

1 [Planning Code Amendments in Connection with the Glen Park Area Plan.]

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3 **Ordinance amending the San Francisco Planning Code by adding and amending**  
4 **various sections to implement the Glen Park Area Plan, bounded generally by Chenery**  
5 **Street to the north; Roanoke Street to the east; San Jose Avenue and Bosworth Street**  
6 **to the south; and Elk Street to the west; creating a new Section 738.1, establishing**  
7 **zoning controls for the Glen Park Neighborhood Commercial Transit (NCT) district;**  
8 **and making findings, including environmental findings and findings of consistency**  
9 **with General Plan and with the Priority Policies of Planning Code Section 101.1.**

10 NOTE: Additions are *single-underline italics Times New Roman*;  
11 deletions are *strike-through italics Times New Roman*.  
12 Board amendment additions are double-underlined;  
Board amendment deletions are ~~strikethrough-normal~~.

13 Be it ordained by the People of the City and County of San Francisco:

14 Section 1. Findings.

15 (a) Pursuant to Planning Code Section 302, this Board of Supervisors finds that this  
16 Ordinance will serve the public necessity, convenience, and welfare for the reasons set forth  
17 in Planning Commission Resolution No. \_\_\_\_\_, and incorporates those reasons herein by  
18 reference. A copy of said Planning Commission Resolution is on file with the Clerk of the  
19 Board of Supervisors in File No. \_\_\_\_\_.

20 (b) The Board of Supervisors finds that this Ordinance is, on balance, consistent  
21 with the General Plan and the Priority Policies of Planning Code Section 101.1(b) for the  
22 reasons set forth in Planning Commission Resolution No. \_\_\_\_\_, and incorporates those  
23 reasons herein by reference.

24 (c) In accordance with the actions contemplated herein, this Board adopted  
25 Ordinance No. \_\_\_\_\_, concerning findings pursuant to the California Environmental

1 Quality Act (California Public Resources Code sections 21000 et seq.). A copy of said  
2 Ordinance is on file with the Clerk of the Board of Supervisors in File No. \_\_\_\_\_ and is  
3 incorporated by reference herein.

4 (d) Notwithstanding any contrary technical requirements that may exist in the Planning  
5 or Administrative Codes, the Board hereby finds that the Planning Department provided  
6 adequate notice for all documents and decisions, including environmental documents, related  
7 to the Glen Park Area Plan. This finding is based on the extensive mailed, posted, electronic,  
8 and published notices that the Planning Department provided. Copies of such notices are  
9 available for review through the Custodian of Records at the Planning Department, 1650  
10 Mission Street, San Francisco.

11 Section 2. The San Francisco Planning Code is hereby amended by amending  
12 Sections 121.1, 121.2, 124, 134, 135, 145.4, 151.1, 155, 201, 263.20, 607.1, and 702.1, to  
13 read as follows:

14 **SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL  
DISTRICTS.**

15 In order to promote, protect, and maintain a scale of development which is appropriate to  
16 each district and compatible with adjacent buildings, new construction or significant  
17 enlargement of existing buildings on lots of the same size or larger than the square footage  
18 stated in the table below shall be permitted only as conditional uses subject to the provisions  
19 set forth in Sections 316 through 316.8 of this Code.

District	Lot Size Limits
NC-1, NCT-1	5,000 sq. ft.
Broadway,	
Castro Street,	

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Inner Clement Street,		
Inner Sunset,		
Outer Clement Street,		
Upper Fillmore Street,		
Haight Street,		
North Beach,		
Sacramento Street,		
Union Street,		
24th Street-Mission,		
24th Street-Noe Valley,		
West Portal Avenue		
<u>Glen Park</u>		
NC-2, NCT-2, Ocean Ave.		10,000 sq. ft.
NC-3, NCT-3, Mission Street		
SoMa		
Hayes-Gough,		
Upper Market Street,		
Polk Street,		
Valencia Street		

NC-S	Not Applicable

In addition to the criteria of Section 303(c) of this Code, the City Planning Commission shall consider the extent to which the following criteria are met:

(1) The mass and facade of the proposed structure are compatible with the existing scale of the district.

(2) The facade of the proposed structure is compatible with design features of adjacent facades that contribute to the positive visual quality of the district.

**SEC. 121.2. USE SIZE LIMITS (NON-RESIDENTIAL), NEIGHBORHOOD COMMERCIAL DISTRICTS.**

(a) In order to protect and maintain a scale of development appropriate to each district, nonresidential uses of the same size or larger than the square footage stated in the table below may be permitted only as conditional uses subject to the provisions set forth in Sections 316 through 316.8 of this Code. The use area shall be measured as the gross floor area for each individual nonresidential use.

District	Lot Size Limits
North Beach	2,000 sq. ft.
Castro Street	
Inner Clement Street	2,500 sq. ft.
Inner Sunset	
Outer Clement Street	

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Upper Fillmore Street		
Haight Street		
Polk Street		
Sacramento Street		
Union Street		
24th Street-Mission		
24th Street-Noe Valley		
West Portal Avenue		
NC-1, NCT-1		3,000 sq. ft.
Broadway		
Hayes-Gough		
Upper Market Street		
Valencia Street		
NC-2, NCT-2, SoMa, Ocean Avenue, <i>Glen Park</i>	4,000 sq. ft.	
NC-3, NCT-3, Mission Street	6,000 sq. ft.	
NC-S		

22 In addition to the criteria of Section 303(c) of this Code, the Commission shall consider the  
23 extent to which the following criteria are met:

24 (1) The intensity of activity in the district is not such that allowing the larger use will  
25 be likely to foreclose the location of other needed neighborhood-serving uses in the area.

1 (2) The proposed use will serve the neighbor-hood, in whole or in significant part, and  
2 the nature of the use requires a larger size in order to function.

3 (3) The building in which the use is to be located is designed in discrete elements  
4 which respect the scale of development in the district.

5 (b) In order to protect and maintain a scale of development appropriate to each district,  
6 nonresidential uses which exceed the square footage stated in the table below shall not be  
7 permitted, except that in the North Beach Neighborhood Commercial District this Subsection  
8 121.2(b) shall not apply to a Movie Theater use as defined in Section 790.64. The use area  
9 shall be measured as the gross floor area for each individual nonresidential use.

District	Lot Size Limits
West Portal Avenue	4,000 sq. ft.
North Beach	
Castro Street	

16 **SEC. 124. BASIC FLOOR AREA RATIO.**

17 (a) Except as provided in Subsections (b), (c) and (e) of this Section, the basic floor area  
18 ratio limits specified in the following table shall apply to each building or development in the  
19 districts indicated.

20 TABLE 124

21 BASIC FLOOR AREA RATIO LIMITS

District	Basic Floor Area Ratio Limit
RH-1(D), RH-1, RH-1(S), RH-2, RH-3, RM-1, RM-2, RTO, RTO-M	1.8 to 1

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RM-3	3.6 to 1
RM-4	4.8 to 1
RC-1, RC-2	1.8 to 1
RC-3	3.6 to 1
RC-4	4.8 to 1
RED	1.0 to 1
RSD, SPD	1.8 to 1
NC-1, NCT-1	1.8 to 1
NC-S	
Inner Clement	
Inner Sunset	
Outer Clement	
Haight	
North Beach	
Sacramento	
24th Street - Noe Valley	
West Portal	
NC-2, NCT-2, SoMa, Ocean Avenue	2.5 to 1
Broadway	

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Upper Fillmore	
Polk	
Valencia	
24th Street-Mission	
<i>Glen Park</i>	
Castro	
Hayes-Gough	3.0 to 1
Upper Market	
Union	
<b>District</b>	<b>Basic Floor Area Ratio Limit</b>
NC-3, NCT-3, Mission Street	3.6 to 1
Chinatown R/NC	1.0 to 1
Chinatown VR	2.0 to 1
Chinatown CB	2.8 to 1
C-1, C-2	3.6 to 1
C-2-C	4.8 to 1
C-3-C	6.0 to 1
C-3-O	9.0 to 1
C-3-R	6.0 to 1



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C-3-G	6.0 to 1
C-3-S	5.0 to 1
C-3-O (SD)	6.0 to 1
C-3-S (SU)	7.5 to 1
C-M	9.0 to 1
M-1, M-2	5.0 to 1
SLR, SLI	2.5 to 1
SSO and in a 40 or 50 foot height district	3.0 to 1
SSO and in a 65 or 80 foot height district	4.0 to 1
SSO and in a 130 foot height district	4.5 to 1
MUG, MUO, MUR, UMU, PDR-1-B, PDR-1-D, PDR-1-G, and PDR-2 in a 40, 45, or 48 foot height district	3.0 to 1
MUG, MUO, MUR, UMU, PDR-1-B, PDR-1-D, PDR-1-G, and PDR-2 in a 50, 55, or 58 foot height district	4.0 to 1
MUG, MUO, MUR, UMU, PDR-1-B, PDR-1-D, PDR-1-G, and PDR-2 in a 65 or 68 foot height district	5.0 to 1
MUG, MUO, MUR, UMU, PDR-1-B, PDR-1-D,	6.0 to 1

PDR-1-G, and PDR-2 in a 85 foot height district	
MUG, MUO, MUR, UMU, PDR-1-B, PDR-1-D, PDR-1-G, and PDR-2 in a height district over 85 feet	7.5 to 1

(b) In R, NC, and Mixed Use Districts, the above floor area ratio limits shall not apply to dwellings or to other residential uses. In Chinatown Mixed Use Districts, the above floor area ratio limits shall not apply to institutions, and mezzanine commercial space shall not be calculated as part of the floor area ratio.

(c) In a C-2 District the basic floor area ratio limit shall be 4.8 to 1 for a lot which is nearer to an RM-4 or RC-4 District than to any other R District, and 10.0 to 1 for a lot which is nearer to a C-3 District than to any R District. The distance to the nearest R District or C-3 District shall be measured from the midpoint of the front line, or from a point directly across the street therefrom, whichever gives the greatest ratio.

(d) In the Van Ness Special Use District, as described in Section 243 of this Code, the basic floor area ratio limit shall be 7.0 to 1 where the height limit is 130 feet and 4.8 to 1 where the height limit is 80 feet.

(e) In the Waterfront Special Use Districts, as described in Sections 240 through 240.3 of this Code, the basic floor area ratio limit in any C District shall be 5.0 to 1.

(f) For buildings in C-3-G and C-3-S Districts other than those designated as Significant or Contributory pursuant to Article 11 of this Code, additional square footage above that permitted by the base floor area ratio limits set forth above may be approved for construction of dwellings on the site of the building affordable for 20 years to households whose incomes are within 150 percent of the median income as defined herein, in accordance with the conditional use procedures and criteria as provided in Section 303 of this Code. For buildings

1 in the C-3-G District designated as Significant or Contributory pursuant to Article 11 of this  
2 Code, additional square footage above that permitted by the base floor area ratio limits set  
3 forth above up to the gross floor area of the existing building may be approved, in accordance  
4 with the conditional use procedures and criteria as provided in Section 303 of this Code,  
5 where: (i) TDRs (as defined by Section 128(a)(5)) were transferred from the lot containing the  
6 Significant or Contributory building prior to the effective date of the amendment to Section  
7 124(f) adding this paragraph when the floor area transferred was occupied by a non-profit  
8 corporation or institution meeting the requirements for exclusion from gross floor area  
9 calculation under Section 102.9(b)(15) of this Code; (ii) the additional square footage includes  
10 only the amount necessary to accommodate dwelling units and/or group housing units that  
11 are affordable for not less than 50 years to households whose incomes are within 60 percent  
12 of the median income as defined herein together with any social, educational, and health  
13 service space accessory to such units; and (iii) the proposed change in use to dwelling units  
14 and accessory space and any construction associated therewith, if it requires any alternation  
15 to the exterior or other character defining features of the Significant or Contributory Building, is  
16 undertaken pursuant to the duly approved Permit to Alter, pursuant to Section 1110; provided,  
17 however, that the procedures otherwise required for a Major Alteration as set forth in sections  
18 1111.2 - 1111.6 shall be deemed applicable to any such Permit to Alter.

19 (1) Any dwelling approved for construction under this provision shall be deemed a  
20 "designated unit" as defined below. Prior to the issuance by the Director of the Department of  
21 Building Inspection ("Director of Building Inspection") of a site or building permit to construct  
22 any designated unit subject to this Section, the permit applicant shall notify the Director of  
23 Planning and the Director of Property in writing whether the unit will be an owned or rental unit  
24 as defined in Section 401 of this Code.

1           (2) Within 60 days after the issuance by the Director of Building Inspection of a site or  
2 building permit for construction of any unit intended to be an owned unit, the Director of  
3 Planning shall notify the City Engineer in writing identifying the intended owned unit, and the  
4 Director of Property shall appraise the fair market value of such unit as of the date of the  
5 appraisal, applying accepted valuation methods, and deliver a written appraisal of the unit to  
6 the Director of Planning and the permit applicant. The permit applicant shall supply all  
7 information to the Director of Property necessary to appraise the unit, including all plans and  
8 specifications.

9           (3) Each designated unit shall be subject to the provisions of Section 413 of this  
10 Code. For purposes of this Subsection and the application of Section 413 of this Code to  
11 designated units constructed pursuant to this Subsection, the definitions set forth in Section  
12 401 of this Code shall apply, with the exception of the following definitions, which shall  
13 supersede the definitions of the terms set forth in Section 401:

14           (A) "Base price" shall mean 3.25 times the median income for a family of four  
15 persons for the County of San Francisco as set forth in California Administrative Code Section  
16 6932 on the date on which a housing unit is sold.

17           (B) "Base rent" shall mean .45 times the median income for the County of San  
18 Francisco as set forth in California Administrative Code Section 6932 for a family of a size  
19 equivalent to the number of persons residing in a household renting a designated unit.

20           (C) "Designated unit" shall mean a housing unit identified and reported to the  
21 Director by the sponsor of an office development project subject to this Subsection as a unit  
22 that shall be affordable to households of low or moderate income for 20 years.

23           (D) "Household of low or moderate income" shall mean a household composed of  
24 one or more persons with a combined annual net income for all adult members which does  
25 not exceed 150 percent of the qualifying limit for a median income family of a size equivalent

1 to the number of persons residing in such household, as set forth for the County of San  
2 Francisco in California Administrative Code Section 6932.

3 (E) "Sponsor" shall mean an applicant seeking approval for construction of a  
4 project subject to this Subsection and such applicants' successors and assigns.

5 (g) The allowable gross floor area on a lot which is the site of an unlawfully demolished  
6 building that is governed by the provisions of Article 11 shall be the gross floor area of the  
7 demolished building for the period of time set forth in, and in accordance with the provisions  
8 of, Section 1114 of this Code, but not to exceed the basic floor area permitted by this Section.

9 (h) In calculating the permitted floor area of a new structure in a C-3 District, the lot on  
10 which an existing structure is located may not be included unless the existing structure and  
11 the new structure are made part of a single development complex, the existing structure is or  
12 is made architecturally compatible with the new structure, and, if the existing structure is in a  
13 Conservation District, the existing structure meets or is made to meet the standards of Section  
14 1109(c), and the existing structure meets or is reinforced to meet the standards for seismic  
15 loads and forces of the 1975 Building Code. Determinations under this Paragraph shall be  
16 made in accordance with the provisions of Section 309.

17 (i) In calculating allowable gross floor area on a preservation lot from which any TDRs  
18 have been transferred pursuant to Section 128, the amount allowed herein shall be decreased  
19 by the amount of gross floor area transferred.

20 (j) Within any RSD, SPD, SLR, SLI or SSO District, live/work units constructed above  
21 the floor area ratio limit pursuant to Section 102.9(b)(19) of this Code shall be subject to the  
22 following conditions and standards:

23 (1) Considering all dwelling units and all live/work units on the lot, existing and to be  
24 constructed, there shall be no more than one live/work unit and/or dwelling unit per 200  
25 square feet of lot area, except that, for projects in the RSD District which will exceed 40 feet in

1 height, and therefore are required to obtain conditional use approval, the allowable density for  
2 dwelling units and live/work units shall be established as part of the conditional use  
3 determination; and

4 (2) The parking requirement for live/work units subject to this subsection shall be  
5 equal to that required for dwelling units within the subject district.

6 **SEC. 134. REAR YARDS, R, NC, C, SPD, M, MUG, MUO, MUR, UMU, RSD, SLR,  
7 SLI AND SSO DISTRICTS.**

8 The rear yard requirements established by this Section 134 shall apply to every building in  
9 an R, NC-1, NC-2 District or Individual Neighborhood Commercial District as noted in  
10 Subsection (a), except those buildings which contain only single room occupancy (SRO) or  
11 live/work units and except in the Bernal Heights Special Use District and Residential  
12 Character Districts to the extent these provisions are inconsistent with the requirements set  
13 forth in Section 242 of this Code. With the exception of dwellings in the South of Market Mixed  
14 Use and Eastern Neighborhoods Mixed Use Districts containing only SRO units, the rear yard  
15 requirements of this Section 134 shall also apply to every dwelling in a(n) MUG, MUO, MUR,  
16 UMU, SPD, RSD, SLR, SLI, SSO, NC-2, NCT-1, NCT-2, NC-3, NCT-3, Individual Area  
17 Neighborhood Commercial Transit District, Individual Neighborhood Commercial District as  
18 noted in Subsection (a), C or M District. Rear yards shall not be required in NC-S Districts.  
19 These requirements are intended to assure the protection and continuation of established  
20 midblock, landscaped open spaces, and maintenance of a scale of development appropriate  
21 to each district, consistent with the location of adjacent buildings.

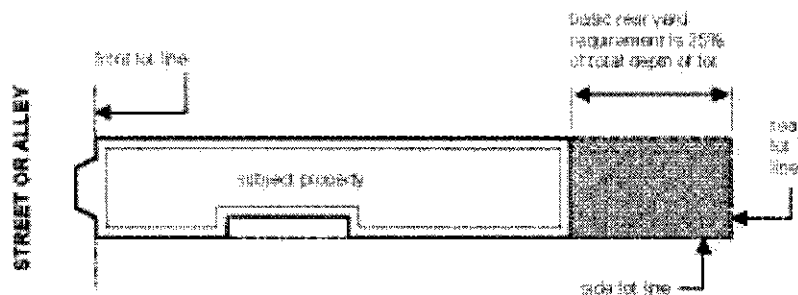
22 (a) **Basic Requirements.** The basic rear yard requirements shall be as follows for the  
23 districts indicated:

24 (1) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, RC-2, RC-3, RC-4, NC, C, M, MUG,  
25 MUO, MUR, UMU, RED, SPD, RSD, SLR, SLI and SSO Districts.** The minimum rear yard

1 depth shall be equal to 25 percent of the total depth of the lot on which the building is situated,  
2 but in no case less than 15 feet. For buildings containing only SRO units in the South of  
3 Market Mixed Use and Eastern Neighborhoods Mixed Use Districts, the minimum rear yard  
4 depth shall be equal to 25 percent of the total depth of the lot on which the building is situated,  
5 but the required rear yard of SRO buildings not exceeding a height of 65 feet shall be reduced  
6 in specific situations as described in Subsection (c) below.

