FILE NO.

## ORDINANCE NO.

1

[Planning Code - Article 7 Reorganization; Technical and Other Amendments]

2

3 Ordinance amending the Planning Code to reorganize Article 7 and to update, correct, 4 clarify, and simplify Code language in other Planning Code Sections; requiring Conditional Use authorization for Bars, and Liquor Stores on the first floor in the 5 Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; enacting 6 7 permanent controls requiring Conditional Use authorization for Medical Cannabis Dispensaries in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial 8 Districts: require Conditional Use authorization for Personal Services on the second 9 floor in the Noriega, Irving, Taraval, and Judah Neighborhood Commercial Districts; 10 11 prohibit Kennels, Large Scale Urban Agriculture, Business Hours from 2 a.m. to 6 a.m., 12 and the demolition or merge of units on the second story and above in the North Beach Neighborhood Commercial District; preserve the small storefronts, street frontage and 13 prohibit vehicular access on certain streets within the North Beach NCD and SUD; 14 create the definition of Special Food Manufacturing and amending the Eating and 15 Drinking Controls for the North Beach SUD; affirming the Planning Department's 16 17 determination under the California Environmental Quality Act; and making findings of 18 consistency with the General Plan and the eight priority policies of Planning Code 19 Section 101.1, and adopting findings of public convenience, necessity, and welfare under Planning Code Section 302. 20

21

22 23

24

25

NOTE: Unchanged Code text and uncodified text are in plain Arial font.
 Additions to Codes are in single-underline italics Times New Roman font.
 Deletions to Codes are in strikethrough italics Times New Roman font.
 Board amendment additions are in double-underlined Arial font.
 Board amendment deletions are in strikethrough Arial font.
 Asterisks (\* \* \* \*) indicate the omission of unchanged Code subsections or parts of tables.

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

2

3

Section 1. Findings.

(a) The Planning Department has determined that the actions contemplated in this
ordinance comply with the California Environmental Quality Act (California Public Resources
Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of
Supervisors in File No. \_\_\_\_\_ and is incorporated herein by reference. The Board
affirms this determination.

9 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_, adopted findings that the actions contemplated in this ordinance are consistent, on balance, 10 with the City's General Plan and eight priority policies of Planning Code Section 101.1. The 11 12 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of the Board of Supervisors in File No. , and is incorporated herein by reference. 13 Pursuant to Planning Code Section 302, this Board finds that these Planning 14 (c) Code amendments will serve the public necessity, convenience, and welfare for the reasons 15 set forth in Planning Commission Resolution No. \_\_\_\_\_ and the Board incorporates such 16 17 reasons herein by reference.

18

Section 2. The Planning Code is hereby amended by revising Sections 102, 121.1,
121.2, 121.4, 121.7, 134, 145.1,145.2, 145.4, 155, 177, 178, 186.1, 201, 202, 202.1, 202.2,
202.3, 202.5, 204, 208, Tables 209.1, 209.2, 209.3, 210.1, 210.2, 210.3 and 210.4, Sections
231, 249.35A, 249.40A, 249.60, 249.64, 253.1, 253.3, 260, 263.11, 303, 303.1, 306.3,
306.10, 307, 308, 308.1, 310, 312, and 607.1 and deleting Sections 316, 316.1, 316.2, 316.3,
316.4, 316.5, and 316.6, to read as follows:

## 1 SEC. 102. DEFINITIONS.

2 For the purposes of this Code, certain words and terms used herein are defined as set 3 forth in this and the following sections. Additional definitions applicable to Article 7, Neighborhood Commercial Districts, and to Article 9, Mission Bay Districts, are set forth in Section 790. Additional 4 5 definitions applicable to Signs are set forth in Section 602. Additional definitions applicable to 6 development impact fees and requirements that authorize the payment of in-lieu fees are set 7 forth in Section 401. Additional definitions applicable only to Article 8, Mixed Use Districts, are 8 set forth in Section 890. Additional definitions applicable only to the North Beach Neighborhood 9 Commercial District and the North Beach Special Use District are set forth in Sections 780.3. Additional definitions applicable only to the Bernal Heights Special Use District are set forth in 10 Section 242. Additional definitions applicable only to Article 9, Mission Bay Districts, are set 11 12 forth in Section 996. All words used in the present tense shall include the future. All words in the plural number shall include the singular number, and all words in the singular number shall 13 include the plural number, unless the natural construction of the wording indicates otherwise. 14 15 The word "shall" is mandatory and not directory. Whenever any of the following terms is used it shall mean the corresponding officer, department, board or commission or its successor of 16 the City and County of San Francisco, State of California, herein referred to as the City: 17 18 Assessor, Board of Supervisors, Planning Department, Department of Public Works, Director of Planning, Planning Commission, or Zoning Administrator. In each case, the term shall be 19 20 deemed to include an employee of any such officer or department of the City who is lawfully 21 authorized to perform any duty or exercise any power as a representative or agent of that officer or department. 22

