controls

NON-RESIDENTIAL STANDARDS AND USES**Development Standards**

Floor Area Ratio	§§ 102, 123, 124	Section 124 sets forth the Basic FAR, based on height. Childcare Facilities and Residential Care Facilities are exempt from FAR limits.
Off-Street Parking Requirements	§§ 150-151.1, 153 - 156, 166, 204.5	No car parking required. Maximum permitted as set forth in § 151.1 . Bike parking required per § 155.2. If car parking is provided, car share spaces are required when a project has 25 units or more per § 166.
Off-Street Freight Loading, Non-Residential	§§ 150, 152, 153 - 155, 204.5	None required if Occupied Floor Area is less than 10,000 square feet.
Ground Floor Ceiling Height	§ 145.1(c)(4)	Required minimum floor-to-floor height of 14 feet, as measured from grade.

Commercial Use Characteristics

Drive-up Facility	§ 102	NP
Formula Retail	§§ 102, 303.1	NP
Hours of Operation	§ 102	No limit
Maritime Use	§ 102	NP
Open Air Sales	§ 102	P(3)
Outdoor Activity Area	§§ 102, 145.2	P if in front or it complies with Section 202.2(a)(7), C if elsewhere.
Walk-up Facility	§ 102	NP

Agricultural Use Category

Agricultural Uses	§§ 102, 202.2(c)	P
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Automotive Use Category

Automotive Uses*	§ 102	NP
Automotive Repair	§ 102	P(3)
Private Parking Garage	§ 102	C
Vehicle Storage Lot	§ 102	C
Vehicle Storage Garage	§ 102	C

Entertainment, Arts and Recreation Use Category

Entertainment, Arts and Recreation Uses*	§ 102, 803.9(b)	NP
Arts Activities	§ 102	P(3)
Open Recreation Area	§ 102	P

Industrial Use Category

Industrial Uses*	§ 102	NP
Light Manufacturing	§ 102	P(3)

Institutional Use Category

Institutional Uses*	§§ 102, 202.2(e), 803.9(b)	P
Hospital	§ 102	NP
Medical Cannabis Dispensary	§ 102	NP
Post-Secondary Educational Institution	§ 102	C
School	§ 102	C

Sales and Service Category

Retail Sales and Service Uses*	§§ 102, 202.2(a)	P(3)
Adult Business	§ 102	NP
Bar	§ 102	NP
Hotel	§ 102	NP

Massage Establishment	§ 102	NP
Mortuary	§ 102	NP
Reproductive Health Clinic	§§ 102, 202.5	P
Self Storage	§ 102	NP
Service, Financial	§ 102	NP
Service, Fringe Financial	§ 102	NP
Non-Retail Sales and Service*	§ 102	P(3)
Laboratory	§ 102	NP
Life Science	§ 102	NP
Office Uses	§ 102	NP
Utility and Infrastructure Use Category		
Utility and Infrastructure uses*	§ 102	NP
Public Transportation Facility	§ 102	C
Wireless Telecommunications Services Facility	§ 102	C(1)

* Not listed below

- (1) P if the facility is a Micro WTS Facility.
- (2) [Note Deleted]
- (3) P up to 1,250 gsf per lot; C above; NP above 1 FAR.
- (4) Within the Western SoMa SUD, see Planning Code Section 249.39 for specific controls.
- (5) [Reserved]

(Added as Sec. 847 by Ord. [42-13](#), File No. 130002, App. 3/28/2013, Eff. 4/27/2013; amended by Ord. [235-14](#), File No. 140844, App. 11/26/2014, Eff. 12/26/2014; Ord. [14-15](#), File No. 141210, App. 2/13/2015, Eff. 3/15/2015; Ord. [162-16](#), File No. 160657, App. 8/4/2016, Eff. 9/3/2016; Ord. [166-16](#), File No. 160477, App. 8/11/2016, Eff. 9/10/2016; Ord. [99-17](#), File No. 170206, App. 5/19/2017, Eff. 6/18/2017; Ord. [189-17](#), File No. 170693, App. 9/15/2017, Eff. 10/15/2017; Ord. [296-18](#), File No. 180184, App. 12/12/2018, Eff. 1/12/2019; Ord. [136-21](#), File No. 210674, App. 8/4/2021, Eff. 9/4/2021; Ord. [75-22](#), File No. 220264, App. 5/13/2022, Eff. 6/13/2022; Ord. [190-22](#), File No. 220036, App. 9/16/2022, Eff. 10/17/2022; redesignated and amended by Ord. [70-23](#), File No. 220340, App. 5/3/2023, Eff. 6/3/2023; Ord. [62-24](#), File No. 230310, App. 3/28/2024, Eff. 4/28/2024; Ord. [187-24](#), File No. 240173, App. 7/26/2024, Eff. 8/26/2024; Ord. [297-24](#), File No. 241055, App. 12/19/2024, Eff. 1/19/2025; Ord. [245-25](#), File No. 250701, App. 12/12/2025, Eff. 1/12/2026, Oper. 1/12/2026; Ord. [1-26](#), File No. 250385, App. 1/8/2026, Eff. 2/8/2026)

AMENDMENT HISTORY

Zoning Control Table: 847.33 amended; Ord. [235-14](#), Eff. 12/26/2014. Zoning Control Table: 844.23b [later 847.23] added; Ord. [14-15](#), Eff. 3/15/2015. Introductory material amended; Zoning Control Table: 847.03 amended; Specific Provisions: 847.24 added [later 847.03]; Ord. [162-16](#), Eff. 9/3/2016. Zoning Control Table: 847.99 added; Ord. [166-16](#), Eff. 9/10/2016. Zoning Control Table: 847.25 - 847.30 and 847.58 amended; Ord. [99-17](#), Eff. 6/18/2017. Zoning Control Table: 847.22 amended; Ord. [189-17](#), Eff. 10/15/2017. Zoning Control Table: 847.66 amended; Ord. [296-18](#), Eff. 1/12/2019. Zoning Control Table: 844.23b corrected to 847.23b; Specific Provisions: 847.24 corrected to 847.03; Ord. [136-21](#), Eff. 9/4/2021. Zoning Control Table: 847.36a added; Ord. [75-22](#), Eff. 6/13/2022. Zoning Control Table: 847.64 and 847.65 added; Ord. [190-22](#), Eff. 10/17/2022. Section redesignated as Sec. 835; Zoning Control Table 847 and Specific Provisions deleted; Table 835 and Notes * and (1)-(5) added; Ord. [70-23](#), Eff. 6/3/2023. Introductory material amended; Ord. [62-24](#), Eff. 4/28/2024. Table 835 amended; Ord. [187-24](#), Eff. 8/26/2024. Table 835 amended; Note (2) deleted; Ord. [297-24](#), Eff. 1/19/2025. Introductory material and Table 835 amended; Note (5) deleted; Ord. [245-25](#), Eff. 1/12/2026. Table 835 amended; Ord. [1-26](#), Eff. 2/8/2026.

CODIFICATION NOTES

1. So in Ord. [70-23](#).
2. So in Ord. [245-25](#).