7 (A) **RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC-1, NC-1, NCT-1, Inner Sunset,**  
8 **Outer Clement Street, Haight Street, Sacramento Street, 24th Street-Noe Valley, and**  
9 **West Portal Avenue Districts.** Rear yards shall be provided at grade level and at each  
10 succeeding level or story of the building.

11 (B) **NC-2, NCT-2, Ocean Avenue, Castro Street, Inner Clement Street, Upper**  
12 **Fillmore Street, North Beach, Union Street, Valencia Street, 24th Street-Mission, Glen**  
13 **Park Districts.** Rear yards shall be provided at the second story, and at each succeeding  
14 story of the building, and at the first story if it contains a dwelling unit.

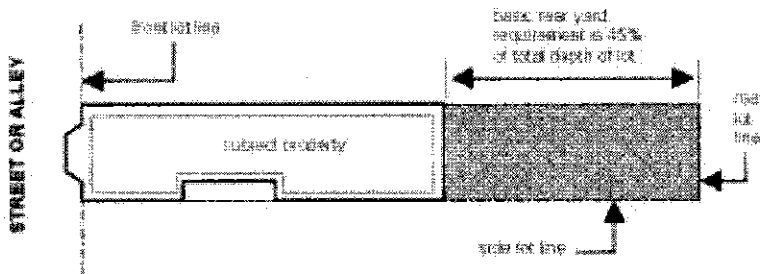


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22 (C) **RC-2, RC-3, RC-4, NC-3, NCT-3, Broadway, Hayes-Gough, Upper Market**  
23 **Street, SoMa, Mission Street, Polk Street, C, M, RED, SPD, RSD, SLR, SLI, SSO, MUR,**  
24 **MUG, MUO, and UMU Districts.** Rear yards shall be provided at the lowest story containing  
25 a dwelling unit, and at each succeeding level or story of the building. In the Hayes-Gough

1 NCT, lots fronting the east side of Octavia Boulevard between Linden and Market Streets  
2 (Central Freeway Parcels L, M, N, R, S, T, U, and V) are not required to provide rear yards at  
3 any level of the building, provided that the project fully meets the usable open space  
4 requirement for dwelling units per Section 135 of this Code, the exposure requirements of  
5 Section 140, and gives adequate architectural consideration to the light and air needs of  
6 adjacent buildings given the constraints of the project site.

7 (D) **Upper Market NCT and Upper Market NCD.** Rear yards shall be provided at  
8 the grade level, and at each succeeding story of the building. For buildings in the Upper  
9 Market NCT that do not contain residential uses and that do not abut adjacent lots with an  
10 existing pattern of rear yards or mid-block open space, the Zoning Administrator may waive or  
11 reduce this rear yard requirement pursuant to the procedures of subsection (e).

12 (2) **RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2 Districts.** The minimum rear yard  
13 depth shall be equal to 45 percent of the total depth of the lot on which the building is situated,  
14 except to the extent that a reduction in this requirement is permitted by Subsection (c) below.  
15 Rear yards shall be provided at grade level and at each succeeding level or story of the  
16 building.



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24 (b) **Permitted Obstructions.** Only those obstructions specified in Section 136 of this  
25 Code shall be permitted in a required rear yard, and no other obstruction shall be constructed,



1 placed or maintained within any such yard. No motor vehicle, trailer, boat or other vehicle  
2 shall be parked or stored within any such yard, except as specified in Section 136.

3 (c) **Reduction of Requirements in RH-2, RH-3, RTO, RTO-M, RM-1 and RM-2**

4 **Districts.** The rear yard requirement stated in Paragraph (a)(2) above, for RH-2, RH-3, RTO,  
5 RTO-M, RM-1 and RM-2 Districts, and as stated in Paragraph (a)(1) above, for single room  
6 occupancy buildings located in either the South of Market Mixed Use or Eastern  
7 Neighborhoods Mixed Use Districts not exceeding a height of 65 feet, shall be reduced in  
8 specific situations as described in this Subsection (c), based upon conditions on adjacent lots.  
9 Except for those SRO buildings referenced above in this paragraph whose rear yard can be  
10 reduced in the circumstances described in Subsection (c) to a 15-foot minimum, under no  
11 circumstances, shall the minimum rear yard be thus reduced to less than a depth equal to 25  
12 percent of the total depth of the lot on which the building is situated, or to less than 15 feet,  
13 whichever is greater.

14 (1) **General Rule.** In such districts, the forward edge of the required rear yard shall  
15 be reduced to a line on the subject lot, parallel to the rear lot line of such lot, which is an  
16 average between the depths of the rear building walls of the two adjacent buildings. Except for  
17 single room occupancy buildings in the South of Market Mixed Use Districts, in any case in  
18 which a rear yard requirement is thus reduced, the last 10 feet of building depth thus  
19 permitted on the subject lot shall be limited to a height of 30 feet, measured as prescribed by  
20 Section 260 of this Code, or to such lesser height as may be established by Section 261 of  
21 this Code.

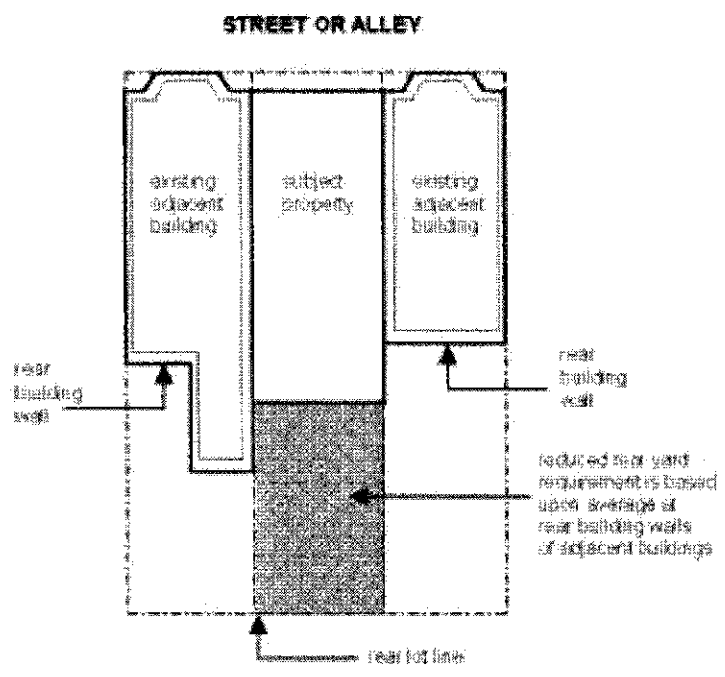
22 (2) **Alternative Method of Averaging.** If, under the rule stated in Paragraph (c)(1)  
23 above, a reduction in the required rear yard is permitted, the reduction may alternatively be  
24 averaged in an irregular manner; provided that the area of the resulting reduction shall be no  
25 more than the product of the width of the subject lot along the line established by Paragraph

1 (c)(1) above times the reduction in depth of rear yard permitted by Paragraph (c)(1); and  
2 provided further that all portions of the open area on the part of the lot to which the rear yard  
3 reduction applies shall be directly exposed laterally to the open area behind the adjacent  
4 building having the lesser depth of its rear building wall.

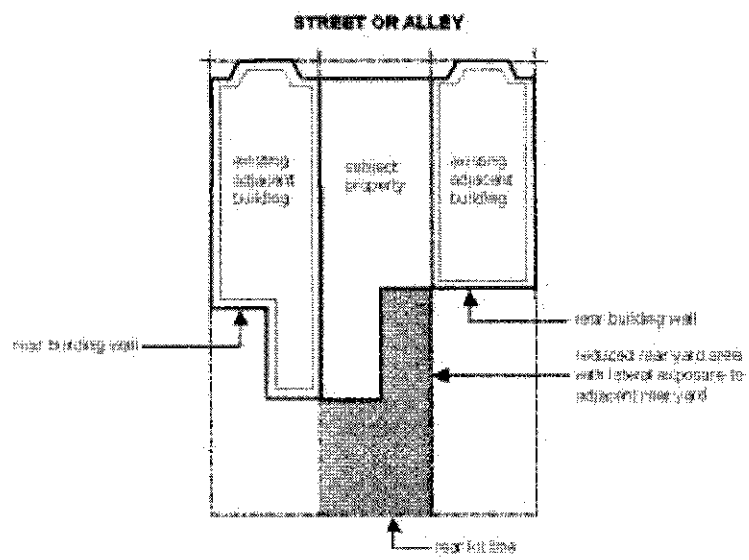
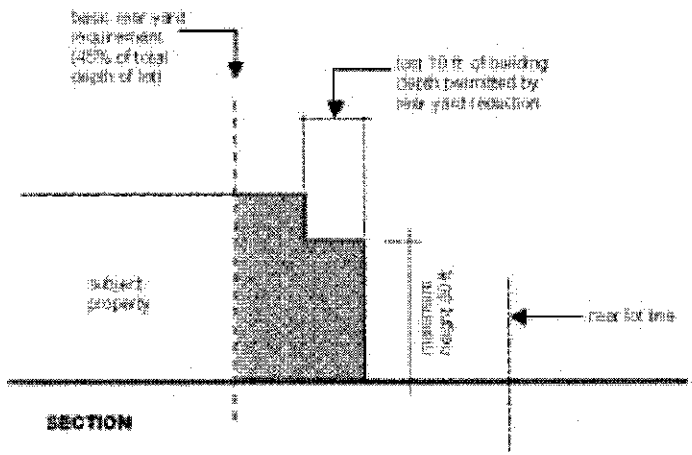
5 (3) **Method of Measurement.** For purposes of this Subsection (c), an "adjacent  
6 building" shall mean a building on a lot adjoining the subject lot along a side lot line. In all  
7 cases the location of the rear building wall of an adjacent building shall be taken as the line of  
8 greatest depth of any portion of the adjacent building which occupies at least ½ the width  
9 between the side lot lines of the lot on which such adjacent building is located, and which has  
10 a height of at least 20 feet above grade, or two stories, whichever is less, excluding all  
11 permitted obstructions listed for rear yards in Section 136 of this Code. Where a lot adjoining  
12 the subject lot is vacant, or contains no dwelling or group housing structure, or is located in an  
13 RH-1(D), RH-1, RH-1(S), RM-3, RM-4, RC, RED, SPD, RSD, SLR, SLI, SSO, NC, C, M or P  
14 District, such adjoining lot shall, for purposes of the calculations in this Subsection (c), be  
15 considered to have an adjacent building upon it whose rear building wall is at a depth equal to  
16 75 percent of the total depth of the subject lot.

17 (4) **Applicability to Special Lot Situations.** In the following special lot situations,  
18 the general rule stated in Paragraph (c)(1) above shall be applied as provided in this  
19 Paragraph (c)(4), and the required rear yard shall be reduced if conditions on the adjacent lot  
20 or lots so indicate and if all other requirements of this Section 134 are met.

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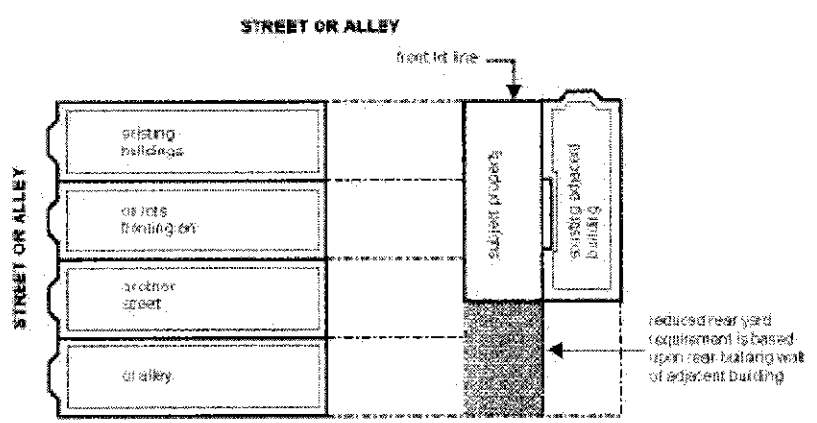
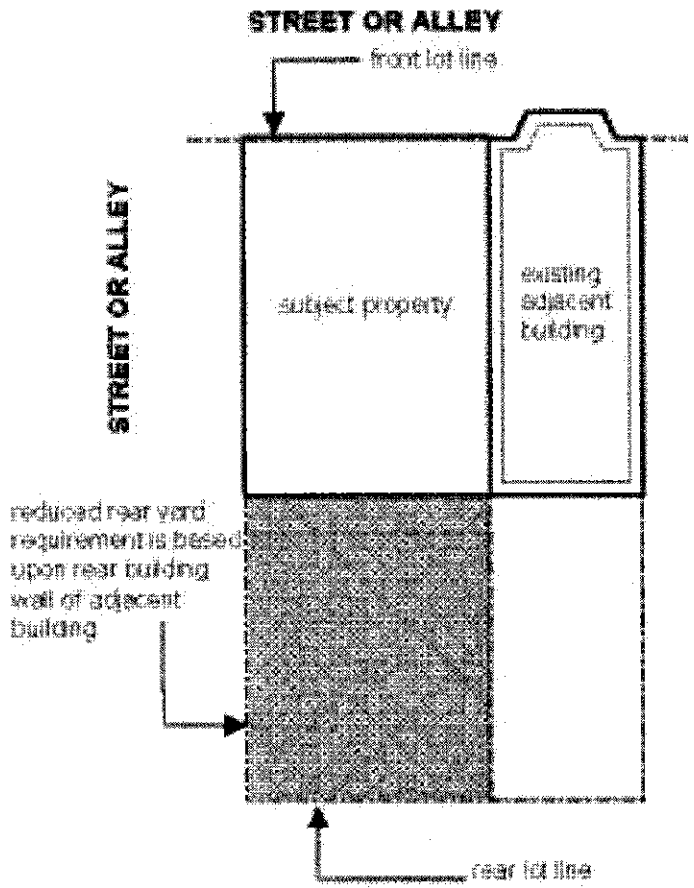
(A) **Corner Lots and Lots at Alley Intersections.** On a corner lot as defined by this Code, or a lot at the intersection of a street and an alley or two alleys, the forward edge of the required rear yard shall be reduced to a line on the subject lot which is at the depth of the rear building wall of the one adjacent building.

(B) **Lots Abutting Properties with Buildings that Front on Another Street or Alley.** In the case of any lot that abuts along one of its side lot lines upon a lot with a building

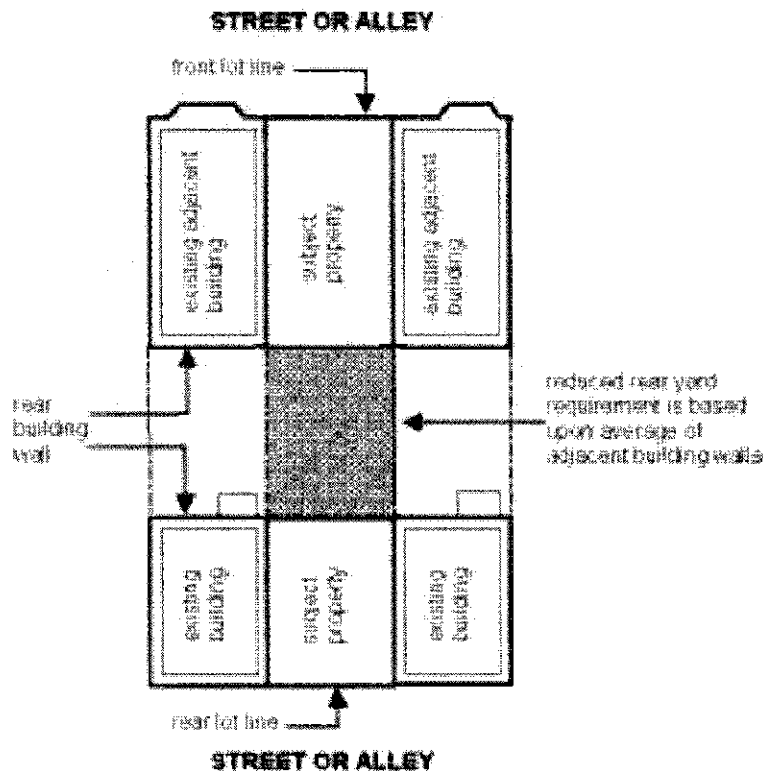
1 that fronts on another street or alley, the lot on which it so abuts shall be disregarded, and the  
2 forward edge of the required rear yard shall be reduced to a line on the subject lot which is at  
3 the depth of the rear building wall of the one adjacent building fronting on the same street or  
4 alley. In the case of any lot that abuts along both its side lot lines upon lots with buildings that  
5 front on another street or alley, both lots on which it so abuts shall be disregarded, and the  
6 minimum rear yard depth for the subject lot shall be equal to 25 percent of the total depth of  
7 the subject lot, or 15 feet, whichever is greater.

8           **(C) Through Lots Abutting Properties that Contain Two Buildings.** Where a  
9 lot is a through lot having both its front and its rear lot line along streets, alleys, or a street and  
10 an alley, and both adjoining lots are also through lots, each containing two dwellings or group  
11 housing structures that front at opposite ends of the lot, the subject through lot may also have  
12 two buildings according to such established pattern, each fronting at one end of the lot,  
13 provided all the other requirements of this Code are met. In such cases the rear yard required  
14 by this Section 134 for the subject lot shall be located in the central portion of the lot, between  
15 the two buildings on such lot, and the depth of the rear wall of each building from the street or  
16 alley on which it fronts shall be established by the average of the depths of the rear building  
17 walls of the adjacent buildings fronting on that street or alley. In no case, however, shall the  
18 total minimum rear yard for the subject lot be thus reduced to less than a depth equal to 25  
19 percent of the total depth of the subject lot, or to less than 15 feet, whichever is greater.  
20 Furthermore, in all cases in which this Subparagraph (c)(4)(C) is applied, the requirements of  
21 Section 132 of this Code for front setback areas shall be applicable along both street or alley  
22 frontages of the subject through lot.

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1 (d) **Reduction of Requirements in C-3 Districts.** In C-3 Districts, an exception to the  
 2 rear yard requirements of this Section may be allowed, in accordance with the provisions of  
 3 Section 309, provided that the building location and configuration assure adequate light and  
 4 air to windows within the residential units and to the usable open space provided.



19 (e) **Modification of Requirements in NC and South of Market Mixed Use Districts.**  
 20 The rear yard requirements in NC and South of Market Mixed Use Districts may be modified  
 21 or waived in specific situations as described in this Subsection (e).

22 (1) **General.** The rear yard requirement in NC Districts may be modified or waived by  
 23 the Zoning Administrator pursuant to the procedures which are applicable to variances, as set  
 24 forth in Sections 306.1 through 306.5 and 308.2, in the case of NC Districts, and in  
 25

1 accordance with Section 307(g), in the case of South of Market Mixed Use Districts if all of the  
2 following criteria are met for both NC and South of Market Mixed Use Districts:

3 (A) Residential uses are included in the new or expanding development and a  
4 comparable amount of usable open space is provided elsewhere on the lot or within the  
5 development where it is more accessible to the residents of the development; and

6 (B) The proposed new or expanding structure will not significantly impede the  
7 access of light and air to and views from adjacent properties; and

8 (C) The proposed new or expanding structure will not adversely affect the interior  
9 block open space formed by the rear yards of adjacent properties.