23

24 Accessory Use. A related minor Use that is either necessary to the operation or enjoyment of a lawful

25 *Principal Use or Conditional Use, or appropriate, incidental, and subordinate to any such use, and is* 

1	located on the same lot. Accessory Uses are regulated by Sections 204 through 204.5 and Sections		
2	703(d) and 803.2(b)(C) of this Code.		
3	* * * *		
4	Amusement Game Arcade. A Retail Entertainment Arts and Recreation Use that provides eleven or		
5	more amusement game devices such as video games, pinball machines, or other such similar		
6	mechanical and electronic amusement devices, in a quantity which exceeds that specified in Section		
7	1036.23 of the Police Code as an Ancillary Use. Mechanical amusement devices are further regulated		
8	in Sections 1036 through 1036.24 of the Police Code.		
9	* * * *		
10	Arts Activities. A Retail An Entertainment, Arts and Recreation Use that includes		
11	performance, exhibition (except exhibition of films), rehearsal, production, post-production and		
12	some schools of any of the following: Dance, music, dramatic art, film, video, graphic art,		
13	painting, drawing, sculpture, small-scale glassworks, ceramics, textiles, woodworking,		
14	photography, custom-made jewelry or apparel, and other visual, performance and sound arts		
15	and craft. It shall exclude accredited Schools and Post-Secondary Educational Institutions. It		
16	shall include commercial arts and art-related business service uses including, but not limited		
17	to, recording and editing services, small-scale film and video developing and printing; titling;		
18	video and film libraries; special effects production; fashion and photo stylists; production, sale		
19	and rental of theatrical wardrobes; and studio property production and rental companies. Arts		
20	spaces shall include studios, workshops, archives and theaters, and other similar spaces		
21	customarily used principally for arts activities, exclusive of a Movie Theater, Amusement		
22	Enterprise, Adult Entertainment, and any other establishment where liquor is customarily		
23	served during performances.		
24	* * * *		

1 Automotive Service Station. A Retail Automotive Use that provides motor fuels and 2 lubricating oils directly into motor vehicles and minor auto repairs (excluding engine repair, 3 rebuilding, or installation of power train components, reconditioning of badly worn or damaged motor vehicles, collision service, or full body paint spraying) and services that remain 4 5 incidental to the principal sale of motor fuel. Repairs shall be conducted within no more than 6 three enclosed service bays in buildings having no openings, other than fixed windows or 7 exits required by law, located within 50 40 feet of any R District. It may include other incidental 8 services for automobiles including, but not limited to, accessory towing, if the number of towing vehicles does not exceed one, and all towed vehicles stored on the premises are 9 limited to those vehicles that are to be repaired on the premises. This use is subject to the 10 controls in Sections 187.1, 202.2(b), and 202.5. 11

12

\* \* \* \*

Conditional Use. Conditional Use allows the Planning Commission to consider uses or projects that
 may be necessary or desirable in a particular neighborhood, but which are not allowed as a matter of
 right within a particular zoning district. Whether a use is conditional in a given district is indicated in
 this Code. Sections of this Code that govern Conditional Uses include, but are not limited to Sections
 178, 179, 303, and 303.1.
 \* \* \* \*

Eating and Drinking Use. A grouping of Retail Sales and Service Uses that provide food
and/or beverages for either on- or off-site food consumption including Bars, Restaurants, *and*Limited-Restaurants, *and Take-out Food*. Eating and Drinking Uses are subject to the
conditions in Section 202.2(a).
\* \* \* \*

Entertainment, General. A Retail Entertainment, Arts and Recreation Use that provides
 entertainment or leisure pursuits to the general public including *dramatic and musical*

1 performances where alcohol is not served during performances, billiard halls, bowling alleys, 2 skating rinks, and mini-golf and game arcades, when conducted within a completely enclosed 3 building, and which is adequately soundproofed or insulated so as to confine incidental noise to the premises. 4 5 6 Entertainment, Arts and Recreation, Non-Commercial. A subcategory of Entertainment, Arts and 7 Recreation Uses that includes Open Recreation Area and Passive Outdoor Recreation. 8 9 Entertainment, Arts and Recreation, Retail. A subcategory of Entertainment, Arts and Recreation Uses that includes Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime 10 Entertainment, Outdoor Entertainment, and Sports Stadium. 11 12 13 Entertainment, Arts and Recreation Use. A Use Category that includes Amusement Game Arcade, Arts Activities, General Entertainment, Livery Stables, Movie Theater, Nighttime 14 15 Entertainment, Open Recreation Area, Outdoor Entertainment, Passive Outdoor Recreation and Sports Stadiums. Adult Business is not included in this definition, except for the purposes 16 of Development Impact Fee Calculation as described in Article 4 Four. 17 \* \* 18 Grocery, General. A Retail Sales and Services Use that: 19 20 (a) Offers a diverse variety of unrelated, non-complementary food and non-food 21 commodities, such as beverages, dairy, dry goods, fresh produce and other perishable items, 22 frozen foods, household products, and paper goods; 23 (b) May provide beer, wine, and/or liquor sales for consumption off the premises with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or 24 25 type 21 (off-sale general) that occupy less than 15% of the Occupied Floor Area of the establishment

