Northeast Mission
Maintain the unique, mixed character of the Northeast Mission Industrial Zone. Protect PDR in some blocks by prohibiting residential development and limiting office and retail. Encourage housing and mixed use in other blocks, while enforcing mixed income housing rules for new residential development. Prohibit heavier industrial use in this area.

Mission-Valencia Corridor
On Mission and Valencia, encourage transit oriented neighborhood commercial with housing and/or small offices above. Relax density and parking requirements to acknowledge good transit service here. Along other major streets, encourage medium density residential development with limited neighborhood serving retail. Along small streets and alleys encourage low to medium density residential, in scale with these smaller spaces.

Sixteen 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.

South Mission
Maintain the low to medium residential character of this area.

24th Street
Maintain the neighborhood commercial character of this smaller scale commercial street.

20th ST

17th ST

16th ST

15th ST

14th ST

13th ST

12th ST

11th ST

10th ST

9th ST

8th ST

7th ST

6th ST

5th ST

4th ST

3rd ST

2nd ST

1st ST

Mission Generalized Zoning Districts
ADOPTED - December 2008