10 (2) **Corner Lots and Lots at Alley Intersections.** On a corner lot as defined by this  
11 Code, or on a lot at the intersection of a street and an alley of at least 25 feet in width, the  
12 required rear yard may be substituted with an open area equal to 25 percent of the lot area  
13 which is located at the same levels as the required rear yard in an interior corner of the lot, an  
14 open area between two or more buildings on the lot, or an inner court, as defined by this  
15 Code, provided that the Zoning Administrator determines that all of the criteria described  
16 below in this Paragraph are met.

17 (A) Each horizontal dimension of the open area shall be a minimum of 15 feet.

18 (B) The open area shall be wholly or partially contiguous to the existing midblock  
19 open space formed by the rear yards of adjacent properties.

20 (C) The open area will provide for the access to light and air to and views from  
21 adjacent properties.

22 (D) The proposed new or expanding structure will provide for access to light and  
23 air from any existing or new residential uses on the subject property.



1 The provisions of this Paragraph 2 of Subsection (e) shall not preclude such additional  
2 conditions as are deemed necessary by the Zoning Administrator to further the purposes of  
3 this Section.

4 (f) **Modification of Requirements in the Eastern Neighborhoods Mixed Use**  
5 **Districts.** The rear yard requirement in Eastern Neighborhoods Mixed Use Districts may be  
6 modified or waived by the Planning Commission pursuant to Section 329, and by the Zoning  
7 Administrator pursuant to the procedures and criteria set forth in Section 307(h) for other  
8 projects, provided that:

9 (1) Residential uses are included in the new or expanding development and a  
10 comparable amount of readily accessible usable open space is provided elsewhere on the lot  
11 or within the development;

12 (2) The proposed new or expanding structure will not significantly impede the access  
13 to light and air from adjacent properties; and

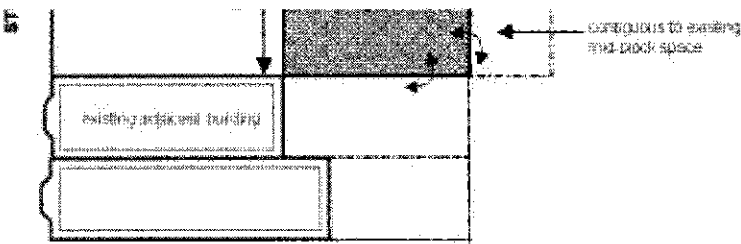
14 (3) The proposed new or expanding structure will not adversely affect the interior  
15 block open space formed by the rear yards of adjacent properties.

16 (g) **Reduction of Requirements in the North of Market Residential Special Use**  
17 **District.** The rear yard requirement may be substituted with an equivalent amount of open  
18 space situated anywhere on the site, provided that the Zoning Administrator determines that  
19 all of the following criteria are met:

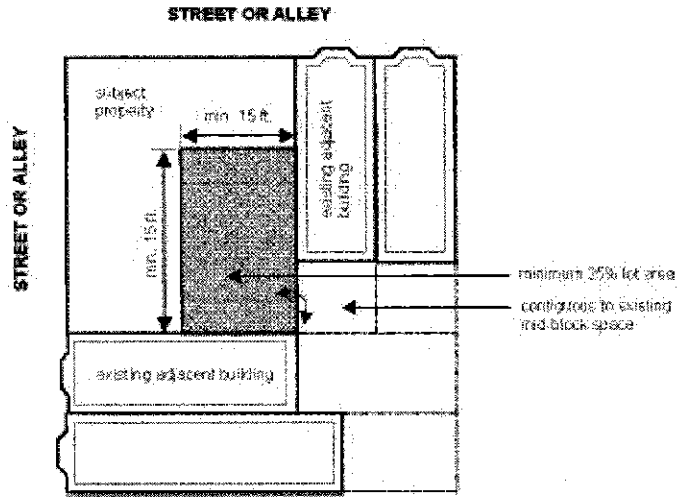
20 (1) The substituted open space in the proposed new or expanding structure will  
21 improve the access of light and air to and views from existing abutting properties; and

22 (2) The proposed new or expanding structure will not adversely affect the interior  
23 block open space formed by the rear yards of existing abutting properties.

24 This provision shall be administered pursuant to the notice and hearing procedures which  
25 are applicable to variances as set forth in Sections 306.1 through 306.5 and 308.2.



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**SEC. 135. USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING, R, NC, MIXED USE, C, AND M DISTRICTS.**

Except as provided in Sections 134.1, 172 and 188 of this Code, usable open space shall be provided for each dwelling and each group housing structure in R, NC, C, Mixed Use, and M Districts according to the standards set forth in this Section unless otherwise specified in specific district controls elsewhere in this Code.

(a) **Character of Space Provided.** Usable open space shall be composed of an outdoor area or areas designed for outdoor living, recreation or landscaping, including such areas on the ground and on decks, balconies, porches and roofs, which are safe and suitably surfaced and screened, and which conform to the other requirements of this Section. Such area or areas shall be on the same lot as the dwelling units (or bedrooms in group housing) they serve, and shall be designed and oriented in a manner that will make the best practical use of available sun and other climatic advantages. "Private usable open space" shall mean an area or areas private to and designed for use by only one dwelling unit (or bedroom in group

1 housing). "Common usable open space" shall mean an area or areas designed for use jointly  
2 by two or more dwelling units (or bedrooms in group housing).

3 (b) **Access.** Usable open space shall be as close as is practical to the dwelling unit (or  
4 bedroom in group housing) for which it is required, and shall be accessible from such dwelling  
5 unit or bedroom as follows:

6 (1) Private usable open space shall be directly and immediately accessible from such  
7 dwelling unit or bedroom; and shall be either on the same floor level as such dwelling unit or  
8 bedroom, with no more than one story above or below such floor level with convenient private  
9 access.

10 (2) Common usable open space shall be easily and independently accessible from  
11 such dwelling unit or bedroom, or from another common area of the building or lot.

12 (c) **Permitted Obstructions.** In the calculation of either private or common usable open  
13 space, those obstructions listed in Sections 136 and 136.1 of this Code for usable open space  
14 shall be permitted.

15 (d) **Amount Required.** Usable open space shall be provided for each building in the  
16 amounts specified herein and in Table 135 for the district in which the building is located;  
17 provided, however, that in the Downtown Residential (DTR) Districts, open space shall be  
18 provided in the amounts specified in Section 825.

19 In Neighborhood Commercial Districts, the amount of usable open space to be provided  
20 shall be the amount required in the nearest Residential District, but the minimum amount of  
21 open space required shall be in no case greater than the amount set forth in Table 135A for  
22 the district in which the building is located. The distance to each Residential District shall be  
23 measured from the midpoint of the front lot line or from a point directly across the street there  
24 from, whichever requires less open space.

1 (1) For dwellings other than SRO dwellings, except as provided in Paragraph (d)(3)  
2 below, the minimum amount of usable open space to be provided for use by each dwelling  
3 unit shall be as specified in the second column of Table 135A if such usable open space is all  
4 private. Where common usable open space is used to satisfy all or part of the requirement for  
5 a dwelling unit, such common usable open space shall be provided in an amount equal to  
6 1.33 square feet for each one square foot of private usable open space specified in the  
7 second column of Table 135A. In such cases, the balance of the required usable open space  
8 may be provided as private usable open space, with full credit for each square foot of private  
9 usable open space so provided.

10 (2) For group housing structures and SRO units, the minimum amount of usable  
11 open space provided for use by each bedroom shall be 1/3 the amount required for a dwelling  
12 unit as specified in Paragraph (d)(1) above. For purposes of these calculations, the number of  
13 bedrooms on a lot shall in no case be considered to be less than one bedroom for each two  
14 beds. Where the actual number of beds exceeds an average of two beds for each bedroom,  
15 each two beds shall be considered equivalent to one bedroom.

16 (3) For dwellings specifically designed for and occupied by senior citizens or  
17 physically handicapped persons, as defined and regulated by Section 209.1(m) of this Code,  
18 the minimum amount of usable open space to be provided for use by each dwelling unit shall  
19 be ½ the amount required for each dwelling unit as specified in Paragraph (d)(1) above.

20 (4) **DTR Districts.** For all residential uses, 75 square feet of open space is required  
21 per dwelling unit. All residential open space must meet the provisions described in this  
22 Section unless otherwise established in this subsection or in Section 825 or a Section  
23 governing an individual DTR District. Open space requirements may be met with the following  
24 types of open space: "private usable open space" as defined in Section 135(a) of this Code,  
25 "common usable open space" as defined in Section 135(a) of this Code, and "publicly

1 accessible open space" as defined in subsection (h) below. At least 40 percent of the  
 2 residential open space is required to be common to all residential units. Common usable open  
 3 space is not required to be publicly-accessible. Publicly-accessible open space, including off-  
 4 site open space permitted by subsection (i) below and by Section 827(a)(9), meeting the  
 5 standards of subsection (h) may be considered as common usable open space. For  
 6 residential units with direct access from the street, building setback areas that meet the  
 7 standards of Section 145.1 and the Ground Floor Residential Design Guidelines may be  
 8 counted toward the open space requirement as private non-common open space.

9  
 10 **TABLE 135A**  
 11 **MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING OUTSIDE**  
 12 **THE EASTERN NEIGHBORHOODS MIXED USE DISTRICT**

District	Square Feet Of Usable Open Space Required For Each Dwelling Unit If All Private	Ratio of Common Usable Open Space That May Be Substituted for Private
RH-1(D), RH-1	300	1.33
RH-1(S)	300 for first unit; 100 for minor second unit	1.33
RH-2	125	1.33
RH-3	100	1.33
RM-1, RC-1, RTO, RTO-M	100	1.33

1	RM-2, RC-2, SPD	80	1.33
2	RM-3, RC-3, RED	60	1.33
3			
4	RM-4, RC-4, RSD	36	1.33
5	C-3, C-M, SLR, SLI, SSO, M-1,	36	1.33
6	M-2		
7	C-1, C-2	Same as for the R District	
8		establishing the dwelling unit	
9		density ratio for the C-1 or C-2	
10		District property	
11			
12	NC-1, NC-2, NCT-1, NCT-2, NC-	100	1.33
13	S, Inner Sunset, Sacramento		
14	Street, West Portal Avenue,		
15	Ocean Avenue, <i>Glen Park</i>		
16	NC-3, Castro Street, Inner	80	1.33
17	Clement Street, Outer Clement		
18	Street, Upper Fillmore Street,		
19	Haight Street, Union Street,		
20	Valencia Street, 24th Street-		
21	Mission, 24th Street-Noe Valley,		
22	NCT-3, SoMa, Mission Street		
23	Broadway, Hayes-Gough, Upper	60	1.33
24	Market Street, North Beach, Polk		
25			

1	Street		
2	Chinatown Community	48	1.00
3	Business, Chinatown Residential		
4	Neighborhood Commercial,		
5	Chinatown Visitor Retail		
6			
7	DTR	This table not applicable. 75 square feet per dwelling. See Sec.	
8		135(d)(4).	
9			

10 TABLE 135B

11 MINIMUM USABLE OPEN SPACE FOR DWELLING UNITS AND GROUP HOUSING IN THE

12 EASTERN NEIGHBORHOODS MIXED USE DISTRICTS

13			
14	Square feet of usable open	Square feet of usable open	Percent of open space that may
15	space per dwelling unit, if not	space per dwelling unit, if	be provided off site
16	publicly accessible	publicly accessible	
17	80 square feet	54 square feet	50%

18 (e) **Slope.** The slope of any area credited as either private or common usable open

19 space shall not exceed five percent.

20 (f) **Private Usable Open Space: Additional Standards.**

21 (1) **Minimum Dimensions and Minimum Area.** Any space credited as private

22 usable open space shall have a minimum horizontal dimension of six feet and a minimum

23 area of 36 square feet if located on a deck, balcony, porch or roof, and shall have a mini-mum

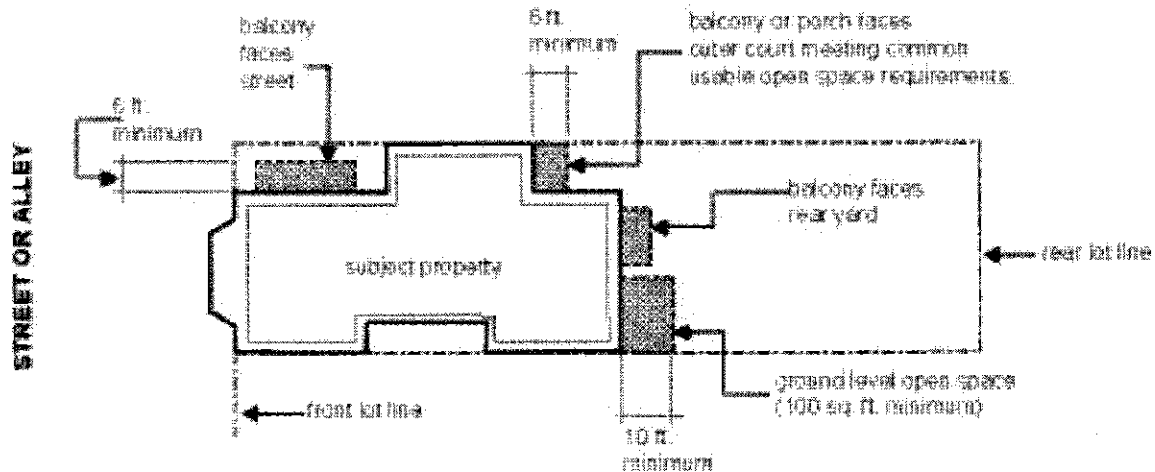
24 horizontal dimension of 10 feet and a minimum area of 100 square feet if located on open

25 ground, a terrace or the surface of an inner or outer court.

1 (2) **Exposure.** In order to be credited as private usable open space, an area must be  
2 kept open in the following manner:

3 (A) For decks, balconies, porches and roofs, at least 30 percent of the perimeter  
4 must be unobstructed except for necessary railings.

5 (B) In addition, the area credited on a deck, balcony, porch or roof must either  
6 face a street, face or be within a rear yard, or face or be within some other space which at the  
7 level of the private usable open space meets the minimum dimension and area requirements  
8 for common usable open space as specified in Paragraph 135(g)(1) below.



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18 (C) Areas within inner and outer courts, as defined by this Code, must either  
19 conform to the standards of Subparagraph (f)(2)(B) above or be so arranged that the height of  
20 the walls and projections above the court on at least three sides (or 75 percent of the  
21 perimeter, whichever is greater) is such that no point on any such wall or projection is higher  
22 than one foot for each foot that such point is horizontally distant from the opposite side of the  
23 clear space in the court, regardless of the permitted obstruction referred to in Subsection  
24 135(c) above.  
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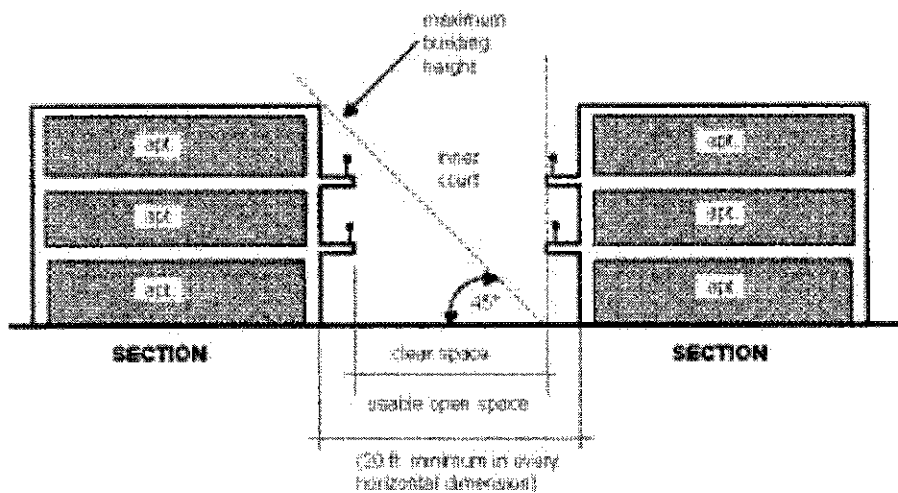
1           (3) **Fire Escapes as Usable Open Space.** Normal fire escape grating shall not be  
2 considered suitable surfacing for usable open space. The steps of a fire escape stairway or  
3 ladder, and any space less than six feet deep between such steps and a wall of the building,  
4 shall not be credited as usable open space. But the mere potential use of a balcony area for  
5 an emergency fire exit by occupants of other dwelling units (or bedrooms in group housing)  
6 shall not prevent it from being credited as usable open space on grounds of lack of privacy or  
7 usability.

8           (4) **Use of Solariums.** In C-3 Districts, the area of a totally or partially enclosed  
9 solarium shall be credited as private usable open space if (i) such area is open to the  
10 outdoors through openings or clear glazing on not less than 50 percent of its perimeter and (ii)  
11 not less than 30 percent of its overhead area and 25 percent of its perimeter are open or can  
12 be opened to the air.

13           (g) **Common Usable Open Space: Additional Standards.**

14           (1) **Minimum Dimensions and Minimum Area.** Any space credited as common  
15 usable open space shall be at least 15 feet in every horizontal dimension and shall have a  
16 minimum area of 300 square feet.

17           (2) **Use of Inner Courts.** The area of an inner court, as defined by this Code, may be  
18 credited as common usable open space, if the enclosed space is not less than 20 feet in  
19 every horizontal dimension and 400 square feet in area; and if (regardless of the permitted  
20 obstructions referred to in Subsection 135(c) above) the height of the walls and projections  
21 above the court on at least three sides (or 75 percent of the perimeter, whichever is greater) is  
22 such that no point on any such wall or projection is higher than one foot for each foot that  
23 such point is horizontally distant from the opposite side of the clear space in the court.  
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(3) **Use of Solariums.** The area of a totally or partially enclosed solarium may be credited as common usable open space if the space is not less than 15 feet in every horizontal dimension and 300 square feet in area; and if such area is exposed to the sun through openings or clear glazing on not less than 30 percent of its perimeter and 30 percent of its overhead area.

(h) **Publicly-Accessible Usable Open Space Standards:** In DTR Districts and the Eastern Neighborhoods Mixed Use Districts, any space credited as publicly-accessible usable open space, where permitted or required by this Code, shall meet the following standards:

(1) Open space shall be of one or more of the following types:

(A) An unenclosed park or garden at street grade or following the natural topography, including improvements to hillsides or other unimproved public areas;

(B) An unenclosed plaza at street grade, with seating areas and landscaping and no more than 10 percent of the total floor area devoted to facilities for food or beverage service, exclusive of seating areas as regulated in Subsection (2)(d), below;

(C) An unenclosed pedestrian pathway which complies with the standards of Section 270.2 and which is consistent with applicable design guidelines.