1 (including all areas devoted to the display and sale of alcoholic beverages) within the accessory use

- 2 *limits as set forth in Section 703.2 (b)(1)(C)(vi)*;
- 3 (c) <u>May prepare</u> <u>Prepares</u> minor amounts <u>of</u> or no food on site for immediate
- 4 consumption; *and*
- 5 (d) Markets the majority of its merchandise at retail prices: <u>and</u>
- 6 (e) May have a Limited Restaurant use within the accessory use limits as set forth in Section
   7 703.2(b)(1)(C)(iii). Such businesses sShall operate with the specified conditions in Section
- 8 202.2(a)(1).
- 9 (f) <u>Such businesses</u> <u>Rr</u>equires Conditional Use authorization for conversion of a
- 10 General Grocery use greater than 5,000 square feet, pursuant to Section 202.3 *and 303(1)*.
- 11
- 12 Grocery, Specialty. A Retail Sales and Services Use that:
- (a) Offers specialty food products such as baked goods, pasta, cheese, confections,
  coffee, meat, seafood, produce, artisanal goods, and other specialty food products, and may
  also offer additional food and non-food commodities related or complementary to the specialty
  food products;
- 17 (b) May provide beer, wine, and/or liquor sales for consumption off the premises
- 18 with a California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine) or
- 19 type 21 (off-sale general) which occupy less than 15% of the Occupied Floor Area of the
- 20 establishment (including all areas devoted to the display and sale of alcoholic beverages) within the
- 21 *accessory use limits as set forth in Section 703.2(b)(1)(C)(vi)*;
- 22 (c) <u>May prepare</u> Prepares minor amounts <u>of</u> or no food on site for immediate
- 23 consumption <u>off-site with no seating permitted</u>; and
- 24 (d) Markets the majority of its merchandise at retail prices.
- 25

(e) May provide Limited Restaurant services within the accessory use limits as set forth in
 Section 703.2(b)(1)(C)(iii). Such businesses that provide food or drink per subsections (b) and (c)
 <u>above</u> shall operate with the specified conditions in Section 202.2(a)(1).

4

\* \* \* \*

Hours of Operation. A commercial Use Characteristic limiting *I*the permitted hours during 5 6 which any commercial establishment, not including automated teller machines, may be open 7 for business. Other restrictions on the hours of operation of Movie Theaters, Adult 8 Businesses, Nighttime Entertainment, General Entertainment, and Other Entertainment Uses, as 9 defined in this Sections in Section of the Code, shall apply pursuant to provisions in Section 303(p)(c)(5), when such uses are permitted as conditional HUses. A Pharmacy may qualify 10 for the exception to operate on a 24-hour basis provided in this Section 202.2(a)(2) of the 11 12 Code.

13

Liquor Store. A Retail Sales and Service Use that sells beer, wine, or distilled spirits to a
 customer in an open or closed container for consumption off the premises and that needs a
 State of California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine)
 or type 21 (off-sale general) This classification shall not include retail uses that:

(<u>a</u>+) are both (<u>1</u>) classified as a General Grocery, a Specialty Grocery, or a
 Restaurant-Limited, and (<u>2</u>) have a <u>gG</u>ross <u>fF</u>loor <u>aA</u>rea devoted to alcoholic beverages that
 is within the applicable accessory use limits for the use district in which it is located, <u>and-or</u>
 (<u>b</u>) have both (<u>1</u>) a Non-residential Use Size of greater than 10,000 gross square
 feet and (<u>2</u>) a gross floor area devoted to alcoholic beverages that is within accessory use
 limits as set forth in Section 204.23 or Section 703(d) of this Code, depending on the zoning

25

24

district in which the use is located.

