

# DRAFT

## **Planning Code Section 73X.X – GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

The Glen Park Neighborhood Commercial Transit (NCT) District lies primarily along Diamond and Chenery Streets and includes adjacent portions of Wilder Street, Bosworth Street, Joost Avenue and Monterey Boulevard. The district is mixed use, with predominantly two and three story buildings with neighborhood-serving commercial and retail uses on lower floors and housing above. The area is well-served by both local and regional transit including the Glen Park BART station, Muni bus lines, and a Muni light rail stop (J-Church).

The Glen Park NCT is designed to protect and enhance the neighborhood’s scale, walkability and “village” atmosphere. Human-scale buildings with neighborhood-serving uses such as specialty retail stores, restaurants, and local offices are encouraged. Buildings may range in height, with height limits generally allowing up to four stories. Rear yard corridors above the ground story and at residential levels are preserved.

Commercial uses are encouraged at the ground story. Retail frontages and pedestrian-oriented streets are protected by limiting curb cuts (i.e. driveways, garage entries) on portions of Diamond and Chenery Streets. Housing development is encouraged above the ground story. Housing density is not controlled by the size of the lot but by dwelling unit standards, physical envelope controls and unit mix requirements. Given the area's location and accessibility to the transit network, accessory parking for residential and commercial uses is not required but allowed. Any new parking is required to be set back to support a pedestrian friendly streetscape.

**SEC. 73X GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT ZONING CONTROL TABLE**

No.	Zoning Category	§ References	Controls
<b>BUILDING STANDARDS</b>			
73X.XX	Height and Bulk Limit	§§ 102.12, 105, 106, 250—252, 260, 270, 271	Generally, 40-X/45-X See Zoning Map: Additional 5' Height Allowed for Active Ground Floor Uses in Glen Park NCT.
73X.XX	Lot Size [Per Development]	§§ 790.56, 121.1	P up to 9,999 sq. ft.; C 10,000 sq. ft. & above § 121.1
73X.XX	Rear Yard	§§ 130, 134, 136	Required at the second story and above and at all residential levels § 134(a)(e)
73X.XX	Street Frontage		Required § 145.1
73X.XX	Street Frontage, Above-Grade Parking Setback and Active Uses		Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c)
73X.XX	Street Frontage, Required Ground Floor Commercial Uses	§§ 145.4	Active/retail uses required on ground floor of key streets: Diamond Street btw Chenery & Bosworth Streets, Chenery Street (NCT parcels only) § 145.4
73X.XX	Street Frontage, Parking and Loading access restrictions	§ 155(r)	No new curb cuts, garage doors or vehicle entrances permitted on these street frontages: Diamond Street btw Chenery & Bosworth Streets, Chenery Street (NCT parcels only) § 155(r)
73X.XX	Awning	§ 790.20	P § 136.1(a)
73X.XX	Canopy	§ 790.26	P § 136.1(b)

P = Permitted

NP = Not Permitted

C = Conditional Use (requires hearing at Planning Commission)

Yellow rows indicate areas that differ from existing zoning controls (Neighborhood Commercial - NC-2).

No.	Zoning Category	§ References	Controls
73X.XX	Marquee	§ 790.58	P § 136.1(c)
73X.XX	Street Trees		Required § 143
<b>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</b>			
73X.XX	Floor Area Ratio	§§ 102.9, 102.11, 123	2.5 to 1 § 124(a)(b)
73X.XX	Use Size [Non-Residential]	§ 790.130	P up to 3,999 sq. ft.; C 4,000 sq. ft. & above § 121.2
73X.XX	Off-Street Parking, Commercial/Institutional	§§ 150, 153—157, 159-160, 204.5	§§ 151.1, 166, 145.1 None required. Amount permitted varies by use; see Table 151.1. For retail uses, P up to 1 space per 1,500 feet of occupied floor area or the quantity specified in Table 151, whichever is less, and subject to the conditions of § 151.1(f); NP above. For retail grocery stores larger than 20,000 square feet, P up to 1:500, C up to 1:250 for space in excess of 20,000 s.f. subject to conditions of 151.1(f); NP above.
73X.XX	Off-Street Freight Loading	§§ 150, 153—155, 204.5	Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)
73X.XX	Outdoor Activity Area	§ 790.70	P if located in front; C if located elsewhere § 145.2(a)
73X.XX	Drive-Up Facility	§ 790.30	NP
73X.XX	Walk-Up Facility	§ 790.140	P if recessed 3 ft.; C if not recessed § 145.2(b)