1 (D) Streetscape improvements with landscaping and pedestrian amenities that  
2 result in additional pedestrian space beyond the pre-existing sidewalk width and conform to  
3 the Better Streets Plan and any other applicable neighborhood streetscape plans per Section  
4 138.1 or other related policies such as those associated with sidewalk widenings or building  
5 setbacks, other than those intended by design for the use of individual ground floor residential  
6 units; and

7 (2) Open space shall meet the following standards:

8 (A) Be in such locations and provide such ingress and egress as will make the  
9 area convenient, safe, secure and easily accessible to the general public;

10 (B) Be appropriately landscaped;

11 (C) Be protected from uncomfortable winds;

12 (D) Incorporate ample seating. Any seating which is provided shall be available for  
13 public use and may not be exclusively reserved or dedicated for any food or beverage  
14 services located within the open space;

15 (E) Be well signed and accessible to the public during daylight hours;

16 (F) Be well lit if the area is of the type requiring artificial illumination;

17 (G) Be designed to enhance user safety and security;

18 (H) Be of sufficient size to be attractive and practical for its intended use; and

19 (I) Have access to drinking water and toilets if feasible and appropriate.

20 (3) **Maintenance:** Open spaces shall be maintained at no public expense. The owner  
21 of the property on which the open space is located shall maintain it by keeping the area clean  
22 and free of litter and keeping in a healthy state any plant material that is provided. Conditions  
23 intended to assure continued maintenance of the open space for the actual lifetime of the  
24 building giving rise to the open space requirement may be imposed by the Commission or  
25 Department pursuant to applicable procedures in this Code.

1           (4) **Informational Plaque:** Prior to issuance of a permit of occupancy, a plaque shall  
2 be placed in a publicly conspicuous location outside the building at street level, or at the site  
3 of any publicly-accessible open space. The plaque shall identify said open space feature and  
4 its location, stating the right of the public to use the space and the hours of use, describing its  
5 principal required features (e.g., number of seats or other defining features) and stating the  
6 name, telephone number, and address of the owner or owner's agent responsible for  
7 maintenance. The plaque shall be of no less than 24 inches by 36 inches in size unless  
8 specifically reduced by the Zoning Administrator in cases where the nature, size, or other  
9 constraints of the open space would make the proscribed dimensions inappropriate.

10           (5) Property owners providing open space under this section will hold harmless the  
11 City and County of San Francisco, its officers, agents and employees, from any damage or  
12 injury caused by the design, construction, use, or maintenance of open space. Property  
13 owners are solely liable for any damage or loss occasioned by any act or negligence in  
14 respect to the design, construction, use, or maintenance of the open space.

15           (i) **Off-Site Provision of Required Usable Open Space.**

16           (1) **Eastern Neighborhoods Mixed Use Districts.** In the Eastern Neighborhoods  
17 Mixed Use Districts, the provision of off-site publicly accessible open space may be credited  
18 toward the residential usable open space requirement, subject to Section 329 for projects to  
19 which that Section applies and Section 307(h) for other projects. Any such space shall meet  
20 the publicly accessible open space standards set forth in Section 135(h) and be provided  
21 within 800 feet of the project. No more than 50 percent of a project's required usable open  
22 space shall be off-site. The publicly accessible off-site usable open space shall be  
23 constructed, completed, and ready for use no later than the project itself, and shall receive its  
24 Certificate of Final Completion from the Department of Building Inspection prior to the  
25

1 issuance of any Certificate of Final Completion or Temporary Certificate of Occupancy for the  
2 project itself.

3 (2) **DTR Districts.** In DTR Districts the provision of off-site publicly accessible open  
4 space may be counted toward the requirements of residential open space per the procedures  
5 of Section 309.1 provided it is within the individual DTR district of the project or within 500 feet  
6 of any boundary of the individual DTR district of the project, and meets the standards of  
7 subsection (h).

8 (A) At least 36 square feet per residential unit of required open space must be  
9 provided on-site. Pursuant to the procedures of Section 309.1, the Planning Commission may  
10 reduce the minimum on-site provision of required residential open space to not less than 18  
11 square feet per unit in order to both create additional publicly-accessible open space serving  
12 the district and to foster superior architectural design on constrained sites.

13 (B) **Open Space Provider.** The open space required by this Section may be  
14 provided individually by the project sponsor or jointly by the project sponsor and other project  
15 sponsors, provided that each square foot of jointly developed open space may count toward  
16 only one sponsor's requirement. With the approval of the Planning Commission, a public or  
17 private agency may develop and maintain the open space, provided that (i) the project  
18 sponsor or sponsors pay for the cost of development of the number of square feet the project  
19 sponsor is required to provide, (ii) provision satisfactory to the Commission is made for the  
20 continued maintenance of the open space for the actual lifetime of the building giving rise to  
21 the open space requirement, and (iii) the Commission finds that there is reasonable  
22 assurance that the open space to be developed by such agency will be developed and open  
23 for use by the time the building, the open space requirement of which is being met by the  
24 payment, is ready for occupancy.

1           (3) **Ocean Avenue NCT.** In the Ocean Avenue NCT District, the provision of off-site  
2 publicly accessible open space may be credited toward the residential usable open space  
3 requirement subject to the procedures of Section 303. Any such open space shall meet the  
4 publicly accessible open space standards set forth in Section 135(h) and be provided within  
5 800 feet of the project. No more than 50 percent of a project's usable open space requirement  
6 may be satisfied off-site. The publicly accessible off-site usable open space shall be  
7 constructed, completed, and ready for use no later than the project itself, and shall receive its  
8 certificate of final completion from the Department of Building Inspection prior to the issuance  
9 of any certificate of final completion or temporary certificate of occupancy for the project itself.

10           **SEC. 145.4 REQUIRED GROUND FLOOR COMMERCIAL USES.**

11           (a) **Purpose:** To support active, pedestrian-oriented commercial uses on important  
12 commercial streets.

13           (b) **Applicability.** The requirements of this Section apply to the following street  
14 frontages.

15           (1) Folsom Street for the entirety of the Rincon Hill DTR, pursuant to Section 827;

16           (2) Folsom Street for the entirety of the Folsom and Main Residential/Commercial  
17 Special Use District;

18           (3) Van Ness Avenue, in the Van Ness and Market Downtown Residential Special  
19 Use District, from Fell Street to Market Street;

20           (4) South Van Ness Avenue, for the entirety of the Van Ness and Market Downtown  
21 Residential Special Use District;

22           (5) Market Street, for the entirety of the Van Ness and Market Downtown Residential  
23 Special Use District;

24           (6) 3rd Street, in the UMU districts for parcel frontages wholly contained within 100  
25 linear feet north or south of Mariposa Street or 100 linear feet north or south of 20th Street;

- 1 (7) 4th Street, between Bryant and Townsend in the SLI and MUO Districts;  
2 (8) Hayes Street, for the entirety of the Hayes-Gough NCT;  
3 (9) Octavia Boulevard, between Fell Street and Hayes Street, in the Hayes-Gough  
4 NCT;  
5 (10) Market Street, for the entirety of the NCT-3, Upper Market NCD, and Upper  
6 Market NCT Districts;  
7 (11) Church Street, for the entirety of the NCT-3 and Upper Market NCT Districts;  
8 (12) 22nd Street, between 3rd Street and Minnesota Streets within the NCT-2  
9 District;  
10 (13) Valencia Street, between 15th and 23rd Streets in the Valencia Street NCT  
11 District;  
12 (14) Mission Street, for the entirety of the Mission Street NCT District;  
13 (15) 24th Street, for the entirety of the 24th Street-Mission NCT;  
14 (16) 16th Street, between Guerrero and Capp Streets;  
15 (17) 22nd Street, between Valencia and Mission Streets;  
16 (18) 6th Street for its entirety within the SoMa NCT District;  
17 (19) Ocean Avenue, for the entirety of the Ocean Avenue NCT District, except on the  
18 north side of Ocean Avenue between Plymouth and Brighton Avenues;  
19 (20) Geneva Avenue, between I-280 and Delano Avenue within the NCT-2 District;  
20 (21) Fillmore Street, in the NC-3 District from Bush Street to McAllister Street;  
21 (22) Diamond Street, for the entirety of the Glen Park NCT District;  
22 (23) Chenery Street, for the entirety of the Glen Park NCT District.

23 (c) **Definitions.**

24 "Active commercial uses" shall include those uses specifically identified below in Table  
25 145.4, and:

1 (1) Shall not include uses oriented to motor vehicles except for automobile sale or  
 2 rental where curb-cuts, garage doors, or loading access are not utilized or proposed, and  
 3 such sales or rental activity is entirely within an enclosed building and does not encroach on  
 4 surrounding sidewalks or open spaces;

5 (2) Shall include public uses except for utility installations; and

6 (3) Shall not include residential care uses as defined in Sections 790.50, 790.51, and  
 7 890.50.

8  
 9 Table 145.4

Reference for Neighborhood Commercial Districts	Reference for Mixed Use Districts	Use
790.4	890.4	Amusement Game Arcade
790.6	890.6	Animal Hospital
790.12	890.13	Automobile Sale or Rental (see qualification, above)
790.22	890.22	Bar
N/A	890.23	Business Goods and Equipment Sales and Repair Service
790.34	890.34	Eating and Drinking Use
790.38	890.37	Entertainment, Other
N/A	890.39	Gift Store-Tourist Oriented



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790.50, 790.51	890.50	Institutions, Other (see qualification, above)
N/A	890.51	Jewelry Store
790.68	890.68	Neighborhood-Serving Business
N/A	890.69	Non-Auto Vehicle Sales or Rental (see qualification, above)
790.70	890.71	Outdoor Activity Area
790.80	890.80	Public Use (see qualification, above)
790.91	890.90	Restaurant, Fast-Food (Small)
790.90	890.91	Restaurant, Fast-Food (Large)
790.92	890.92	Restaurant, Full-Service
790.93	N/A	Specialty Food, Self-Service
790.102	890.102	Sales and Service, Other Retail
790.104	890.104	Sales and Services, Retail
790.110	890.110	Service, Financial
790.112	890.112	Service, Limited Financial
790.114	890.114	Service, Medical
790.116	890.116	Service, Personal
790.122	890.122	Take-Out Food
790.124	890.124	Trade Shop

790.140	890.140	Walk-Up Facility
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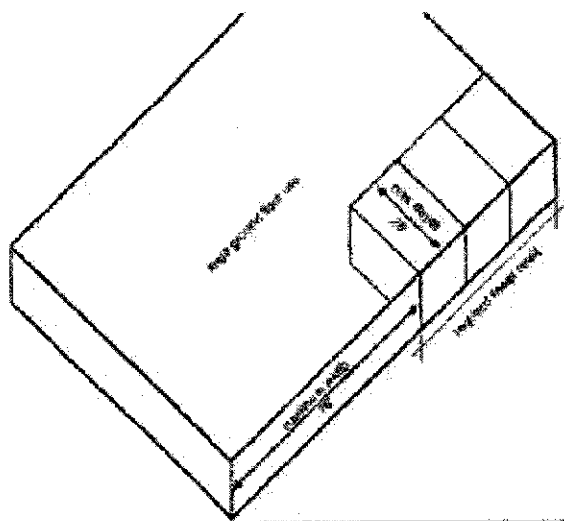
(d) **Controls.**

(1) Active commercial uses which are permitted by the specific district in which they are located are required on the ground floor of all street frontages listed in Subsection (b) above.

(2) Active commercial uses shall comply with the standards applicable to active uses as set forth in Section 145.1(c)(3) and shall further be consistent with any applicable design guidelines.

(3) On those street frontages listed in Subsection (b), an individual ground floor nonresidential use may not occupy more than 75 contiguous linear feet for the first 25 feet of depth along a street-facing facade. Separate individual storefronts shall wrap large ground floor uses for the first 25 feet of depth, as illustrated in Figure 145.4.

Figure 145.4



1 (e) **Modifications.** Modifications to the requirements of this Section are not permitted in  
2 DTR Districts. In Neighborhood Commercial Districts, modifications to the requirements of this  
3 Section may be granted through the Conditional Use process, as set forth in Section 303. In  
4 the Eastern Neighborhoods Mixed Use Districts, modifications to the requirements of this  
5 Section may be granted through the procedures of Section 329 for projects subject to that  
6 Section or through an Administrative Modification from the Zoning Administrator for other  
7 projects, as set forth in Section 307(g).

8 **SEC. 151.1. SCHEDULE OF PERMITTED OFF-STREET PARKING SPACES IN**  
9 **SPECIFIED DISTRICTS.**

10 (a) **Applicability.** This subsection shall apply only to DTR, NCT, Upper Market Street  
11 NCD, RTO, Eastern Neighborhood Mixed Use, South of Market Mixed Use, M-1, PDR-1-D,  
12 and PDR-1-G, C-M, or C-3 Districts.

13 (b) **Controls.** Off-street accessory parking shall not be required for any use, and the  
14 quantities of off-street parking specified in Table 151.1 shall serve as the maximum amount of  
15 off-street parking that may be provided as accessory to the uses specified. For non-residential  
16 and non-office uses in the UMU, PDR-1-D, and PDR-1-G Districts, the maximum amount of  
17 off-street parking that may be provided as accessory shall be no more than 50% greater than  
18 that indicated in Table 151.1. Variances from accessory off-street parking limits, as described  
19 in this Section, may not be granted. Where off-street parking is provided that exceeds the  
20 quantities specified in Table 151.1 or as explicitly permitted by this Section, such parking shall  
21 be classified not as accessory parking but as either a principally permitted or conditional use,  
22 depending upon the use provisions applicable to the district in which the parking is located. In  
23 considering an application for a conditional use for any such parking due to the amount being  
24 provided, the Planning Commission shall consider the criteria set forth in Section 157 and  
25 157.1 of this Code.

1 (c) **Definition.** Where a number or ratio of spaces are described in Table 151.1, such  
 2 number or ratio shall refer to the total number of parked cars accommodated in the project  
 3 proposal, regardless of the arrangement of parking, and shall include all spaces accessed by  
 4 mechanical means, valet, or non-independently accessible means. For the purposes of  
 5 determining the total number of cars parked, the area of an individual parking space, except  
 6 for those spaces specifically designated for persons with physical disabilities, may not exceed  
 7 185 square feet, including spaces in tandem, or in parking lifts, elevators or other means of  
 8 vertical stacking. Any off-street surface area accessible to motor vehicles with a width of 7.5  
 9 feet and a length of 17 feet (127.5 square feet) not otherwise designated on plans as a  
 10 parking space may be considered and counted as an off-street parking space at the discretion  
 11 of the Zoning Administrator if the Zoning Administrator, in considering the possibility for  
 12 tandem and valet arrangements, determines that such area is likely to be used for parking a  
 13 vehicle on a regular basis and that such area is not necessary for the exclusive purpose of  
 14 vehicular circulation to the parking or loading facilities otherwise permitted.

15 (d) **Car-Share Parking.** Any off-street parking space dedicated for use as a car-share  
 16 parking space, as defined in Section 166, shall not be credited toward the total parking  
 17 permitted as accessory in this Section.

18 Table 151.1

19 OFF-STREET PARKING PERMITTED AS ACCESSORY

Use or Activity	Number of Off-Street Car Parking Spaces or Space Devoted to Off-Street Car Parking Permitted
Dwelling units in RH-DTR Districts	P up to one car for each two dwelling units; up to one car for each dwelling unit, subject to

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	the criteria and procedures of Section 151.1(e); NP above one space per unit.
Dwelling units in C-3 and SB-DTR, Districts, except as specified below	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above 0.75 cars for each dwelling unit.
Dwelling units in C-3 and SB-DTR, Districts with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to one car for each four dwelling units; up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above one car for each dwelling unit.
Dwelling units in C-3 Districts and in the Van Ness and Market Downtown Residential Special Use District	P up to one car for each four dwelling units; C up to .5 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(f); NP above two cars for each four dwelling units.
Dwelling units and SRO units in SLI, SSO, MUG, MUR, MUO, SPD Districts, except as specified below	P up to one car for each four dwelling units; up to 0.75 cars for each dwelling unit, subject to the criteria and conditions and procedures of Section 151.1(g); NP above 0.75 cars for each dwelling unit.
Dwelling units in SLI, SSO, MUG, MUR,	P up to one car for each four dwelling units;

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MUO, SPD Districts with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	up to one car for each dwelling unit, subject to the criteria and conditions and procedures of Section 151.1(g); NP above one car for each dwelling unit.
Dwelling units and SRO units in NCT, C-M, RSD, and SLR Districts and the Upper Market Street NCD, except as specified below	P up to one car for each two dwelling units; C up to 0.75 cars for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above 0.75 cars for each dwelling unit.
Dwelling units in the Ocean Avenue NCT Districts	P up to one car for each unit; NP above.
<i>Dwelling units in the Glen Park NCT District</i>	<i>P up to one car for each unit; NP above.</i>
Dwelling units and SRO units in RTO and RED Districts, except as specified below	P up to three cars for each four dwelling units; C up to one car for each dwelling unit, subject to the criteria and procedures of Section 151.1(g); NP above one car for each dwelling unit.
Dwelling units and SRO units in UMU Districts, except as specified below	P up to 0.75 cars for each dwelling unit and subject to the conditions of 151.1(g); NP above.
Dwelling units in UMU District with at least 2 bedrooms and at least 1,000 square feet of occupied floor area	P up to 1 car for each dwelling unit and subject to the conditions of 151.1(g); NP above.