(c) For purposes of Planning Code Sections 249.5, 781.8, 781.9, 782, 783, and 784,
 the retail uses explicitly exempted from this definition as set forth above shall only apply to
 General Grocery and Specialty Grocery stores that exceed 5,000 square feet in size *shall that* <u>do</u> not:

- 5 (<u>1</u>*a*) sell any malt beverage with an alcohol content greater than 5.7 percent 6 by volume; any wine with an alcohol content of greater than 15 percent by volume, except for 7 "dinner wines" that have been aged two years or more and maintained in a corked bottle; or 8 any distilled spirits in container sizes smaller than 600 milliliters;
- 9 (<u>2</u>b) devote more than 15 percent of the gross square footage of the
  10 establishment to the display and sale of alcoholic beverages; and
- 11 (<u>3</u>e) sell single servings of beer in container sizes 24 ounces or smaller.
  12 \* \* \* \*
- 13 Mobile Food Facility. <u>A Retail Sales and Service Use as defined in Public Works Code Section</u>
- 14 184.80. Any vehicle or pushcart used in conjunction with a commissary or other permanent food
- 15 *facility upon which food is sold or distributed at retail. Mobile Food Facility does not include a*
- 16 <u>"Transporter" used to transport packaged food from a food facility or other approved source to the</u>
- 17 <u>consumer</u>. A Mobile Food Facility does not include any use that sells goods, wares, or merchandise
- 18 other than food or drink intended for human consumption. For the purposes of the Planning Code, a
- 19 *Mobile Food Facility that is a temporary Use is regulated as an intermittent activity, per Section 205.4;*
- 20 <u>a Mobile Food Facility that exceeds the limitations set forth in Section 205.4 is considered a</u>
- 21 <u>Restaurant or Limited Restaurant Use, as defined in this Section 102, and is regulated as such by the</u>
- 22 <u>Use controls for the respective zoning district.</u> Mobile Food Facilities shall comply with the good
- 23 neighbor policies set forth in Public Works Code Section 184.94 *as well as Planning Code*
- 24 <u>Section 202.2(a)(1)</u>.
- 25

\* \* \*

1 *Principal (or Principally Permitted) Use.* A Use permitted as of right in each established district

2 where listed for that class of district in Articles 2, 7, 8, or 9 and as regulated in this Code. Principally

3 *permitted uses may be required to comply with the Operating Conditions of Section 202.2.* 

4

\* \* \*

Residential Use. A Use Category consisting of uses that provide housing for San Francisco
residents, rather than visitors, including Dwelling Units, Group Housing, Residential Hotels,
and Senior Housing, <u>Homeless Shelters</u>, and for the purposes of Article 4 only any residential
components of Institutional Uses. Single Room Occupancy and Student Housing designations
are consider characteristics of certain Residential Uses.

10

Restaurant. A Retail Sales and Service use that serves prepared, ready-to-eat cooked foods 11 to customers for consumption on or off the premises and which has seating. It may have a 12 13 Take-Out Food use aAs a minor and incidental use, it may serve such foods to customers for off-site consumption. It may provide on-site beer, wine, and/or liquor sales for drinking on the premises 14 (with ABC license types 41, 47, 49, 59, or 75); however, if it does so, it shall be required to 15 operate as a Bona Fide Eating Place. It is distinct and separate from a Limited-Restaurant. 16 Such businesses shall operate with the specified conditions in Section 202.2(a)(1). 17 18 It shall not be required to operate within an enclosed building so long as it is also a Mobile Food Facility. Any associated outdoor seating and/or dining area is subject to 19 20 regulation as an Outdoor Activity Area as set forth elsewhere in this Code. 21 22 Restaurant, Limited. A Retail Sales and Service Use that serves ready-to-eat foods and/or

drinks to customers for consumption on or off the premises, that may or may not have seating.

24 It may include wholesaling, manufacturing, or processing of foods, goods, or commodities on

the premises as an <u>*aA*</u>ccessory <u>*uU*</u>se as set forth in Section<u>s 204.3 or</u> 703.2(b)(1)(C)(v)

4	<u>Specialty Grocery,</u> Restaurant, and <del>a</del> Bar. It may also operate as a Take-Out Food use. Within the			
5	North Beach SUD, it is also distinct from Specialty Food Manufacturing, as defined in Section			
6	780.3(b). It shall not provide on-site beer and/or wine sales for consumption on the premises,			
7	but may provide off-site beer and/or wine sales for consumption off the premises with a			
8	California Alcoholic Beverage Control Board License type 20 (off-sale beer and wine), that			
9	occupy less than 15% of the Occupied Floor Area of the establishment (including all areas devoted to			
10	the display and sale of alcoholic beverages) within the accessory use limits as set forth in Section			
11	703.2(b)(1)(C)(vi). Such businesses shall operate with the specified conditions in Section			
12	202.2(a) <u>(1)</u> .			
13	* * * *			
14	Retail Sales and Service, General. A Retail Sales and Service Use that provides goods			
15	and/or services to the general public and that is not listed as a separate Retail Sales and			
16	Service Use in this Section of the Code. This use includes, but is not limited to the sale or provision			
17	of the following goods and services:			
18	(a) Personal items such as tobacco and magazines;			
19	(b) Self-service laundromats and dry cleaning, where no portion of a building occupied by			
20	such use shall have any opening other than fixed windows and exits required by law within 50 feet			
21	of any R District;			
22	(c) Household goods and service (including paint, fixtures and hardware, but excluding			
23	other building materials);			
24	(d) Variety merchandise, pet supply stores and pet grooming services;			
25	(e) Florists and plant stores;			
	Planning Commission			
	BOARD OF SUPERVISORS Page			

depending on the zoning district in which it is located. It includes, but is not limited to, specialty

delicatessens, and confectioneries meeting the above characteristics, but *it* is distinct from a

foods provided by *sandwich shops, coffee houses, pizzerias, ice cream shops,* bakeries,

