Central Waterfront
Generalized Zoning Districts

ADOPTED - December 2008

**Central Waterfront PDR District**
Foster continued use of this zone for PDR businesses of all sorts, prohibit residential development and limit office and retail development.

**Northern Portion of Central Waterfront**
Encourage housing and mixed use here, while also acknowledging proximity to Mission Bay by permitting bioscience and medical-related offices, research and clinical facilities.

**Pier 70 and Power Plant Site**
Maintain existing manufacturing zoning here. After Pier 70 and plant site planning processes are complete, consider changing zoning to reflect the outcome of the processes.

**Dogpatch Neighborhood**
Encourage housing and mixed use here, while protecting the historic Dogpatch neighborhood from larger bio-science or medical related development.

**Pier 80**
 Maintain existing manufacturing zoning here to support the Port’s ongoing maritime operations.

**Third Street Parcels**
Allow more land use flexibility in this area. Encourage greater retail use on the ground floor of parcels in this area to take advantage of transit service and encourage more mixed uses, while protecting against the wholesale displacement of PDR uses.