1	Group housing of any kind	P up to one car for each three bedrooms or
2		for each six beds, whichever results in the
3		greater requirement, plus one for the
4		manager's dwelling unit if any. NP above.
5	All non-residential uses in C-3 and C-M	Not to exceed 7% of gross floor area of such
6	Districts	uses. See requirements in Section 204.5.
7		
8	Hotel, inn, or hostel	P up to one for each 16 guest bedrooms, plus
9		one for the manager's dwelling unit, if any.
10	Motel	P up to one for each guest unit, plus one for
11		the manager's dwelling unit, if any.
12	Hospital or other inpatient medical institution	P up to one for each 8 guest beds excluding
13		bassinets or for each 2,400 square feet of
14		gross floor area devoted to sleeping rooms,
15		whichever results in the lesser requirement.
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17	Residential care facility	P up to one for each 10 residents.
18	Child care facility	P up to one for each 25 children to be
19		accommodated at any one time.
20	Elementary school	P up to one for each six classrooms.
21		
22	Secondary school	P up to one for each two classrooms.
23	Post-secondary educational institution	P up to one for each two classrooms.
24	Church or other religious institutions	P up to one for each 20 seats.
25		

1 2 3 4	Theater or auditorium	P up to one for each eight seats up to 1,000 seats, plus one for each 10 seats in excess of 1,000.
5	Stadium or sports arena	P up to one for each 15 seats.
6 7	Medical or dental office or outpatient clinic	P up to one for each 300 square feet of occupied floor area.
8 9 10	All office uses in C-3, DTR, C-M, SSO, SPD, MUG, MUR, and MUO Districts	P up to seven percent of the gross floor area of such uses and subject to the pricing conditions of Section 155(g); NP above.
11 12 13	Office uses in M-1, UMU, PDR-1-D, and PDR-1-G Districts, except as specified below	P up to one car per 1,000 square feet of gross floor area and subject to the pricing conditions of Section 155(g); NP above.
14 15 16 17 18	Office uses in M-1, UMU, PDR-1-D, and PDR-1-G Districts where the entire parcel is greater than ¼-mile from Market, Mission, 3rd and 4th Streets	P up to one car per 500 square feet of gross floor area; NP above.
19 20	Non-residential uses in RTO and RM districts permitted under Section 231.	None permitted.
21 22 23 24 25	All non-residential uses in NCT, RSD, and SLR districts and the Upper Market NCD, except for retail grocery stores with over 20,000 gross square feet as specified below	For uses in Table 151 that are described as a ratio of occupied floor area, P up to 1 space per 1,500 square feet of occupied floor area or the quantity specified in Table 151,



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	<p>whichever is less, and subject to the conditions and criteria of Section 151.1(g) NP above.</p>
<p>Retail grocery store uses in NCT, RSD, and SLR districts and the Upper Market Street NCD with over 20,000 square feet of occupied floor area</p>	<p>P up 1 space per 500 square feet of occupied floor area, and subject to the conditions and criteria of Section 151.1(g) C up to 1 space per 250 square feet of occupied floor area for that area in excess of 20,000 square feet, subject to the conditions and criteria of Section 151.1(g). NP above.</p>
<p>All retail in the Eastern Neighborhoods Mixed Use Districts where any portion of the parcel is less than 1/4 mile from Market, Mission, 3rd and 4th Streets, except grocery stores of over 20,000 gross square feet.</p>	<p>P up to one for each 1,500 square feet of gross floor area.</p>
<p>With the exception of Eastern Neighborhoods Mixed Use Districts as set forth above, all other restaurant, bar, nightclub, pool hall, dance hall, bowling alley or other similar enterprise</p>	<p>P up to one for each 200 square feet of occupied floor area. In South of Market Mixed Use Districts, participation in transportation programs may be required per Section 151.1(i).</p>
<p>With the exception of Eastern Neighborhoods Mixed Use Districts as set forth above, all other retail space devoted to the handling of</p>	<p>P up to one for each 1,000 square feet of occupied floor area.</p>

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bulky merchandise such as motor vehicles, machinery or furniture	
With the exception of Eastern Neighborhoods Mixed Use Districts as set forth above, all other greenhouse or plant nursery	P up to one for each 4,000 square feet of occupied floor area.
With the exception of Eastern Neighborhoods Mixed Use Districts as set forth above, all other retail space	P up to one for each 500 square feet of gross floor area up to 20,000 square feet, plus one for each 250 square feet of gross floor area in excess of 20,000.
Service, repair or wholesale sales space, including personal, home or business service space in South of Market Districts	P up to one for each 1,000 square feet of occupied floor area.
Mortuary	P up to five.
Storage or warehouse space, and space devoted to any use first permitted in an M-2 District	P up to one for each 2,000 square feet of occupied floor area.
Arts activities and spaces except theater or auditorium spaces	P up to one for each 2,000 square feet of occupied floor area. In South of Market Mixed Use Districts, participation in transportation programs may be required per Section 151.1(i).

1 2	Laboratory	P up to one for each 1,500 square feet of occupied floor area.
3 4	Small Enterprise Workspace Building	P up to one for each 1,500 square feet of occupied floor area.
5 6	Integrated PDR	P up to one for each 1,500 square feet of occupied floor area.
7 8 9	Other manufacturing and industrial uses	P up to one for each 1,500 square feet of occupied floor area.

10 (e) In DTR districts, any request for accessory parking in excess of what is permitted by  
11 right shall be reviewed on a case-by-case basis by the Planning Commission, subject to the  
12 procedures set forth in Section 309.1 of this Code.

13 (1) In granting approval for parking accessory to residential uses above that  
14 permitted by right in Table 151.1, the Commission shall make the following affirmative  
15 findings:

16 (A) All parking in excess of that allowed by right is stored and accessed by  
17 mechanical means, valet, or non-independently accessible method that maximizes space  
18 efficiency and discourages use of vehicles for commuting or daily errands;

19 (B) Vehicle movement on or around the project site associated with the excess  
20 accessory parking does not unduly impact pedestrian spaces or movement, transit service,  
21 bicycle movement, or the overall traffic movement in the district;

22 (C) Accommodating excess accessory parking does not degrade the overall urban  
23 design quality of the project proposal;

1 (D) All parking in the project is set back from facades facing streets and alleys and  
2 lined with active uses, and that the project sponsor is not requesting any exceptions or  
3 variances requiring such treatments elsewhere in this Code; and

4 (E) Excess accessory parking does not diminish the quality and viability of existing  
5 or planned streetscape enhancements.

6 (2) Additionally, in granting approval for such accessory parking above that permitted  
7 by right, the Commission may require the property owner to pay the annual membership fee  
8 to a certified car-share organization, as defined in Section 166(b)(2), for any resident of the  
9 project who so requests and who otherwise qualifies for such membership, provided that such  
10 requirement shall be limited to one membership per dwelling unit, when the following findings  
11 are made by the Commission:

12 (A) that the project encourages additional private-automobile use, thereby  
13 creating localized transportation impacts for the neighborhood; and

14 (B) that these localized transportation impacts may be lessened for the  
15 neighborhood by the provision of car-share memberships to residents.

16 (f) In C-3 Districts, any request for accessory parking in excess of what is permitted by  
17 right in Table 151.1, shall be reviewed on a case-by-case basis by the Planning Commission,  
18 subject to the procedures set forth in Section 309 of this Code.

19 (1) In granting approval for parking accessory to residential uses above that  
20 permitted by right in Table 151.1, the Planning Commission shall make the following  
21 affirmative findings:

22 (A) For projects with 50 units or more, all residential accessory parking in excess  
23 of 0.5 parking spaces for each dwelling unit shall be stored and accessed by mechanical  
24 stackers or lifts, valet, or other space-efficient means that allows more space above-ground  
25 for housing, maximizes space efficiency and discourages use of vehicles for commuting or

1 daily errands. The Planning Commission may authorize the request for additional parking  
2 notwithstanding that the project sponsor cannot fully satisfy this requirement provided that the  
3 project sponsor demonstrates hardship or practical infeasibility (such as for retrofit of existing  
4 buildings) in the use of space-efficient parking given the configuration of the parking floors  
5 within the building and the number of independently accessible spaces above 0.5 spaces per  
6 unit is de minimus and subsequent valet operation or other form of parking space  
7 management could not significantly increase the capacity of the parking space above the  
8 maximums in Table 151.1;

9 (B) For any project with residential accessory parking in excess of 0.375 parking  
10 spaces for each dwelling unit, the project complies with the housing requirements of Sections  
11 415 through 415.9 of this Code except as follows: the inclusionary housing requirements that  
12 apply to projects seeking conditional use authorization as designated in Section 415.3(a)(2)  
13 shall apply to the project;

14 (C) The findings of Section 151.1(e)(1)(B), (e)(1)(C) and (e)(1)(E) <sup>1</sup> are satisfied;

15 (D) All parking meets the active use and architectural screening requirements in  
16 Sections 155(s)(1)(B) and 155(s)(1)(C) and the project sponsor is not requesting any  
17 exceptions or variances requiring such treatments elsewhere in this Code.

18 (2) Additionally, in granting approval for such accessory parking above that permitted  
19 by right, the Commission may require the property owner to pay the annual membership fee  
20 to a certified car-share organization, as defined in Section 166(b)(2), for any resident of the  
21 project who so requests and who otherwise qualifies for such membership, provided that such  
22 requirement shall be limited to one membership per dwelling unit, when the findings set forth  
23 in Section 151.1(e)(2) are made.

24 (g) In RTO, NCT, C-M and South of Market Mixed Use Districts, and the Upper Market  
25 Street NCD, any request for accessory parking in excess of what is principally permitted in

1 Table 151.1, but which does not exceed the maximum amount stated in Table 151.1, shall be  
2 reviewed by the Planning Commission as a Conditional Use. In MUG, MUR, MUO, and SPD  
3 Districts, any project subject to Section 329 and that requests residential accessory parking in  
4 excess of that which is principally permitted in Table 151.1, but which does not exceed the  
5 maximum amount stated in Table 151.1, shall be reviewed by the Planning Commission  
6 according to the procedures of Section 329. Projects that are not subject to Section 329 shall  
7 be reviewed under the procedures detailed in subsection (h) below.

8 (1) In granting such Conditional Use or exception per 329 for parking in excess of  
9 that principally permitted in Table 151.1, the Planning Commission shall make the following  
10 affirmative findings according to the uses to which the proposed parking is accessory:

11 (A) **Parking for All Uses.**

12 (i) Vehicle movement on or around the project does not unduly impact  
13 pedestrian spaces or movement, transit service, bicycle movement, or the overall traffic  
14 movement in the district;

15 (ii) Accommodating excess accessory parking does not degrade the overall  
16 urban design quality of the project proposal;

17 (iii) All above-grade parking is architecturally screened and lined with active  
18 uses according to the standards of Section 145.1, and the project sponsor is not requesting  
19 any exceptions or variances requiring such treatments elsewhere in this Code; and

20 (iv) Excess accessory parking does not diminish the quality and viability of  
21 existing or planned streetscape enhancements.

22 (B) **Parking for Residential Uses.**

23 (i) For projects with 50 dwelling units or more, all residential accessory parking  
24 in excess of 0.5 spaces per unit shall be stored and accessed by mechanical stackers or lifts,  
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1 valet, or other space-efficient means that reduces space used for parking and maneuvering,  
2 and maximizes other uses.

3 (C) **Parking for Non-Residential Uses.**

4 (i) Projects that provide more than 10 spaces for non-residential uses must  
5 dedicate 5% of these spaces, rounded down to the nearest whole number, to short-term,  
6 transient use by vehicles from certified car sharing organizations per Section 166, vanpool,  
7 rideshare, taxis, or other co-operative auto programs. These spaces shall not be used for  
8 long-term storage nor satisfy the requirement of Section 166, but rather to park them during  
9 trips to commercial uses. These spaces may be used by shuttle or delivery vehicles used to  
10 satisfy subsection (B).

11 (ii) Retail uses larger than 20,000 square feet, including but not limited to  
12 grocery, hardware, furniture, consumer electronics, greenhouse or nursery, and appliance  
13 stores, which sell merchandise that is bulky or difficult to carry by hand or by public transit,  
14 shall offer, at minimal or no charge to its customers, door-to-door delivery service and/or  
15 shuttle service. This is encouraged, but not required, for retail uses less than 20,000 square  
16 feet.

17 (iii) Parking shall be limited to short-term use only.

18 (iv) Parking shall be available to the general public at times when such parking  
19 is not needed to serve the use or uses to which it is accessory.

20 (2) Additionally, in granting approval for such accessory parking above that permitted  
21 by right, the Commission may require the property owner to pay the annual membership fee  
22 to a certified car-share organization, as defined in Section 166(b)(2), for any resident of the  
23 project who so requests and who otherwise qualifies for such membership, provided that such  
24 requirement shall be limited to one membership per dwelling unit, when the findings set forth  
25 in Section 151.1(e)(2) are made.

1 (h) **Small residential projects in MUG, MUR, MUO, and SPD Districts.** Any project  
2 that is not subject to the requirements of Section 329 and that requests residential accessory  
3 parking in excess of what is principally permitted in Table 151.1 shall be reviewed by the  
4 Zoning Administrator subject to Section 307(h). The Zoning Administrator may grant parking  
5 in excess of what is principally permitted in Table 151.1, not to exceed the maximum amount  
6 stated in Table 151.1, only if the Zoning Administrator determines that all of the following  
7 conditions are met:

8 (A) all the conditions of subsection (g)(1)(A) above have been met.

9 (B) parking is not accessed from any protected Transit or Pedestrian Street  
10 described in Section 155(r), and

11 (C) where more than ten spaces are proposed at least half of them, rounded down to  
12 the nearest whole number, are stored and accessed by mechanical stackers or lifts, valet, or  
13 other space-efficient means that reduces space used for parking and maneuvering, and  
14 maximizes other uses.

15 (i) **Transportation programs in South of Market Mixed Use Districts.** Within the  
16 South of Market Mixed Use Districts, upon approval by the Zoning Administrator pursuant to  
17 Section 307(g), bars, restaurants, arts, nighttime entertainment and pool halls with an area  
18 greater than 10,000 gross square feet may be required to participate in a Transportation  
19 Management Program approved by the Zoning Administrator which may include, but need not  
20 be limited to, participation in a coordinated off-site satellite parking facilities program, shuttle  
21 service, bicycle parking, projects and programs to improve parking management, specified  
22 signage, and designated advertising procedures.



1                   **SEC. 155. GENERAL STANDARDS AS TO LOCATION AND ARRANGEMENT OF**  
2                   **OFF-STREET PARKING, FREIGHT LOADING AND SERVICE VEHICLE**  
3                   **FACILITIES.**

4                   Required off-street parking and freight loading facilities shall meet the following standards  
5                   as to location and arrangement. In addition, facilities which are not required but are actually  
6                   provided shall meet the following standards unless such standards are stated to be applicable  
7                   solely to required facilities. In application of the standards of this Code for off-street parking  
8                   and loading, reference may be made to provisions of other portions of the Municipal Code  
9                   concerning off-street parking and loading facilities, and to standards of the Bureau of  
10                  Engineering of the Department of Public Works. Final authority for the application of such  
11                  standards under this Code, and for adoption of regulations and interpretations in furtherance  
12                  of the stated provisions of this Code shall, however, rest with the Planning Department.

13                  (a)    Every required off-street parking or loading space shall be located on the same lot as  
14                  the use served by it, except as provided in Sections 159, 160 and 161 of this Code.

15                  (b)    Every required off-street parking or loading space shall be located in its entirety  
16                  within the lot lines of private property.

17                  (c)    Every off-street parking or loading space shall have adequate means of ingress from  
18                  and egress to a street or alley. Access to off-street loading spaces shall be from alleys in  
19                  preference to streets, except where otherwise specified in this code.

20                  Adequate reservoir space shall be provided on private property for entrance of vehicles  
21                  to off-street parking and loading spaces, except with respect to spaces independently  
22                  accessible directly from the street.

23                  (1)    For residential uses, independently accessible off-street parking spaces shall  
24                  include spaces accessed by automated garages, or car elevators, lifts or other space-efficient  
25                  parking as defined in Section 154(a)(4) and Section 154(a)(5) provided that no more than one  
                  car needs to be moved under its own power to access any one space.

1 (d) All off-street freight loading and service vehicle spaces in the C-3, DTR, MUO, MUG,  
2 MUR, and South of Market Mixed Use Districts shall be completely enclosed and access from  
3 a public street or alley shall be provided by means of a private service driveway, which is  
4 totally contained within the structure. Such a private service driveway shall include adequate  
5 space to maneuver trucks and service vehicles into and out of all provided spaces, and shall  
6 be designed so as to facilitate access to the subject property while minimizing interference  
7 with street and sidewalk circulation. Any such private service driveway shall be of adequate  
8 width to accommodate drive-in movement from the adjacent curb or inside traffic lane but  
9 shall in no case exceed 30 feet. Notwithstanding the foregoing, if an adjacent street or alley is  
10 determined by the Zoning Administrator to be primarily used for building service, up to four off-  
11 street freight or loading spaces may be allowed to be individually accessible directly from such  
12 a street or alley, pursuant to the provisions of Section 309 in a C-3 District, the provisions of  
13 Section 307(g) in a South of Market Mixed Use District, the provisions of Section 309.1 in a  
14 DTR District, the provisions of Section 329 for projects subject to Section 329 in a MUO,  
15 MUG, or MUR District, or by administrative decision of the Zoning Administrator for projects  
16 that are not subject to Section 329 in a MUO, MUG, or MUR District.

17 (e) In a C-3 or South of Market District, where site constraints would make a  
18 consolidated freight loading and service vehicle facility impractical, service vehicle spaces  
19 required by Sections 153(a)(6) and 154(b)(3) of this Code may be located in a parking garage  
20 for the structure or other location separate from freight loading spaces.

21 (f) In a C-3, Eastern Neighborhood Mixed Use District or South of Market Mixed Use  
22 District, whenever off-street freight loading spaces are provided, freight elevators immediately  
23 accessible from the loading dock shall be provided to all floors which contain uses that are  
24 included in the calculation of required number of freight loading spaces. If freight loading  
25 facilities are subterranean, the location and operation of freight elevators shall be designed,

1 where feasible, to discourage use of freight elevators for deliveries from the ground floor.

2 Directories of building tenants shall be provided at all freight elevators. A raised loading dock  
3 or receiving area shall be provided with sufficient dimensions to provide for short-term storage  
4 of goods. All required freight loading and service vehicle spaces shall be made available only  
5 to those vehicles at all times, and provision shall be made to minimize interference between  
6 freight loading and service operations, and garbage dumpster operations and storage.

7 (g) In order to discourage long-term commuter parking, any off-street parking spaces  
8 provided for a structure or use other than residential or hotel in a C-3, C-M, DTR, SLR, SSO,  
9 SPD, MUG, MUR, or MUO District, whether classified as an accessory or conditional use,  
10 which are otherwise available for use for long-term parking by downtown workers shall  
11 maintain a rate or fee structure for their use such that the rate charge for four hours of parking  
12 duration is no more than four times the rate charge for the first hour, and the rate charge for  
13 eight or more hours of parking duration is no less than 10 times the rate charge for the first  
14 hour. Additionally, no discounted parking rate shall be permitted for weekly, monthly or similar  
15 time-specific periods.

16 (h) The internal layout of off-street parking and loading spaces, driveways, aisles and  
17 maneuvering areas shall be according to acceptable standards, and all spaces shall be clearly  
18 marked.

19 (i) For each 25 off-street parking spaces provided, one such space shall be designed  
20 and designated for persons with disabilities.

21 (j) Except as provided by Section 155.1 and Section 155.2 below, for each 20 off-street  
22 parking spaces provided, one space shall be provided for parking of a bicycle. The most  
23 restrictive provisions of 155(j) or 155.4 shall prevail.

24 (k) Off-street parking and loading facilities shall be arranged, designed and operated so  
25 as to prevent encroachments upon sidewalk areas, bicycle lanes, transit-only lanes and

1 adjacent properties, in the maneuvering, standing, queuing and storage of vehicles, by means  
2 of the layout and operation of facilities and by use of bumper or wheel guards or such other  
3 devices as are necessary.

4 (l) Driveways crossing sidewalks shall be no wider than necessary for ingress and  
5 egress, and shall be arranged, to the extent practical, so as to minimize the width and  
6 frequency of curb cuts, to maximize the number and size of on-street parking spaces available  
7 to the public, and to minimize conflicts with pedestrian and transit movements.

8 (m) Every off-street parking or loading facility shall be suitably graded, surfaced, drained  
9 and maintained.

10 (n) Off-street parking and loading spaces shall not occupy any required open space,  
11 except as specified in Section 136 of this Code.