1	(f) Apparel and accessories;			
2	(g) Antiques, art galleries, art supplies and framing service;			
3	(h) Home furnishings, furniture and appliances			
4	(i) Books, stationery, greeting cards, office supplies, copying service, music and sporting			
5	goods; and			
6	(j) Toys, gifts, and photographic goods and services.			
7				
8	Retail Use. A Commercial Use that includes uses that involve the sale of goods, typically in			
9	small quantities, or services directly to the ultimate consumer or end user including, but not			
10	limited to, Retail Sales and Service Uses, Commercial some Entertainment, Arts and			
11	Recreation Uses, and Retail Automotive Uses.			
12	* * * *			
13	Sales and Services, Non-Retail. A Commercial Use category that includes #Uses that			
14	involve the sale of goods or services to other businesses rather than the end user, or that			
15	does not provide for direct sales to the consumer on site. Uses in this category include, but			
16	are not limited to: Business Services, Catering, Laboratory, Life Science, Commercial Storage,			
17	Design Professional, General Office, Laboratory, Life Science, Non-Retail Professional Service,			
18	General Office, <u>Trade Office,</u> Wholesale Sales, <u>and</u> Wholesale Storage <del>, and Trade Office</del> .			
19				
20	Sales and Services, Retail. A Commercial Use $C_{\underline{c}}$ ategory that includes $#\underline{U}$ ses that involve			
21	the sale of goods, typically in small quantities, or services directly to the ultimate consumer or			
22	end user with some space for retail service on site, excluding Retail Entertainment Arts and			
23	Recreation, and Retail Automobile Uses and including, but not limited to: Adult Business,			
24	Animal Hospital, Bar, Cat Boarding, <u>Chair and Foot Massage</u> , Fringe Financial Services, Tourist			
25	Oriented Gift Store, General Grocery Store, Specialty Grocery Store, Gym, Hotel, Jewelry			

1	Store, Kennel, Liquor Store, Massage Establishment, <i>Chair and Foot Massage, Mobile Food</i>			
2	Facility, Mortuary (Columbarium), Motel, Non-Auto Sales, Pharmacy, Restaurant, Limited			
3	Restaurant, General Retail Sales and Service, Financial Services, Fringe Financial Service,			
4	Limited Financial Services, Health Services, Motel, Personal Services, Instructional Services,			
5	<u>Personal Service,</u> Retail Professional Service <del>s</del> , Self-Storage, <del>Take-Out Food</del> Facility, Tobacco			
6	Paraphernalia <u>Establishment Store</u> , and Trade Shop.			
7	* * * *			
8	Service, Philanthropic Administrative. An Institutional Community #Use that provides			
9	executive, management, administrative, and clerical services and support related to			
10	philanthropic activities that serve non-profit institutions and organizations; such philanthropic			
11	activities may include funding and support of educational, medical, environmental, cultural,			
12	and social services institutions and organizations. Such #Uses:			
13	(a) may not be located on the $f\underline{F}$ irst $f\underline{S}$ tory of buildings where the most recent prior			
14	$\mu U$ se was any $\mu U$ se other than $\mu R$ esidential or $\theta O$ ffice; and			
15	(b) may be located in a single undivided space not physically separated from a			
16	<i>#<u>R</u>esidential #<u>U</u>se; provided that<del>:</del></i>			
17	(1) any Residential Conversion above the <u><i>fF</i></u> irst <u><i>s</i>S</u> tory, associated with, or			
18	following commencement of such $\#\underline{U}$ se, shall be considered a $\underline{eC}$ onditional $\#\underline{U}$ se requiring			
19	approval pursuant to Section 703.2(b)(1)(B); and			
20	(2) any loss of Dwelling Units described in Section 317 of this Code shall require			
21	approval as provided in Section 317.			
22	* * * *			
23	Take-Out Food. Retail Sales and Service Use without seating that provides ready-to-eat food to a high			
24	volume of customers, who carry out the food for off-premises consumption. It sells in disposable			
25				