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No.	Zoning Category	§ References	Controls		
73X.XX	Hours of Operation	§ 790.48	P 6 a.m.—2 a.m.; C 2 a.m.—6 a.m.		
73X.XX	General Advertising Sign	§§ 262, 602—604, 608, 609	P § 607.1(e)1		
73X.XX	Business Sign	§§ 262, 602—604, 608, 609	P § 607.1(f) 2		
73X.XX	Other Signs	§§ 262, 602—604, 608, 609	P § 607.1(c)(d)(g)		
No.	Zoning Category	§ References	Controls by Story		
			1st	2nd	3rd+
73X.XX	Residential Conversion	§ 790.84	C	C	NP
73X.XX	Residential Demolition	§ 790.86	C	C	C
73X.XX	Residential Division	§ 207.6	P	P	P
73X.XX	Other Retail Sales and Services [Not Listed Below]	§ 790.102	P	P	NP
73X.XX	Bar	§ 790.22	P	NP	NP
73X.XX	Full-Service Restaurant	§ 790.92	P	NP	NP
73X.XX	Large Fast Food Restaurant	§ 790.90	NP	NP	NP
73X.XX	Small Self-Service Restaurant	§ 790.91	P	NP	NP
73X.XX	Liquor Store	§ 790.55	P	NP	NP
73X.XX	Movie Theater	§ 790.64	P	NP	NP
73X.XX	Adult Entertainment	§ 790.36	NP	NP	NP
73X.XX	Other Entertainment	§ 790.38	P	NP	NP
73X.XX	Financial Service	§ 790.110	P	C	NP
73X.XX	Limited Financial Service	§ 790.112	P	NP	NP
73X.XX	Medical Service	§ 790.114	P	P	NP
73X.XX	Personal Service	§ 790.116	P	P	NP
73X.XX	Business or Professional Service	§ 790.108	P	P	NP
73X.XX	Massage Establishment	§ 790.60, § 1900 Health Code	C	NP	NP
73X.XX	Tourist Hotel	§ 790.46	C	C	C
73X.XX	Automobile Parking	§§ 790.8, 156, 160	C	C	C
73X.XX	Automotive Gas Station	§ 790.14	C	NP	NP
73X.XX	Automotive Service Station	§ 790.17	C	NP	NP
73X.XX	Automotive Repair	§ 790.15	C	NP	NP
73X.XX	Automotive Wash	§ 790.18	NP	NP	NP
73X.XX	Automobile Sale or Rental	§ 790.12	NP	NP	NP
73X.XX	Animal Hospital	§ 790.6	C	NP	NP
73X.XX	Ambulance Service	§ 790.2	NP	NP	NP
73X.XX	Mortuary	§ 790.62	NP	NP	NP
73X.XX	Trade Shop	§ 790.124	P	C	NP

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No.	Zoning Category	§ References	Controls by Story Controls		
			1st	2nd	3rd+
73X.XX	Storage	§ 790.117	NP	NP	NP
73X.XX	Video Store	§ 790.135	C	C	NP
73X.XX	Administrative Service	§ 790.106	NP	NP	NP
73X.XX	Hospital or Medical Center	§ 790.44	NP	NP	NP
73X.XX	Other Institutions, Large	§ 790.50	P	C	C
73X.XX	Other Institutions, Small	§ 790.51	P	P	P
73X.XX	Public Use	§ 790.80	C	C	C
73X.XX	Medical Cannabis Dispensary	§ 790.141	P	NP	NP
73X.XX	Residential Use	§ 790.88	P, except C for frontages listed in 145.4	P	P
73X.XX	Residential Density, Dwelling Units	§§ 207, 207.1, 790.88(a)	No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, dwelling unit mix standard, and design review by the Planning Department. § 207.4, 207.6		
73X.XX	Residential Density, Group Housing	§§ 207.1, 790.88(b)	No group housing density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements and area plans of the General Plan, and design review by the Planning Department. § 208		
73X.XX	Usable Open Space [Per Residential Unit]	§§ 135, 136	Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)		
73X.XX	Off-Street Parking, Residential	§§ 150, 153—157, 159—160, 204.5	P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1		
73X.XX	Community Residential Parking	§ 790.10	C	C	C