12 (o) No area credited as all or part of a required off-street parking space shall also be  
13 credited as all or part of a required off-street loading space, or used as all or part of an  
14 unrequired off-street loading space. No area credited as all or part of a required off-street  
15 loading space shall also be credited as all or part of a required off-street parking space, or  
16 used as all or part of an unrequired off-street parking space.

17 (p) Any off-street freight loading area located within 50 feet of any R District shall be  
18 completely enclosed within a building if such freight loading area is used in regular night  
19 operation.

20 (q) Rooftop parking shall be screened as provided in Section 141(d) of this Code.

21 (r) **Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages.** In order  
22 to preserve the pedestrian character of certain downtown and neighborhood commercial  
23 districts and to minimize delays to transit service, garage entries, driveways or other vehicular  
24 access to off-street parking or loading (except for the creation of new publicly-accessible  
25

1 streets and alleys) shall be regulated on development lots as follows on the following street  
2 frontages:

3 (1) Folsom Street, from Essex Street to the Embarcadero, not permitted except as  
4 set forth in Section 827.

5 (2) Not permitted:

6 (A) The entire portion of Market Street from The Embarcadero to Castro Street,

7 (B) Hayes Street from Franklin Street to Laguna Street, Church Street in the NCT-  
8 3 and Upper Market NCT Districts,

9 (C) Van Ness Avenue from Hayes Street to Mission Street,

10 (D) Mission Street from 10th Street to Division Street,

11 (E) Octavia Street from Hayes Street to Fell Street,

12 (F) Embarcadero in the DTR Districts,

13 (G) 22nd Street between 3rd Street and Minnesota Streets within the NCT-2  
14 District,

15 (H) Valencia Street between 15th and 23rd Streets in the Valencia Street NCT  
16 District,

17 (I) Mission Street for the entirety of the Mission Street NCT District,

18 (J) 24th Street for the entirety of the 24th Street-Mission NCT,

19 (K) 16th Street between Guerrero and Capp Streets within the Valencia Street  
20 NCT and Mission Street NCT Districts,

21 (L) 16th Street between Kansas and Mississippi Streets in the UMU and PDR-1-D  
22 Districts,

23 (M) 6th Street for its entirety within the SoMa NCT District,  
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1 (N) 3rd Street, in the UMU districts for 100 feet north and south of Mariposa and  
2 100 feet north and south of 20th Streets, and 4th Street between Bryant and Townsend in the  
3 SLI and MUO District,

4 (O) Ocean Avenue within the Ocean Avenue NCT District,

5 (P) Geneva Avenue from I-280 to San Jose Avenue within the NCT-2 District,

6 (Q) Columbus Avenue between Washington and North Point Streets.,

7 (R) Broadway from the Embarcadero on the east to Polk Street on the west, and

8 (S) All alleyways in the Chinatown Mixed Use Districts,

9 (T) Diamond Street within the Glen Park NCT District,

10 (U) Chenery Street within the Glen Park NCT District.

11 (3) Not permitted except with a Conditional Use authorization:

12 (A) The entire portion of California Street, The Embarcadero, Folsom Street,  
13 Geary Street, Mission Street, Powell Street and Stockton Street in the C-3 Districts,

14 (B) Grant Avenue from Market Street to Bush Street,

15 (C) Montgomery Street from Market Street to Columbus Avenue,

16 (D) Haight Street from Market Street to Webster Street,

17 (E) Church Street and 16th Street in the RTO District,

18 (F) Duboce Street from Noe Street to Market Street,

19 (G) Duboce Street from Noe Street to Market Street, and

20 (H) Octavia Street from Fell Street to Market Street.

21 (4) In C-3, NCT and RTO Districts, no curb cuts accessing off-street parking or  
22 loading shall be created or utilized on street frontages identified along any Transit Preferential,  
23 Citywide Pedestrian Network or Neighborhood Commercial Streets as designated in the  
24 Transportation Element of the General Plan or official City bicycle routes or bicycle lanes,  
25 where an alternative frontage is available. For bicycle lanes, the prohibition on curb cuts

1 applies to the side or sides of the street where bicycle lanes are located; for one-way bicycle  
2 routes or lanes, the prohibition on curb cuts shall apply to the right side of the street only,  
3 unless the officially adopted alignment is along the left side of the street. Where an alternative  
4 frontage is not available, parking or loading access along any Transit Preferential, Citywide  
5 Pedestrian Network or Neighborhood Commercial Streets as designated in the Transportation  
6 Element of the General Plan or official City bicycle lane or bicycle route, may be allowed on  
7 streets not listed in subsection (2) above as an exception in the manner provided in Section  
8 309 for C-3 Districts and in Section 303 for NCT and RTO Districts in cases where it can be  
9 clearly demonstrated that the final design of the parking access minimizes negative impacts to  
10 transit movement and to the safety of pedestrians and bicyclists to the fullest extent feasible.

11 (5) A "development lot" shall mean any lot containing a proposal for new  
12 construction, building alterations which would increase the gross square footage of a structure  
13 by 20 percent or more, or change of use of more than 50 percent of the gross floor area of a  
14 structure containing parking. Pre-existing access to off-street parking and loading on  
15 development lots that violates the restrictions of this Section 155(r) may not be maintained.

16 (s) Off-Street Parking and Loading in C-3 Districts. In C-3 Districts, restrictions on the  
17 design and location of off-street parking and loading and access to off-street parking and  
18 loading are necessary to reduce their negative impacts on neighborhood quality and the  
19 pedestrian environment.

20 (1) **Ground floor or below-grade parking and street frontages with active uses.**

21 (A) All off-street parking in C-3 Districts (both as accessory and principal uses)  
22 shall be built no higher than the ground-level (up to a maximum ceiling height of 20 feet from  
23 grade) unless an exception to this requirement is granted in accordance with Section 309 and  
24 subsection 155(s)(2) or a conditional use is authorized in accordance with Section 303 and  
25 subsections 155(s)(2) or 155(s)(3) below.

1 (B) Parking located at or above ground level shall conform to the street frontage  
2 requirements of Section 145.1(c), and shall be lined with active uses, as defined by Section  
3 145.4 (e), to a depth of at least 25 feet along all ground-level street frontages, except for  
4 space allowed for parking and loading access, building egress, and access to mechanical  
5 systems.

6 (i) Where a non-accessory off-street parking garage permitted under Section  
7 223(m) - (p) is located in the Mid-Market area described below in subsection 155(s)(3)(B) and  
8 fronts more than one street of less than 45 feet in width, a conditional use may be granted in  
9 accordance with Section 303 that allows an exception to this requirement for one of the street  
10 frontages. The above provision authorizing such conditional use shall sunset eight years from  
11 the effective date of the ordinance enacting this subsection 155(s)(1)(A)(i).

12 (C) Parking allowed above the ground-level in accordance with an exception  
13 under Section 309 or a conditional use in accordance with Section 303 as authorized by  
14 subsections 155(s)(2) or 155(s)(3) shall be entirely screened from public rights-of-way in a  
15 manner that accentuates ground floor retail and other uses, minimizes louvers and other  
16 mechanical features and is in keeping with the overall massing and architectural vocabulary of  
17 the building's lower floors. So as not to preclude conversion of parking space to other uses in  
18 the future, parking allowed above the ground-level shall not be sloped and shall have a  
19 minimum clear ceiling height of nine feet.

20 (2) **Residential accessory parking.** For residential accessory off-street parking in C-  
21 3 Districts, two additional floors of above-grade parking beyond the at-grade parking allowed  
22 by Section 155(s)(1), to a maximum ceiling height of 35 feet from grade, may be permitted  
23 subject to the provisions of subsections 155(s)(2)(A) or 155(s)(2)(B) below:

24 (A) In a manner provided in Section 309 of this Code provided it can be clearly  
25 demonstrated that transportation easements or contaminated soil conditions make it



1 practically infeasible to build parking below-ground. The determination of practical infeasibility  
2 shall be made based on an independent, third-party geotechnical assessment conducted by a  
3 licensed professional and funded by the project sponsor. The Planning Director shall make a  
4 determination as to the objectivity of the study prior to the Planning Commission's  
5 consideration of the exception application under Section 309.

6 (B) As a conditional use in accordance with the criteria set forth in Section 303 of  
7 this Code, provided it can be clearly demonstrated that constructing the parking above-grade  
8 instead of underground would allow the proposed housing to meet affordability levels for  
9 which actual production has not met ABAG production targets as identified in the Housing  
10 Element of the General Plan.

11 (3) **Non-accessory off-street parking garages.** For non-accessory off-street  
12 parking garages in C-3 Districts permitted under Section 223(m) - (p), two additional floors of  
13 above-grade parking beyond the at-grade parking allowed by Section 155(s)(1), to a  
14 maximum ceiling height of 35 feet from grade, may be permitted subject to the provisions of  
15 subsections 155(s)(3)(A) or 155(s)(3)(B) below:

16 (A) As a conditional use in accordance with the criteria set forth in Section 303,  
17 provided it can be clearly demonstrated that transportation easements or contaminated soil  
18 conditions make it practically infeasible to build parking below-ground. The determination of  
19 practical infeasibility shall be made based on an independent, third-party geotechnical  
20 assessment conducted by a licensed professional and funded by the project sponsor. The  
21 Planning Director shall make a determination as to the objectivity of the study prior to the  
22 Planning Commission's consideration of the conditional use permit application.

23 (B) As a conditional use in accordance with the criteria set forth in Section 303,  
24 provided the site contains an existing non-accessory off-street surface parking lot with valid  
25 permits for such parking as of the effective date of the ordinance enacting this subsection and

1 the site is located in the following Mid-Market area: Assessor's Block 0341, Lots 4 through 9  
2 and 13; Block 0342, Lots 1, 2, 4, 7, 11, 12 and 13; Block 0350, Lots 1 through 4; Block 0355,  
3 Lots 3 through 12 and 15; Block 3507, Lot 39; Block 3508, Lots 1, 13, 18, 19, 22, 24 through  
4 27, 39 and 40; Block 3509, Lots 18, 19, 36, 37 and 40 through 43; Block 3510, Lot 1; Block  
5 3701, Lots 5, 8, 10, 11, 12, 20 through 24, 53, 59, 60, 63 and 64; Block 3702, Lots 1, 2, 37,  
6 38, 39, 44, 44A, 45, 46, 47, 48, 48A, 51, 52, 53, 54, 56; Block 3703, Lots 1, 2, 3, 7, 10, 11, 12,  
7 25, 26, 33, 40, 41, 50, 53, 56 through 68, 70, 74, 75, 76, 78 through 81, 84, 85 and 86; Block  
8 3704, Lots 1, 3, 6, 9 through 13, 15, 17 through 22, 24, 35, 38, 39, 42, 43, 45, 62 and 67  
9 through 79, Block 3725, Lot 78, 82, 86 through 91 and 93; Block 3727, Lot 1, 91, 94, 96, 97,  
10 109, 117, 118, 120, 134, 168 and 173; Block 3728, Lot 1, 72, 75, 76, 81, 82, 83, 89, 103 and  
11 105; and Block 0351, Lots 1, 22, 32, 33, 37, 39, 41, 43, 46, 47, 49, 50 and 51 This subsection  
12 155(s)(3)(B) shall sunset on July 22, 2014.

13 (4) Parking lots permitted in C-3 Districts as temporary uses according to Section  
14 156(h) and expansions of existing above-grade publicly accessible parking facilities are not  
15 subject to the requirements of subsections 155(s)(1) - (3).

16 (5) Parking and Loading Access.

17 (A) Width of openings. Any single development is limited to a total of two facade  
18 openings of no more than 11 feet wide each or one opening of no more than 22 feet wide for  
19 access to off-street parking and one facade opening of no more than 15 feet wide for access  
20 to off-street loading. Shared openings for parking and loading are encouraged. The maximum  
21 permitted width of a shared parking and loading garage opening is 27 feet.

22 (B) Porte cocheres to accommodate passenger loading and unloading are not  
23 permitted except as part of a hotel, inn or hostel use. For the purpose of this Section, a "porte  
24 cochiere" is defined as an off-street driveway, either covered or uncovered, for the purpose of  
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1 passenger loading or unloading, situated between the ground floor facade of the building and  
2 the sidewalk.

3 **SEC. 201. CLASSES OF USE DISTRICTS.**

4 In order to carry out the purposes and provisions of this Code, the City is hereby divided  
5 into the following classes of use districts:

6 Public Use Districts (P)	
7 <b>Residential Districts</b>	
8 RH-1(D)	Residential, House Districts, One-Family (Detached Dwellings)
9 RH-1	Residential, House Districts, One-Family
10 RH-1(S)	Residential, House Districts, One-Family with Minor Second Unit
11 RH-2	Residential, House Districts, Two-Family
12 RH-3	Residential, House Districts, Three-Family
13 RM-1	Residential, Mixed Districts, Low Density
14 RM-2	Residential, Mixed Districts, Moderate Density
15 RM-3	Residential, Mixed Districts, Medium Density
16 RM-4	Residential, Mixed Districts, High Density
17 <b>Residential-Commercial Districts</b>	
18 RC-1	Residential-Commercial Combined Districts, Low 19 Density

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RC-2	Residential-Commercial Combined Districts, Moderate Density
RC-3	Residential-Commercial Combined Districts, Medium Density
RC-4	Residential-Commercial Combined Districts, High Density
<b>Residential Transit-Oriented Neighborhood Districts</b>	
RTO	Residential, Transit-Oriented Neighborhood Districts
RTO-M	Residential Transit-Oriented - Mission Neighborhood Districts
<b>Neighborhood Commercial Districts</b> (Also see Article 7)	
General Area Districts	
NC-1	Neighborhood Commercial Cluster District
NC-2	Small-Scale Neighborhood Commercial District
NC-3	Moderate-Scale Neighborhood Commercial District
NC-S	Neighborhood Commercial Shopping Center District
Individual Area Districts	

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Broadway Neighborhood Commercial District	
Castro Street Neighborhood Commercial District	
Inner Clement Street Neighborhood Commercial District	
Outer Clement Street Neighborhood Commercial District	
Upper Fillmore Street Neighborhood Commercial District	
Haight Street Neighborhood Commercial District	
Inner Sunset Neighborhood Commercial District	
Upper Market Street Neighborhood Commercial District	
North Beach Neighborhood Commercial District	
Pacific Avenue Neighborhood Commercial District	
Polk Street Neighborhood Commercial District	
Sacramento Street Neighborhood Commercial District	
Union Street Neighborhood Commercial District	
24th Street-Noe Valley Neighborhood Commercial District	
West Portal Avenue Neighborhood Commercial District	
<b>Neighborhood Commercial Transit Districts (NCT)</b>	
NCT-1	Neighborhood Commercial Transit Cluster District
NCT-2	Small-Scale Neighborhood Commercial Transit

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	District
NCT-3	Moderate Scale Neighborhood Commercial Transit District
Individual Area Neighborhood Commercial Transit (NCT) Districts	
Hayes-Gough NCT	
Upper Market Street NCT	
Valencia Street NCT	
24th Street - Mission NCT	
Mission Street NCT	
SoMa NCT	
Ocean Avenue NCT	
<i>Glen Park NCT</i>	
Neighborhood Commercial Special Use Districts	
Lakeshore Plaza Special Use District	
Bayshore-Hester Special Use District	
North Beach Special Use District	
Taraval Street Restaurant & Fast Food Subdistrict	
Irving Street Restaurant & Fast Food Subdistrict	
Geary Boulevard Fast Food Subdistrict	

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Mission Street Fast Food Subdistrict	
North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict	
Chestnut Street Financial Subdistrict	
Neighborhood Commercial Restricted Use Districts	
Third Street Alcohol Restricted Use District	
Divisadero Street Alcohol Restricted Use District	
Lower Haight Street Alcohol Restricted Use District	
Excelsior Alcohol Restricted Use District	
Lower Haight Street Tobacco Paraphernalia Restricted Use District	
Fringe Financial Service Restricted Use District	
<b>Commercial Districts</b>	
C-1	Neighborhood Shopping Districts
C-2	Community Business Districts
C-M	Heavy Commercial Districts
C-3-O	Downtown Office District
C-3-R	Downtown Retail District
C-3-G	Downtown General Commercial District

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C-3-S	Downtown Support District
<b>Industrial Districts</b>	
M-1	Light Industrial Districts
M-2	Heavy Industrial Districts
PDR-1-B	Production Distribution and Repair - Light Industrial Buffer
PDR-1-D	Production Distribution and Repair - Design
PDR-1-G	Production Distribution and Repair - General
PDR-2	Core Production Distribution and Repair - Bayview
<b>Chinatown Mixed Use Districts (Also see Article 8)</b>	
CCB	Chinatown Community Business District
CR/NC	Chinatown Residential/Neighborhood Commercial District
CVR	Chinatown Visitor Retail District
<b>South of Market Use Mixed Use Districts (Also see Article 8)</b>	
RED	Residential Enclave Districts
RSD	Residential Service District



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SLR	Service/Light Industrial/Residential District
SLI	Service/Light Industrial District
SSO	Service/Secondary Office District
<b>Eastern Neighborhoods Mixed Use Districts</b> <b>(Also see Article 8)</b>	
SPD	South Park District
MUG	Mixed Use - General
MUO	Mixed Use - Office
MUR	Mixed Use - Residential
UMU	Urban Mixed Use
<b>Downtown Residential Districts</b> <b>(Also see Article 8)</b>	
RH-DTR	Rincon Hill Downtown Residential
SB-DTR	South Beach Downtown Residential
TB-DTR	Transbay Downtown Residential District
<b>Mission Bay Districts</b> <b>(Also see Article 9)</b>	
MB-R-1	Mission Bay Lower Density Residential District
MB-R-2	Mission Bay Moderate Density Residential District

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MB-R-3	Mission Bay High Density Residential District
MB-NC-2	Mission Bay Small Scale Neighborhood Commercial District
MB-NC-3	Mission Bay Moderate Scale Neighborhood Commercial District
MB-NC-S	Mission Bay Neighborhood Commercial Shopping Center District
MB-O	Mission Bay Office District
MB-CI	Mission Bay Commercial-Industrial District
MB-H	Mission Bay Hotel District
MB-CF	Mission Bay Community Facilities District
MB-OS	Mission Bay Open Space District
Parkmerced Districts (Also see Section 249.64)	
PM-R	Parkmerced Residential District
PM-MU1	Parkmerced Mixed Use - Social Heart District
PM-MU2	Parkmerced Mixed Use - Neighborhood Commons
PM-S	Parkmerced School District
PM-CF	Parkmerced Community/Fitness District

PM-OS	Parkmerced Open Space District
Treasure Island and Yerba Buena Island Districts (Also see Section 249.52)	
TI-R	Treasure Island-Residential
TI-MU	Treasure Island-Mixed Use
TI-OS	Treasure Island-Open Space
TI-PCI	Treasure Island-Public/Civic/Institutional
YBI-R	Yerba Buena Island-Residential
YBI-MU	Yerba Buena Island-Mixed Use
YBI-OS	Yerba Buena Island-Open Space
YBI-PCI	Yerba Buena Island-Public/Civic/Institutional

**SEC. 263.20. SPECIAL HEIGHT EXCEPTION: ADDITIONAL FIVE FEET HEIGHT FOR GROUND FLOOR USES IN NCT ~~30-X~~, 40-X AND 50-X HEIGHT AND BULK DISTRICTS, IN NC-2 AND NC-3 DESIGNATED PARCELS FRONTING MISSION STREET, FROM SILVER AVENUE TO THE DALY CITY BORDER, AND IN SPECIFIED NC-1 DESIGNATED PARCELS AND IN SPECIFIED NC DISTRICTS.**

(a) **Intent.** In order to encourage generous ground floor ceiling heights for commercial and other active uses, encourage additional light and air into ground floor spaces, allow for walk-up ground floor residential uses to be raised slightly from sidewalk level for privacy and usability of front stoops, and create better building frontage on the public street, up to an additional 5' of height is allowed along major streets in NCT districts, or in specific NC-3, NC-2, or NC-1 districts listed below, for buildings that feature either higher ground floor ceilings for

1 non-residential uses or ground floor residential units (that have direct walk-up access from the  
2 sidewalk) raised up from sidewalk level.