Planning Commission BOARD OF SUPERVISORS

1	wrappers or containers ready-to-eat food, which is prepared on the premises and generally intended
2	for immediate consumption off the premises.
3	It includes, but is not limited to, delicatessens, ice cream and cookie stores, and retail bakeries.
4	It does not include retail grocery stores with accessory take-out food activity, as described in Section
5	703.2(b)(1)(C) of this Code, or retail uses that sell prepackaged or bulk ready-to-eat foods with no on-
6	site food preparation area, such as confectionery or produce stores.
7	It may provide off-site beer, wine, and/or liquor sales for consumption off the premises (with
8	ABC license 20 or 21).
9	* * * *
10	Use Characteristic. A feature of a Use, related to its physical layout, location, design, access, or other
11	characteristics. Use Characteristics may be regulated independently of a Use itself. Residential Use
12	Characteristics include Single Room Occupancy and Student Housing. Commercial Use
13	Characteristics include Drive-up Facility, Formula Retail, Hours of Operation, Maritime Use, Open
14	Air Sales, Outdoor Activity, and Walk-Up Facility.
15	* * * *
16	Variance. An authorization to deviate from the strict application of certain Planning Code
17	requirements pursuant to Section 305 of this Code.
18	SEC. 121.1. DEVELOPMENT OF LARGE LOTS, NEIGHBORHOOD COMMERCIAL
19	DISTRICTS.
20	(a) <b>Purpose.</b> In order to promote, protect, and maintain a scale of development
21	which is appropriate to each district and compatible with adjacent buildings, new construction
22	or significant enlargement of existing buildings on lots of the same size or larger than the
23	square footage stated in the table below shall be permitted only as $eC$ onditional $HU$ ses subject
24	to the provisions set forth in Sections 316 through 316.8 of this Code.
25	

1	District	Lot Size Limits
2	<del>NC-1, NCT-1</del>	
3	<del>Broadway</del>	
4	Castro Street	
5	Inner Clement Street	
6	Inner Sunset	
7	Outer Clement Street	
8	Upper Fillmore Street	
9	Haight Street	<del>5,000 sq. ft.</del>
10	North Beach	
11	Sacramento Street	
12	Union Street	
13	24th Street Mission	
14	24th Street Noe Valley	
15 16	West Portal Avenue	
17	Glen Park	
18	<del>NC 2, NCT 2, Ocean Ave.</del>	
19	NC-3, NCT-3, Mission Street	
20	<del>SoMa, RCD, Folsom Street</del>	
21	Hayes Gough,	<del>10,000 sq. ft.</del>
22	Upper Market Street	
23	Polk Street	
24	<del>Valencia Street</del>	
25	<del>NC-S</del>	Not Applicable

1	24th Street-Mission	
2	24th Street-Noe Valley	
3	<u>Broadway</u>	
4	Castro Street	
5	<u>Glen Park</u>	
6	Haight Street	
7	Inner Clement Street	
8	Inner Sunset	
9	Irving Street	
10	Judha Street	<u>5,000 sq. ft.</u>
11	<u>NC-1, NCT-1,</u>	
12	Noriega Street	
13	North Beach	
14	Outer Clement Street	
15	Sacramento Street	
16	Taraval Street	
17	<u>Union Street</u>	
18	<u>Upper Fillmore Street</u>	
19	West Portal Avenue	
20	<u>Divisadero Street</u>	
21	Excelsior Outer Mission Street	
22	Fillmore Street	10.000
23	Folsom Street	<u>10,000 sq. ft.</u>
24	<u>Hayes-Gough</u>	
25	Japantown	

1	<u>Mission Street</u>	
2	<u>NC-2, NCT-2</u>	
3	<u>NC-3, NCT-3</u>	
4	<u>Ocean Avenue</u>	
5	Pacific Avenue	
6	Polk Street	
7	Regional Commercial District	
8	<u>SoMa</u>	
9	<u>Upper Market Street</u>	
10	Valencia Street	
11	NC-S	Not Applicable
12		
13	(b) <b>Design Review Criteria.</b> In addition	to the criteria of Section 303(c) of this Code,
14	the City Planning Commission shall consider the	he extent to which the following criteria are met:
15	(1) The mass and facade of t	he proposed structure are compatible with the
16	existing scale of the district.	
17	(2) The facade of the propose	ed structure is compatible with design features
18	of adjacent facades that contribute to the posit	ive visual quality of the district.
19	SEC. 121.2. <u>NON-RESIDENTIAL</u> USE SIZE I	LIMITS <u>IN</u> ( <del>NON-RESIDENTIAL),</del>
20	NEIGHBORHOOD COMMERCIAL AND NEIG	GHBORHOOD COMMERCIAL TRANSIT
21	DISTRICTS.	
22	(a) In order to protect and maintain a	a scale of development appropriate to each
23	district, Non-Residential Uses of the same size	e or larger than the square footage stated in the
24	table below may be permitted only as $eC$ ondition	onal <i>u<u>U</u>ses-<i>subject to the provisions set forth in</i></i>
25		