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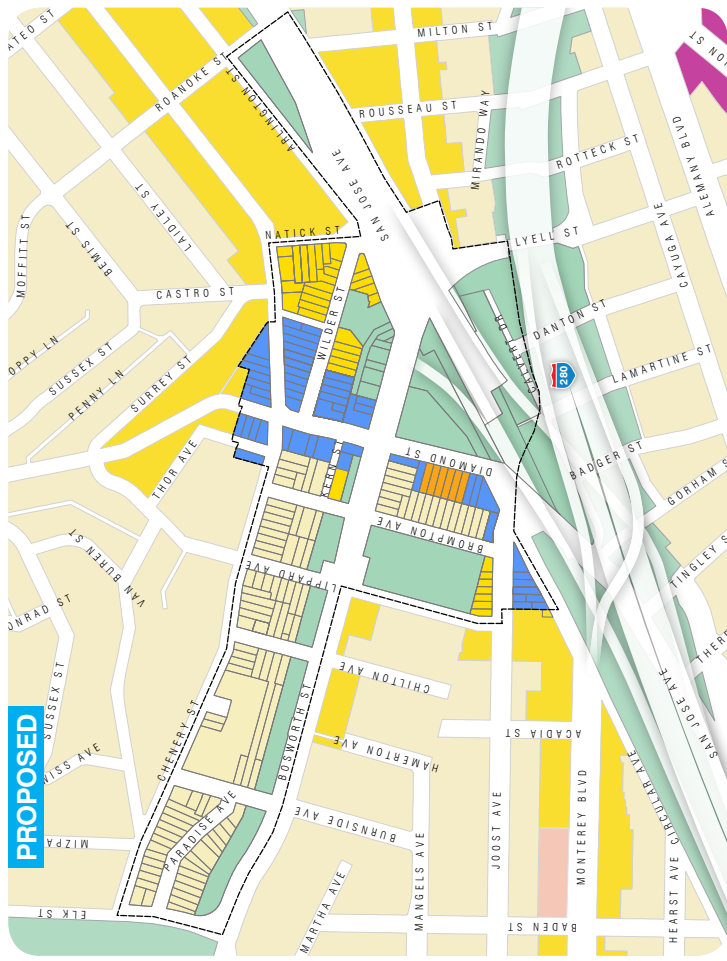
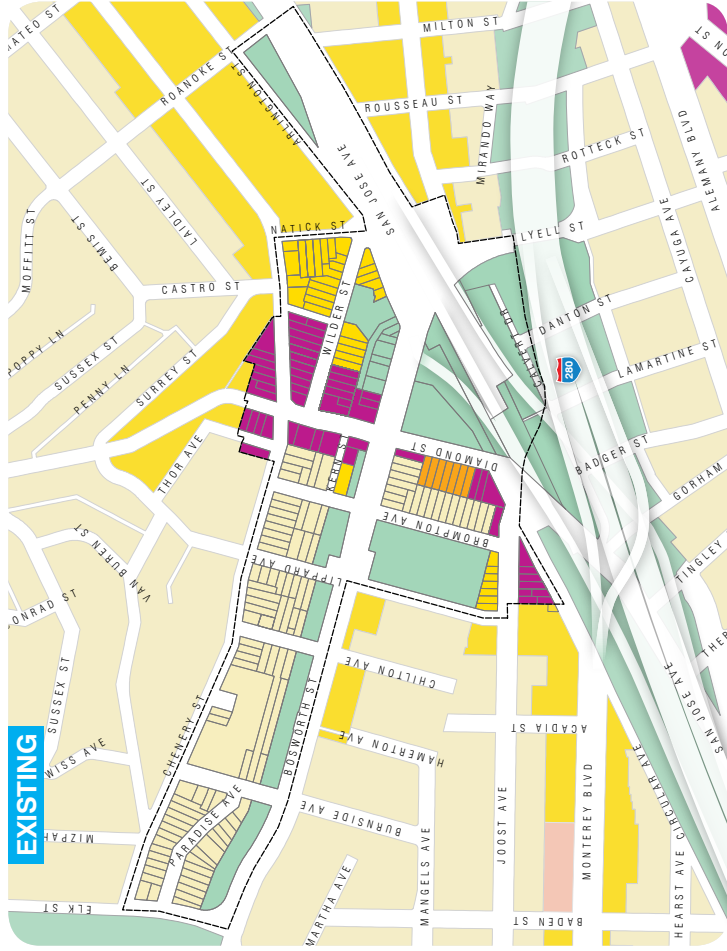
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# Glen Park Community Plan Zoning Proposal

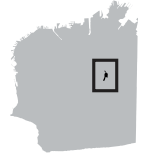
DRAFT FOR COMMUNITY DISCUSSION



Building heights in area currently set at 40 ft. max.

## LAND USE DISTRICTS

- RH-1** Residential, one unit per lot
- RH-2** Residential, two units per lot
- RH-3** Residential, three units per lot
- RM-1** Low Density Residential, 1 unit per 800 sf
- NC-2** Neighborhood Commercial, small scale 2 commercial stories
- NC-T** Neighborhood Commercial Transit
- P** Public
- Glen Park Community Plan Boundary



## What is Zoning?

Zoning determines what can be built and where. Each parcel of land in San Francisco has a zoning designation. This sets rules for what can and can not be developed. Zoning places limits on the types of land uses allowed, building heights, density, number of parking spaces, and more. The maps below show Glen Park's existing zoning and what is proposed under the Community Plan.

## What is not changing?

No changes are proposed for the existing residential zoning (RH-1, RH-2, RH-3) shown in yellow. Also, no changes are proposed for the publicly zoned (P) properties including the Glen Park Elementary School, BART station and parking lot, and City owned parcels along Bosworth Street. A proposal for the rezoning of the BART lot to allow housing or commercial uses would need to come out of BART's upcoming planning process.

## What is proposed to change?

The Plan does suggest updating the existing neighborhood commercial district (NC-2) with a Glen Park Neighborhood Commercial Transit district (NC-T). This new zoning district would reflect Glen Park's unique identity and proximity to transit. It would allow the following:

- Height increase of 5 feet in core commercial area to allow for inviting ground floor storefronts but not another floor of development.
- Flexibility in housing density and parking limits in the commercial core.
- Potential for commercial use controls tailored to the area.

Special controls would be developed that encourage certain commercial uses desired by the community. Also, one existing RH-3 parcel on Diamond Street is proposed for rezoning to NC-T to legalize a pre-existing commercial use.