3 (b) **Applicability.** The special height exception described in this section shall only apply  
4 to projects that meet all of the following criteria:

5 (1) project is located in a 30-X, 40-X or 50-X Height and Bulk District as designated  
6 on the Zoning Map;

7 (2) project is located:

8 (A) in an NCT district as designated on the Zoning Map;

9 (B) in the Upper Market Street NCD;

10 (C) a NC-2 or NC-3 designated parcel fronting Mission Street, from Silver Avenue  
11 to the Daly City border;

12 (D) on a NC-1 designated parcel within the boundaries of Sargent Street to  
13 Orizaba Avenue to Lobos Street to Plymouth Avenue to Farallones Street to San Jose  
14 Avenue to Alemany Boulevard to 19th Avenue to Randolph Street to Monticello Street and  
15 back to Sargent Street.

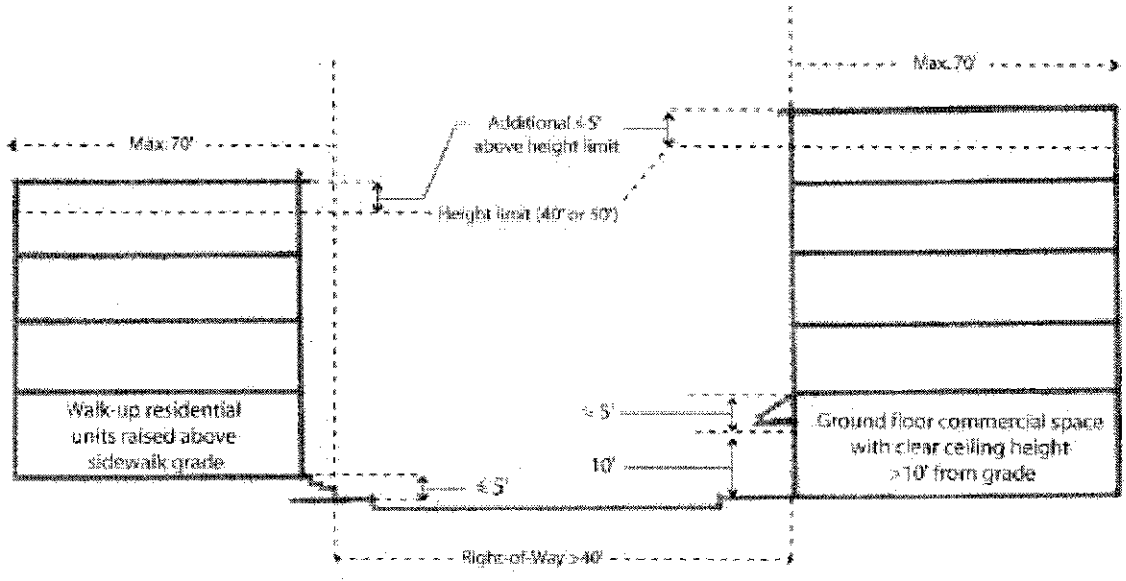
16 (3) project features ground floor commercial space or other active use as defined by  
17 Section 145.1(b)(2) with clear ceiling heights in excess of ten feet from sidewalk grade, or in  
18 the case of residential uses, such walk-up residential units are raised up from sidewalk level;

19 (4) said ground floor commercial space, active use, or walk-up residential use is  
20 primarily oriented along a right-of-way wider than 40 feet;

21 (5) said ground floor commercial space or active use occupies at least 50% of the  
22 project's ground floor area; and

23 (6) except for projects located in NCT districts, the project sponsor has conclusively  
24 demonstrated that the additional 5' increment allowed through Section 263.20 would not add  
25 new shadow to any public open spaces.

1 (c) One additional foot of height, up to a total of five feet, shall be permitted above the  
 2 designated height limit for each additional foot of ground floor clear ceiling height in excess of  
 3 10 feet from sidewalk grade, or in the case of residential units, for each foot the unit is raised  
 4 above sidewalk grade.



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19 **SEC. 607.1. NEIGHBORHOOD COMMERCIAL DISTRICTS.**

20 Signs located in Neighborhood Commercial Districts shall be regulated as provided herein,  
 21 except for those signs which are exempted by Section 603 of this Code. In the event of  
 22 conflict between the provisions of Section 607.1 and other provisions of Article 6, the  
 23 provisions of Section 607.1 shall prevail in Neighborhood Commercial Districts, provided that  
 24  
 25

1 with respect to properties also located in the Upper Market Special Sign District, the  
2 provisions of Section 608.10 of this Code shall prevail.

3 (a) **Purposes and Findings.** In addition to the purposes stated in Sections 101 and 601  
4 of this Code, the following purposes apply to Neighborhood Commercial Districts. These  
5 purposes constitute findings that form a basis for regulations and provide guidance for their  
6 application.

7 (1) As Neighborhood Commercial Districts change, they need to maintain their  
8 attractiveness to customers and potential new businesses alike. Physical amenities and a  
9 pleasant appearance will profit both existing and new enterprises.

10 (2) The character of signs and other features projecting from buildings is an important  
11 part of the visual appeal of a street and the general quality and economic stability of the area.  
12 Opportunities exist to relate these signs and projections more effectively to street design and  
13 building design. These regulations establish a framework that will contribute toward a  
14 coherent appearance of Neighborhood Commercial Districts.

15 (3) Neighborhood Commercial Districts are typically mixed use areas with  
16 commercial units on the ground or lower stories and residential uses on upper stories.  
17 Although signs and other advertising devices are essential to a vital commercial district, they  
18 should not be allowed to interfere with or diminish the livability of residential units within a  
19 Neighborhood Commercial District or in adjacent residential districts.

20 (4) The scale of most Neighborhood Commercial Districts as characterized by  
21 building height, bulk, and appearance, and the width of streets and sidewalks differs from that  
22 of other commercial and industrial districts. Sign sizes should relate and be compatible with  
23 the surrounding district scale.

24 (b) **Signs or Sign Features Not Permitted in NC Districts.** Roof signs as defined in  
25 Section 602.16 of this Code, wind signs as defined in Section 602.22 of this Code, and signs

1 on canopies, as defined in Section 136.1(b) of this Code, are not permitted in NC Districts. No  
2 sign shall have or consist of any moving, rotating, or otherwise physically animated part, or  
3 lights that give the appearance of animation by flashing, blinking, or fluctuating, except as  
4 permitted by Section 607.1(i) of this Code. In addition, all signs or sign features not otherwise  
5 specifically regulated in this Section 607.1 shall be prohibited.

6 (c) **Identifying Signs.** Identifying signs, as defined in Section 602.10, shall be permitted  
7 in all Neighborhood Commercial Districts subject to the limits set forth below.

8 (1) One sign per lot shall be permitted and such sign shall not exceed 20 square feet  
9 in area. The sign may be a freestanding sign, if the building is recessed from the street  
10 property line, or may be a wall sign or a projecting sign. The existence of a freestanding  
11 identifying sign shall preclude the erection of a freestanding business sign on the same lot. A  
12 wall or projecting sign shall be mounted on the first-story level; a freestanding sign shall not  
13 exceed 15 feet in height. Such sign may be nonilluminated, indirectly illuminated, or directly  
14 illuminated.

15 (2) One sign identifying a shopping center or shopping mall shall be permitted subject  
16 to the conditions in Paragraph (1), but shall not exceed 30 square feet in area. Any sign  
17 identifying a permitted use listed in zoning categories .40 through .70 in Section 703.2(a) in an  
18 NC District shall be considered a business sign and subject to Section 607.1(f) of this Code.  
19 Such signs may be nonilluminated, indirectly illuminated, or directly illuminated during the  
20 hours of operation of the businesses in the shopping center or shopping mall.

21 (d) **Nameplates.** One nameplate, as defined in Section 602.12 of this Code, not  
22 exceeding an area of two square feet, shall be permitted for each noncommercial use in NC  
23 Districts.

24 (e) **General Advertising Signs.** General advertising signs, as defined in Section 602.7,  
25 shall be permitted in Neighborhood Commercial Districts, except in the Inner Sunset

1 Neighborhood Commercial District where they are not permitted, as provided for below. In NC  
2 Districts where such signs are permitted, general advertising signs may be either a wall sign  
3 or freestanding, provided that the surface of any freestanding sign shall be parallel to and  
4 within three feet of an adjacent building wall. In either case, the building wall shall form a  
5 complete backdrop for the sign, as the sign is viewed from all points from a street or alley from  
6 which it is legible. No general advertising sign shall be permitted to cover part or all of any  
7 windows. Any extension of the copy beyond the rectangular perimeter of the sign shall be  
8 included in the calculation of the sign, as defined in Section 602.1(a) of this Code.

9 (1) **NC-2, NCT-2, and NC-S Districts.** No more than one general advertising sign  
10 shall be permitted per lot or in NC-S Districts, per district. Such sign shall not exceed 72  
11 square feet in area nor exceed 12 feet in height. Such sign may be either nonilluminated or  
12 indirectly illuminated.

13 (2) **NC-3, NCT-3, and Broadway Districts.** No more than one general advertising  
14 sign not exceeding 300 square feet or two general advertising signs of 72 square feet each  
15 shall be permitted per lot. The height of any such sign shall not exceed 24 feet, or the height  
16 of the wall to which it is attached, or the height of the lowest of any residential windowsills on  
17 the wall to which it is attached, whichever is lower, if a wall sign, or the adjacent wall or the top  
18 of the adjacent wall if a freestanding sign, whichever is lower.

19 (A) **NC-3 and NCT-3 Districts.** Signs may be either nonilluminated or indirectly  
20 illuminated.

21 (f) **Business Signs.** Business signs, as defined in Section 602.3 shall be permitted in all  
22 Neighborhood Commercial Districts subject to the limits set forth below.

23 (1) **NC-1 and NCT-1 Districts.**  
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1 (A) **Window Signs.** The total area of all window signs, as defined in Section  
2 602.1(b), shall not exceed 1/3 the area of the window on or in which the signs are located.  
3 Such signs may be nonilluminated, indirectly illuminated, or directly illuminated.

4 (B) **Wall Signs.** The area of all wall signs shall not exceed one square foot per  
5 square foot of street frontage occupied by the business measured along the wall to which the  
6 signs are attached, or 50 square feet for each street frontage, whichever is less. The height of  
7 any wall sign shall not exceed 15 feet or the height of the wall to which it is attached. Such  
8 signs may be nonilluminated or indirectly illuminated; or during business hours, may be  
9 directly illuminated.

10 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
11 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square  
12 feet. The height of such sign shall not exceed 15 feet or the height of the wall to which it is  
13 attached. No part of the sign shall project more than 75 percent of the horizontal distance from  
14 the street property line to the curblin, or six feet six inches, whichever is less. The sign may  
15 be nonilluminated or indirectly illuminated, or during business hours, may be directly  
16 illuminated.

17 (D) **Signs on Awnings.** Sign copy may be located on permitted awnings in lieu of  
18 wall signs and projecting signs. The area of such sign copy as defined in Section 602.1(c)  
19 shall not exceed 20 square feet. Such sign copy may be nonilluminated or indirectly  
20 illuminated.

21 (2) **NC-2, NCT-2, NC-S, Broadway, Castro Street, Inner Clement Street, Outer**  
22 **Clement Street, Upper Fillmore Street, Inner Sunset, Haight Street, Hayes-Gough,**  
23 **Upper Market Street, North Beach, Ocean Avenue, Pacific Avenue, Polk Street,**  
24 **Sacramento Street, SoMa, Union Street, Valencia Street, 24th Street-Mission, 24th**  
25

1 **Street - Noe Valley, West Portal Avenue, and Glen Park Neighborhood Commercial**  
2 **Districts.**

3 (A) **Window Signs.** The total area of all window signs, as defined in Section  
4 602.1(b), shall not exceed 1/3 the area of the window on or in which the signs are located.  
5 Such signs may be nonilluminated, indirectly illuminated, or directly illuminated.

6 (B) **Wall Signs.** The area of all wall signs shall not exceed two square feet per  
7 foot of street frontage occupied by the use measured along the wall to which the signs are  
8 attached, or 100 square feet for each street frontage, whichever is less. The height of any wall  
9 sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of  
10 the lowest of any residential windowsill on the wall to which the sign is attached, whichever is  
11 lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

12 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
13 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 24 square  
14 feet. The height of such sign shall not exceed 24 feet, or the height of the wall to which it is  
15 attached, or the height of the lowest of any residential windowsill on the wall to which the sign  
16 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the  
17 horizontal distance from the street property line to the curblineline, or six feet six inches,  
18 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during  
19 business hours, may be directly illuminated.

20 (D) **Signs on Awnings and Marquees.** Sign copy may be located on permitted  
21 awnings or marquees in lieu of projecting signs. The area of such sign copy as defined in  
22 Section 602.1(c) shall not exceed 30 square feet. Such sign copy may be nonilluminated or  
23 indirectly illuminated; except that sign copy on marquees for movie theaters or places of  
24 entertainment may be directly illuminated during business hours.

1 (E) **Freestanding Signs and Sign Towers.** With the exception of automotive gas  
2 and service stations, which are regulated under Paragraph 607.1(f)(4), one freestanding sign  
3 or sign tower per lot shall be permitted in lieu of a projecting sign, if the building or buildings  
4 are recessed from the street property line. The existence of a freestanding business sign shall  
5 preclude the erection of a freestanding identifying sign on the same lot. The area of such  
6 freestanding sign or sign tower, as defined in Section 602.1(a), shall not exceed 20 square  
7 feet nor shall the height of the sign exceed 24 feet. No part of the sign shall project more than  
8 75 percent of the horizontal distance from the street property line to the curblineline, or six feet,  
9 whichever is less. Such signs may be nonilluminated or indirectly illuminated; or during  
10 business hours, may be directly illuminated.

11 (3) **Mission Street NCT, NC-3, and NCT-3 Neighborhood Commercial Districts.**

12 (A) **Window Signs.** The total area of all window signs, as defined in Section  
13 602.1(b), shall not exceed 1/3 the area of the window on or in which the signs are located.  
14 Such signs may be nonilluminated, indirectly illuminated, or directly illuminated.

15 (B) **Wall Signs.** The area of all wall signs shall not exceed three square feet per  
16 foot of street frontage occupied by the use measured along the wall to which the signs are  
17 attached, or 150 square feet for each street frontage, whichever is less. The height of any wall  
18 sign shall not exceed 24 feet, or the height of the wall to which it is attached, or the height of  
19 the lowest of any residential windowsill on the wall to which the sign is attached, whichever is  
20 lower. Such signs may be nonilluminated, indirectly, or directly illuminated.

21 (C) **Projecting Signs.** The number of projecting signs shall not exceed one per  
22 business. The area of such sign, as defined in Section 602.1(a), shall not exceed 32 square  
23 feet. The height of the sign shall not exceed 24 feet, or the height of the wall to which it is  
24 attached, or the height of the lowest of any residential windowsill on the wall to which the sign  
25 is attached, whichever is lower. No part of the sign shall project more than 75 percent of the

1 horizontal distance from the street property line to the curbline, or six feet six inches,  
2 whichever is less. Such signs may be nonilluminated, indirectly, or directly illuminated.

3 (D) **Sign Copy on Awnings and Marquees.** Sign copy may be located on  
4 permitted awnings or marquees in lieu of projecting signs. The area of such sign copy, as  
5 defined in Section 602.1(c), shall not exceed 40 square feet. Such sign copy may be  
6 nonilluminated or indirectly illuminated; except that sign copy on marquees for movie theaters  
7 or places of entertainment may be directly illuminated during business hours.

8 (E) **Freestanding Signs and Sign Towers.** With the exception of automotive gas  
9 and service stations, which are regulated under Paragraph 607.1(f)(4) of this Code, one  
10 freestanding sign or sign tower per lot shall be permitted in lieu of a projecting sign if the  
11 building or buildings are recessed from the street property line. The existence of a  
12 freestanding business sign shall preclude the erection of a freestanding identifying sign on the  
13 same lot. The area of such freestanding sign or sign tower, as defined in Section 602.1(a),  
14 shall not exceed 30 square feet nor shall the height of the sign exceed 24 feet. No part of the  
15 sign shall project more than 75 percent of the horizontal distance from the street property line  
16 to the curbline, or six feet, whichever is less. Such signs may be nonilluminated or indirectly  
17 illuminated, or during business hours, may be directly illuminated.

18 (4) **Special Standards for Automotive Gas and Service Stations.** For automotive  
19 gas and service stations in Neighborhood Commercial Districts, only the following signs are  
20 permitted, subject to the standards in this Paragraph (f)(4) and to all other standards in this  
21 Section 607.1.

22 (A) A maximum of two oil company signs, which shall not extend more than 10  
23 feet above the roofline if attached to a building, or exceed the maximum height permitted for  
24 freestanding signs in the same district if freestanding. The area of any such sign shall not  
25 exceed 180 square feet, and along each street frontage, all parts of such a sign or signs that

1 are within 10 feet of the street property line shall not exceed 80 square feet in area. No such  
2 sign shall project more than five feet beyond any street property line. The areas of other  
3 permanent and temporary signs as covered in Subparagraph (B) below shall not be included  
4 in the calculation of the areas specified in this Subparagraph.

5 (B) Other permanent and temporary business signs, not to exceed 30 square feet  
6 in area for each such sign or a total of 180 square feet for all such signs on the premises. No  
7 such sign shall extend above the roofline if attached to a building, or in any case project  
8 beyond any street property line or building setback line.

9 (g) **Temporary Signs.** One temporary nonilluminated or indirectly illuminated sale or  
10 lease sign or nonilluminated sign of persons and firms connected with work on buildings under  
11 actual construction or alteration, giving their names and information pertinent to the project  
12 per lot, shall be permitted. Such sign shall not exceed 50 square feet and shall conform to all  
13 regulations of Subsection 607.1(f) for business signs in the respective NC District in which the  
14 sign is to be located. All temporary signs shall be promptly removed upon completion of the  
15 activity to which they pertain.

16 (h) **Special Sign Districts.** Additional controls apply to certain Neighborhood  
17 Commercial Districts that are designated as Special Sign Districts. Special Sign Districts are  
18 described within Sections 608.1 through 608.11 of this Code and with the exception of  
19 Sections 608.1, 608.2 and 608.11, their designations, locations and boundaries are provided  
20 on Sectional Map SSD of the Zoning Map of the City and County of San Francisco.