1 Sections 316 through 316.6 of this Code. The use area shall be measured as the Gross Floor

2 Area for each individual Non-Residential Use.

District	Use Size Limits
North Beach	
Castro Street	<del>2,000 sq. ft.</del>
Pacific Avenue	
Inner Clement Street	
Inner Sunset	
Outer Clement Street	
Upper Fillmore Street	
Haight Street	
Polk Street	<del>2,500 sq. ft.</del>
Sacramento Street	
Union Street	
24th Street Mission NCT	
24th Street-Noe Valley	
West Portal Avenue	
<del>NC-1, NCT-1</del>	
Broadway	
Hayes-Gough NCT	2 000 ag ft
Upper Market Street	<del>3,000 sq. ft.</del>
Upper Market Street NCT	
Valencia Street	

1	NC-2, NCT-2, SoMa NCT, Ocean	
2	Avenue NCT, Glen Park NCT,	4,000 sq. ft.
3	Folsom Street	
4	NC-3, NCT-3, Mission Street	<del>6,000 sq. ft.</del>
5	<del>NC-S</del>	
6		
7	<u>Castro Street</u> <u>North Beach</u>	<u>2,000 sq. ft.</u>
8	Pacific Avenue	
9	<u>24th Street-Mission</u> 24th Street-Noe Valley	
10	Haight Street Inner Clement Street	
11	Inner Sunset	
12	Japantown Outer Clement Street	<u>2,500 sq. ft.</u>
13	Polk Street Sacramento Street	
14	<u>Union Street</u> <u>Upper Fillmore Street</u>	
15	West Portal Avenue	
16	<u>Broadway</u> <u>Hayes-Gough</u>	
17	<u>NC-1, NCT-1</u> <u>Upper Market Street</u>	<u>3,000 sq. ft.</u>
18	<u>Valencia Street</u>	
19	<u>Divisadero Street</u> <u>Folsom Street</u>	
20	<u>Glen Park</u> <u>Irving Street</u>	
21	<u>Judah Street</u> <u>NC-2, NCT-2</u>	<u>4,000 sq. ft.</u>
22	<u>Noriega Street</u>	
23	<u>Ocean Avenue</u> <u>SoMa</u>	
24	<u>Taraval Street</u>	

1	<u>Excelsior Outer Mission Street</u> Fillmore Street		
2	<u>NC-3, NCT-3</u> NC-S		<u>6,000 sq. ft.</u>
3	Mission Street		
4	<u>Regional Commercial District</u>		<u>10,000 sq. ft.</u>
5			
6	* * * *		
7	(b) In order to protect a	nd maintain a	a scale of development appropriate to each
8	district, <u>#N</u> on <u>-#R</u> esidential <u>#U</u> ses +	<i>which</i> <u>that</u> exe	ceed the square footage stated in the table
9	below shall not be permitted, except in the following circumstances: that in the North Beach		
10	Neighborhood Commercial District this Subsection 121.2(b) shall not apply to a Movie Theater use as		
11	defined in Section 790.64 and except	that	
12	(1) <i>iI</i> n the Castro	Street Neig	hborhood Commercial District, <u>a Child Care</u>
13	Facility, School, Post-Secondary Edu	ecational Insti	tution, Religious Institution, Social Service or
14	Philanthropic Facility, Community Facility, or a Residential Care Facility as defined in Section 102 of		
15	this Code that is operated by a non-profit and is neighborhood-serving certain Large Institutions may		
16	by Conditional Use Authorization <b>ex</b>	ceed this Su	bsection 121.2(b) <i>as described in the Specific</i>
17	Provisions for Section 715.21 with C	onditional Us	e authorization.
18	(2) In the Regional Commercial District, Schools and Childcare Facilities as define		District, Schools and Childcare Facilities as defined
19	in Section 102 may exceed this Subsection 121.2(b) with Conditional Use authorization.		
20	The use area shall be measured as the <u>gG</u> ross <u>fF</u> loor <u>aA</u> rea for each individual <u>nN</u> on-		
21 22	<i>+<u>R</u>esidential use.</i>		
23	District		Use Size Limits
24	West Portal Avenue	est Portal Avenue	
25			

