

# Updated Draft Zoning Proposal

## Fall 2023



### Key elements of the Draft Zoning Proposal include:

- Proposed changes focus on major transit routes, commercial streets, and other hubs of activity.
  - For some parcels, the rezoning would also expand the allowable ground floor uses to permit retail and other neighborhood-serving uses (under existing zoning, some properties on these streets only allow residential uses).
- New housing would be distributed evenly across the Housing Opportunity Areas so that no single neighborhood or set of neighborhoods would bear most of the new housing.
  - Most sites would be rezoned to result in mid-rise development (65' to 85', or 6-to-8 stories). Heights of 85' are generally proposed for wider streets adjacent to or near major transit lines (such as rail and bus rapid transit).
- Some higher heights (ranging from 140' – 300', or 14-to-30 stories) are proposed in areas that:
  - Currently allow heights greater than 85' (for example, around Van Ness Ave)
  - At key intersections and locations along major corridors.