21 (i) **Restrictions on Illumination.** Signs in Neighborhood Commercial Districts shall not  
22 have nor consist of any flashing, blinking, fluctuating or otherwise animated light except those  
23 moving or rotating or otherwise physically animated parts used for rotation of barber poles and  
24 the indication of time of day and temperature, and in the following special districts, all  
25

1 specifically designated as "Special Districts for Sign Illumination" on Sectional Map SSD of the  
2 Zoning Map of the City and County of San Francisco.

3 (1) **Broadway Neighborhood Commercial District.** Along the main commercial  
4 frontage of Broadway between west of Columbus Avenue and Osgood Place.

5 (2) **NC-3.** NC-3 District along Lombard Street from Van Ness Avenue to Broderick  
6 Street.

7 (3) Notwithstanding the type of signs permissible under subparagraph (i), a video  
8 sign is prohibited in the districts described in subparagraphs (1) and (2).

9 (j) **Other Sign Requirements.** Within Neighborhood Commercial Districts, the following  
10 additional requirements shall apply:

11 (1) **Public Areas.** No sign shall be placed upon any public street, alley, sidewalk,  
12 public plaza or right-of-way, or in any portion of a transit system, except such projecting signs  
13 as are otherwise permitted by this Code and signs, structures, and features as are specifically  
14 approved by the appropriate public authorities under applicable laws and regulations not  
15 inconsistent with this Code and under such conditions as may be imposed by such authorities.

16 (2) **Maintenance.** Every sign pertaining to an active establishment shall be  
17 adequately maintained in its appearance. When the activity for which the business sign has  
18 been posted has ceased operation for more than 90 days within the Chinatown Mixed Use  
19 Districts, all signs pertaining to that business activity shall be removed after that time.

20 (3) **Temporary Signs.** The provisions of Section 607.1(g) of this Code shall apply.

21 (4) **Special Standards for Automotive Gas and Service Stations.** The provisions  
22 of Section 607.1(f)(4) of this Code shall apply.

### 23 **SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.**

24 (a) The following districts are established for the purpose of implementing the  
25 Commerce and Industry element and other elements of the General Plan, according to the

1 objective and policies stated therein. Description and Purpose Statements outline the main  
 2 functions of each Neighborhood Commercial (NC) District in the Zoning Plan for San  
 3 Francisco, supplementing the statements of purpose contained in Section 101 of this Code.

4 The description and purpose statements and land use controls applicable to each of the  
 5 general and individual area districts are set forth in Sections 710.1 through 784 of this Code  
 6 for each district class. The boundaries of the various Neighborhood Commercial Districts are  
 7 shown on the Zoning Map referred to in Sections 105 and 106 of this Code, subject to the  
 8 provisions of that Section.

Neighborhood Commercial General Area Districts	Section Number
NC-1 - Neighborhood Commercial Cluster District	§ 710
NC-2 - Small-Scale Neighborhood Commercial District	§ 711
NC-3 - Moderate-Scale Neighborhood Commercial District	§ 712
NC-S - Neighborhood Commercial Shopping Center District	§ 713
NCT-1 Neighborhood Commercial Transit Cluster District	§ 733A
NCT-2 Small Scale Neighborhood Commercial Transit District	§ 734
NCT-3 - Moderate-Scale Neighborhood Commercial Transit District	§ 731
Neighborhood Commercial Individual Area Districts	Section Number
Broadway Neighborhood Commercial District	§ 714
Castro Street Neighborhood Commercial District	§ 715
Inner Clement Street Neighborhood Commercial District	§ 716
Outer Clement Street Neighborhood Commercial District	§ 717

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Upper Fillmore Street Neighborhood Commercial District	§ 718
Haight Street Neighborhood Commercial District	§ 719
Hayes-Gough Neighborhood Commercial Transit District	§ 720
Upper Market Street Neighborhood Commercial District	§ 721
North Beach Neighborhood Commercial District	§ 722
Polk Street Neighborhood Commercial District	§ 723
Sacramento Street Neighborhood Commercial District	§ 724
Union Street Neighborhood Commercial District	§ 725
Valencia Street Neighborhood Commercial District	§ 726
24th Street-Mission Neighborhood Commercial District	§ 727
24th Street-Noe Valley Neighborhood Commercial District	§ 728
West Portal Avenue Neighborhood Commercial District	§ 729
Inner Sunset Neighborhood Commercial District	§ 730
Upper Market Street Neighborhood Commercial Transit District	§ 732
SoMa Neighborhood Commercial Transit District	§ 735
Mission Street Neighborhood Commercial Transit District	§ 736
Ocean Avenue Neighborhood Commercial Transit District	§ 737



(b) The following districts are Neighborhood Commercial Transit (NCT) Districts, including both general area districts and individual area districts identified by street or area name. These districts are a subset of the Neighborhood Commercial (NC) Districts.

Neighborhood Commercial Transit Districts	Section Number
Hayes-Gough Neighborhood Commercial Transit District	§ 720
Valencia Street Neighborhood Commercial Transit District	§ 726
24th Street - Mission Neighborhood Commercial Transit District	§ 727
NCT-3 - Moderate-Scale Neighborhood Commercial Transit District	§ 731
Upper Market Street Neighborhood Commercial Transit District	§ 732
NCT-1 Neighborhood Commercial Transit Cluster District	§ 733A
NCT-2 Small Scale Neighborhood Commercial Transit District	§ 734
SoMa Neighborhood Commercial Transit District	§ 735
Mission Street Neighborhood Commercial Transit District	§ 736
Ocean Avenue Neighborhood Commercial Transit District	§ 737
<i>Glen Park Neighborhood Commercial Transit District</i>	<i>§ 738</i>

NCT Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of varying scale concentrated near transit services. The NCT Districts are mixed use districts that support neighborhood-serving commercial uses on lower floors and housing above. These districts are well-served by public transit and aim to maximize residential and commercial opportunities on or near major transit services. The district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas

1 where transit services criss-cross the neighborhood. Housing density is limited not by lot area,  
2 but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and  
3 lot coverage, and standards for residential uses, including open space and exposure, and  
4 urban design guidelines. Residential parking is not required and generally limited. Commercial  
5 establishments are discouraged or prohibited from building accessory off-street parking in  
6 order to preserve the pedestrian-oriented character of the district and prevent attracting auto  
7 traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-street parking  
8 and loading on critical stretches of commercial and transit streets to preserve and enhance  
9 the pedestrian-oriented character and transit function.

10 Section 3. The San Francisco Planning Code is hereby amended by adding new  
11 Section 738.1, to read as follows:

12 **SEC. 738.1. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.**

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

20 The Glen Park NCT is designed to protect and enhance the neighborhood's intimate scale,  
21 walkability and "village" atmosphere. Human-scaled buildings with neighborhood-serving uses such  
22 as specialty retail stores, restaurants, and local offices are encouraged. Buildings may range in height,  
23 with height limits allowing up to three and four stories depending on location. Rear yard corridors  
24 above the ground story and at residential levels are generally 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) as well as requiring ground floor commercial uses 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. Any new parking is required to be set back to support a pedestrian friendly streetscape.

**SEC. 738. GLEN PARK NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT**

**ZONING CONTROL TABLE**

-	-	-	<u>Glen Park NCT</u>
<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Controls</u>
<b><u>BUILDING STANDARDS</u></b>			
<u>738.10</u>	<u>Height and Bulk Limit</u>	<u>§§ 102.12, 105, 106, 250 - 252, 260, 261.1, 270, 271</u>	<u>45-X &amp; 35-X, See Zoning Map</u>
<u>738.11</u>	<u>Lot Size [Per Development]</u>	<u>§§ 790.56, 121.1</u>	<u>P up to 4,999 sq. ft.; C 5,000 sq. ft. &amp; above § 121.1</u>
<u>738.12</u>	<u>Rear Yard</u>	<u>§§ 130, 134, 136</u>	<u>Required at the second story and above and at all residential levels § 134(a)(e)</u>
<u>738.13</u>	<u>Street Frontage</u>	-	<u>Required § 145.1</u>
<u>738.13a</u>	<u>Street Frontage, Above- Grade Parking Setback and Active Uses</u>	-	<u>Minimum 25 feet on ground floor, 15 feet on floors above § 145.1(c)</u>
<u>738.13b</u>	<u>Street Frontage, Required Ground Floor Commercial</u>	-	<u>Glen Park § 145.4 Required along Diamond Street, Chenery Street</u>

1	<u>738.13c</u>	<u>Street Frontage, Parking and Loading access restrictions</u>	-	<u>§ 155(r) NP</u> <u>Required along Diamond Street, Chenery Street</u>
2				
3	<u>738.14</u>	<u>Awning</u>	<u>§ 790.20</u>	<u>P § 136.1(a)</u>
4	<u>738.15</u>	<u>Canopy</u>	<u>§ 790.26</u>	<u>P § 136.1(b)</u>
5	<u>738.16</u>	<u>Marquee</u>	<u>§ 790.58</u>	<u>P § 136.1(c)</u>
6	<u>738.17</u>	<u>Street Trees</u>	-	<u>Required § 138.1</u>
7	<b><u>COMMERCIAL AND INSTITUTIONAL STANDARDS AND USES</u></b>			
8	<u>738.20</u>	<u>Floor Area Ratio</u>	<u>§§ 102.9, 102.11, 123</u>	<u>2.5 to 1 § 124(a)(b)</u>
9	<u>738.21</u>	<u>Use Size [Non-Residential]</u>	<u>§ 790.130</u>	<u>P up to 3,999 sq. ft.; C 4,000 sq. ft. &amp; above § 121.2</u>
10				
11	<u>738.22</u>	<u>Off-Street Parking, Commercial/Institutional</u>	<u>§§ 150, 153 - 157, 159-160, 204.5</u>	<u>None required. Limits set forth in Section 151.1.</u>
12	<u>738.23</u>	<u>Off-Street Freight Loading</u>	<u>§§ 150, 153 - 155, 204.5</u>	<u>Generally, none required if gross floor area is less than 10,000 sq. ft. §§ 152, 161(b)</u>
13				
14				
15	<u>738.24</u>	<u>Outdoor Activity Area</u>	<u>§ 790.70</u>	<u>P if located in front; C if located elsewhere § 145.2(a)</u>
16				
17	<u>738.25</u>	<u>Drive-Up Facility</u>	<u>§ 790.30</u>	-
18	<u>738.26</u>	<u>Walk-Up Facility</u>	<u>§ 790.140</u>	<u>P if recessed 3 ft.; C if not recessed § 145.2(b)</u>
19				
20	<u>738.27</u>	<u>Hours of Operation</u>	<u>§ 790.48</u>	<u>P 6 a.m. - 2 a.m.; C 2 a.m. - 6 a.m.</u>
21				
22	<u>738.30</u>	<u>General Advertising Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P § 607.1(e)1</u>
23	<u>738.31</u>	<u>Business Sign</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P § 607.1(f) 2</u>
24				
25	<u>738.32</u>	<u>Other Signs</u>	<u>§§ 262, 602 - 604, 608, 609</u>	<u>P § 607.1(c)(d)(g)</u>

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<u>No.</u>	<u>Zoning Category</u>	<u>§ References</u>	<u>Glen Park NCT</u>		
-	-	-	<i>Controls by Story</i>		
-	-	<u>§ 790.118</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
<u>738.38</u>	<u>Residential Conversion</u>	<u>§ 790.84</u>	<u>C</u>	<u>C</u>	-
<u>738.39</u>	<u>Residential Demolition</u>	<u>§ 790.86</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>738.39a</u>	<u>Residential Division</u>	<u>§ 207.8</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>Non-Retail Sales and Services</u></b>					
<u>738.40</u>	<u>Other Retail Sales and Services [Not Listed Below]</u>	<u>§ 790.102</u>	<u>P</u>	<u>P</u>	-
<u>738.41</u>	<u>Bar</u>	<u>§ 790.22</u>	<u>P</u>	-	-
<u>738.42</u>	<u>Full-Service Restaurant</u>	<u>§ 790.92</u>	<u>P</u>	-	-
<u>738.43</u>	<u>Large Fast Food Restaurant</u>	<u>§ 790.90</u>	-	-	-
<u>738.44</u>	<u>Small Self-Service Restaurant</u>	<u>§ 790.91</u>	<u>P</u>	-	-
<u>738.45</u>	<u>Liquor Store</u>	<u>§ 790.55</u>	<u>P</u>	-	-
<u>738.46</u>	<u>Movie Theater</u>	<u>§ 790.64</u>	<u>P</u>	-	-
<u>738.47</u>	<u>Adult Entertainment</u>	<u>§ 790.36</u>	-	-	-
<u>738.48</u>	<u>Other Entertainment</u>	<u>§ 790.38</u>	<u>P</u>	-	-
<u>738.49</u>	<u>Financial Service</u>	<u>§ 790.110</u>	<u>P</u>	<u>C</u>	-

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<u>738.50</u>	<u>Limited Financial Service</u>	<u>§ 790.112</u>	<u>P</u>	-	-
<u>738.51</u>	<u>Medical Service</u>	<u>§ 790.114</u>	<u>P</u>	<u>P</u>	-
<u>738.52</u>	<u>Personal Service</u>	<u>§ 790.116</u>	<u>P</u>	<u>P</u>	-
<u>738.53</u>	<u>Business or Professional Service</u>	<u>§ 790.108</u>	<u>P</u>	<u>P</u>	-
<u>738.54</u>	<u>Massage Establishment</u>	<u>§ 790.60, § 1900 Health Code</u>	<u>C</u>	-	-
<u>738.55</u>	<u>Tourist Hotel</u>	<u>§ 790.46</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>738.56</u>	<u>Automobile Parking</u>	<u>§§ 790.8, 156, 160</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>738.57</u>	<u>Automotive Gas Station</u>	<u>§ 790.14</u>	<u>C</u>	-	-
<u>738.58</u>	<u>Automotive Service Station</u>	<u>§ 790.17</u>	<u>C</u>	-	-
<u>738.59</u>	<u>Automotive Repair</u>	<u>§ 790.15</u>	<u>C</u>	-	-
<u>738.60</u>	<u>Automotive Wash</u>	<u>§ 790.18</u>	-	-	-
<u>738.61</u>	<u>Automobile Sale or Rental</u>	<u>§ 790.12</u>	-	-	-
<u>738.62</u>	<u>Animal Hospital</u>	<u>§ 790.6</u>	<u>C</u>	-	-
<u>738.63</u>	<u>Ambulance Service</u>	<u>§ 790.2</u>	-	-	-
<u>738.64</u>	<u>Mortuary</u>	<u>§ 790.62</u>	-	-	-
<u>738.65</u>	<u>Trade Shop</u>	<u>§ 790.124</u>	<u>P</u>	<u>C</u>	-
<u>738.66</u>	<u>Storage</u>	<u>§ 790.117</u>	-	-	-
<u>738.67</u>	<u>Video Store</u>	<u>§ 790.135</u>	<u>C</u>	<u>C</u>	-
<u>738.69</u>	<u>Tobacco Paraphernalia Establishments</u>	<u>§ 790.123</u>	<u>C</u>	-	-

1	<u>738.69A</u>	<u>Self-Service Specialty Food</u>	<u>§ 790.93</u>	<u>P</u>	-	-
2	<u>738.69B</u>	<u>Amusement Game Arcade (Mechanical Amusement Devices)</u>	<u>§ 790.04 1</u>	-	-	-
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4	<u>738.69C</u>	<u>Neighborhood Agriculture</u>	<u>§ 102.35(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	<u>738.69D</u>	<u>Large-Scale Urban Agriculture</u>	<u>§ 102.35(b)</u>	<u>C</u>	<u>C</u>	<u>C</u>
6						
7	<b><u>Institutions and Non-Retail Sales and Services</u></b>					
8	<u>738.70</u>	<u>Administrative Service</u>	<u>§ 790.106</u>	-	-	-
9	<u>738.80</u>	<u>Hospital or Medical Center</u>	<u>§ 790.44</u>	-	-	-
10	<u>738.81</u>	<u>Other Institutions, Large</u>	<u>§ 790.50</u>	<u>P</u>	<u>C</u>	<u>C</u>
11	<u>738.82</u>	<u>Other Institutions, Small</u>	<u>§ 790.51</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	<u>738.83</u>	<u>Public Use</u>	<u>§ 790.80</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	<u>738.84</u>	<u>Medical Cannabis Dispensary</u>	<u>§ 790.141</u>	<u>P #</u>	-	-
14						
15	<b><u>RESIDENTIAL STANDARDS AND USES</u></b>					
16	<u>738.90</u>	<u>Residential Use</u>	<u>§ 790.88</u>	<u>P, except C for front-ages listed in 145.4</u>	<u>P</u>	<u>P</u>
17						
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20	<u>738.91</u>	<u>Residential Density, Dwelling Units</u>	<u>§§ 207, 207.1, 790.88(a)</u>	<u>No residential density limit by lot area. Density restricted by physical envelope controls of height, bulk, setbacks, open space, exposure and other applicable</u>		
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			<i>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. § 207.4, 207.6</i>		
<u>738.92</u>	<u>Residential Density, Group Housing</u>	<u>§§ 207.1, 790.88(b)</u>	<i>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</i>		
<u>738.93</u>	<u>Usable Open Space [Per Residential Unit]</u>	<u>§§ 135, 136</u>	<i>Generally, either 100 sq. ft. if private, or 133 sq. ft. if common § 135(d)</i>		
<u>738.94</u>	<u>Off-Street Parking, Residential</u>	<u>§§ 150, 153 - 157, 159 - 160, 204.5</u>	<i>P up to one car for each unit; NP above. § 151.1, 166, 167, 145.1</i>		
<u>738.95</u>	<u>Community Residential Parking</u>	<u>§ 790.10</u>	<u>C</u>	<u>C</u>	<u>C</u>



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Section 4. Effective Date. This ordinance shall become effective 30 days from the date of passage.

Section 5. In enacting this Ordinance, the Board intends to amend only those words, phrases, paragraphs, subsections, sections, articles, numbers, punctuation, charts, diagrams, or any other constituent parts of the Planning Code that are explicitly shown in this legislation as additions, deletions, Board amendment additions, and Board amendment deletions in accordance to the "Note" that appears under the official title of this legislation. This Ordinance shall not be construed to effectuate any unintended amendments. Any additions or deletions not explicitly shown as described above, omissions, or other technical and non-substantive differences between this Ordinance and the Planning Code that are contained in this legislation are purely accidental and shall not effectuate an amendment to the Planning Code. The Board hereby authorizes the City Attorney, in consultation with the Clerk and other affected City departments, to make those necessary adjustments to the published Planning Code, including non-substantive changes such as renumbering or relettering, to ensure that the published version of the Planning Code is consistent with the laws that this Board enacts.

APPROVED AS TO FORM:  
DENNIS J. HERRERA, City Attorney

By:   
\_\_\_\_\_  
ANDREA RUIZ-ESQUIDE  
Deputy City Attorney

