

Retrofits and Enlargements: How to Combine Accessibility, Safety, and Residential Retrofits

HIGHLIGHTS

The City of Yes for Housing Opportunity zoning amendments allow certain retrofits to existing buildings beyond standard zoning limits. This bulletin clarifies how these provisions may be combined, including cumulative limits on building height increases and reductions in open areas across current and future projects. Companion [Buildings Bulletin 2026-016 \(ZR 54-52\)](#) and [Buildings Bulletin 2026-017 \(ZR 54-53\)](#) provide detailed guidance on accessibility or safety retrofits (ZR 54-52) and residential retrofits (ZR 54-53), respectively.

Read [Buildings Bulletin 2026-018 \(ZR 54-50\)](#) for more details.

TABLE OF CONTENTS

- I. Background
- II. Applicability
- III. Definitions and Terms for the Purposes of this Bulletin
- IV. Interpretation
 - A. Use of ZR 54-51 Energy Infrastructure or Retrofits in combination with ZR 54-52 and ZR 54-53 without limitation
 - B. ZR 54-52(a) & ZR 54-53(a) floor area allowances not subject to aggregation limitations
 - C. Establishment of Baseline Building Condition & Lifetime Limits for ZR 54-52(b), ZR 54-52(c), ZR 54-53(b), ZR 54-53(c)
 - D. Clarification on Open Area Terminology in ZR 54-52(b) and ZR 54-53(b)
 - E. Baseline Established at First Utilization of Each Location
 - F. Lifetime Limits
 - G. Example 1: Combining ZR 54-52(b), ZR 54-52(c) accessibility retrofit & ZR 54-53(c) residential retrofit
 - H. Example 2: Combining ZR 54-52(b) accessibility retrofit and ZR 54-53(b) residential retrofit
- V. Applications
 - A. Percent of Open Area and its denominator Sample table
 - 1. Existing individual yard or court as denominator
 - 2. Five-foot open area required for ADUs not to be used as denominator
 - 3. Single front yard as denominator in a corner lot
 - B. Level of Open Area
 - C. No Further Encroachment
 - 1. Encroachment only allowed to a non-complying yard
 - 2. Multiple buildings on a single zoning lot and buildings that are permitted obstructions
 - 3. Conversion, extension and change of use (also commercial floor conversion within a rear yard)
 - 4. Applicability of “no further encroachment” where there are multiple lot lines
 - 5. “No further encroachment” within five-foot open area

- D. One-Third limit in open area
- E. Height limit in open area
- F. Legally required window facing a yard with a reduced open area

VI. Paragraph C: Height and Setback

- A. Street wall location
- B. Exceeding maximum base height within the setback depth
- C. Measured relative to the height of the existing building
- D. Different building heights
- E. Obstructions

VII. Last Sentence: Permitted Obstructions

VIII. Required Documentation on Submission Drawings

IX. Appendix: Examples

Example 1: Horizontal enlargement in a side yard

Example 2: Horizontal and vertical enlargement in a rear yard

Example 3: Converting a garage to an ADU, and horizontal enlargement

Example 4: Vertical enlargement