1	North Beach	4,000 sq. ft.
2	Castro Street	
3		
4	Regional Commercial District	25,000 square feet
5		
6	SEC. 121.4. <u>NON-RESIDENTIAL</u> USE SIZE	LIMITS <u>IN (NON-RESIDENTIAL),</u> MIXED USE
7	DISTRICTS.	
8	* * * *	
9	In the Chinatown Visitor Retail District, the $\mu U$ se $sSize$ limit shall not apply to <u>a</u>	
10	Restaurants as defined in Section 790.91.	
11	SEC. 121.7. RESTRICTION OF LOT MERGERS IN CERTAIN DISTRICTS AND ON	
12	PEDESTRIAN-ORIENTED STREETS.	
13	In order to promote, protect, and mainta	ain a fine-grain scale of development in
14	residential districts and on important pedestria	n-oriented commercial streets which is
15	appropriate to each district, compatible with adjacent buildings; provide for a diverse	
16	streetscape; ensure the maintenance and creation of multiple unique buildings and building	
17	frontages rather than large single structures superficially treated; promote diversity and	
18	multiplicity of land ownership and discourage consolidation of property under single	
19	ownership, merger of lots is regulated as follows:	
20		
21	Street or District	Lot Frontage Limit
22	Hayes, from Franklin to Laguna	50 feet
23	RED and RED-MX	50 feet
24	Church Street, from Duboce to 16th Street	100 feet
25	Divisadero Street NCT except for the east	100 feet

Т

Г

1	and west blocks between Oak and Fell,	
2	Fillmore Street NCT, Folsom Street NCT,	
3	RCD, WMUG, WMUO, and SALI	
4	Market, from Octavia to Noe	150 feet
5	Ocean Avenue in the Ocean Avenue NCT	See <u>S</u> ubsection (e)
6	Inner and Outer Clement NCDs	50 feet
7	North Beach NCD and SUD*	<u>25 feet*</u>
8	NC-2 districts on Balboa Street between 2nd	50 feet
9	Avenue and 8th Avenue, and between 32nd	
10	Avenue and 38th Avenue	
11	*For lots that do not have street frontage, the merg	eer would not result in a lot with a width greater than
12	<u>25 feet.</u>	
13	SEC. 134. REAR YARDS, R, NC, C, SPD, M	, MUG, WMUG, MUO, MUR, UMU, RED, RED-
14	MX, RSD, <del>SLR,</del> SLI AND SSO DISTRICTS.	
15	* * * *	
16	(a) <b>Basic Requirements.</b> The basic	c rear yard requirements shall be as follows for
17	the districts indicated:	
18	(1) <b>RH-1(D)</b> , <b>RH-1</b> , <b>RH-1(S)</b> ,	RM-3, RM-4, RC-3, RC-4, NC Districts other
19	than the Pacific Avenue NC District, C, M, M	MUG, WMUG, MUO, MUR, UMU, RED, RED-
20	MX, SPD, RSD, SLR, SLI and SSO Districts.	The minimum rear yard depth shall be equal to
21	25% of the total depth of the lot on which the b	ouilding is situated, but in no case less than 15
22	feet. For buildings containing only SRO Units	in the South of Market Mixed Use and Eastern
23	Neighborhoods Mixed Use Districts, the minim	num rear yard depth shall be equal to 25% of the
24	total depth of the lot on which the building is s	ituated, but the required rear yard of SRO
25		

1 buildings not exceeding a height of 65 feet shall be reduced in specific situations as described 2 in subsection (c) below.

- 3 (B) NC-2, NCT-2, Ocean Avenue, Castro Street, Divisadero Street 4 5 NCT, Excelsior-Outer Mission Street, Inner Clement Street, Upper Fillmore Street, Judah 6 Street, Noriega Street, North Beach, Taraval Street, Union Street, Valencia Street, 24th 7 Street-Mission, Glen Park, Regional Commercial District and Folsom Street Districts. Rear 8 yards shall be provided at the second story, and at each succeeding story of the building, and 9 at the *fF*irst *sS*tory if it contains a dD welling *#U*nit. \* \* \* 10 (C) RC-3, RC-4, NC-3, NCT-3, Broadway, Fillmore Street NCT, 11 12 Hayes-Gough NCT, SoMa NCT, Mission Street NCT, Polk Street, Pacific Avenue, C, M, SPD, RSD, SLR, SLI, SSO, MUR, MUG, MUO, and UMU Districts. Rear yards shall be 13 provided at the lowest story containing a Dwelling Unit, and at each succeeding level or story 14 15 of the building. In the Hayes-Gough NCT, lots fronting the east side of Octavia Boulevard 16 between Linden and Market Streets (Central Freeway Parcels L, M, N, R, S, T, U, and V) are 17 not required to provide rear yards at any level of the building, provided that the project fully 18 meets the usable open space requirement for Dwelling Units per Section 135 of this Code, the 19 exposure requirements of Section 140, and gives adequate architectural consideration to the
- 21 (D) Upper Market NCT and Upper Market NCD. Rear yards shall be 22 provided at the grade level, and at each succeeding story of the building. For buildings in the 23 Upper Market NCT that do not contain *+R*esidential *+U*ses and that do not abut adjacent lots with an existing pattern of rear yards or mid-block open space, the Zoning Administrator may 24 25 waive or reduce this rear yard requirement pursuant to the procedures of subsection (e).

light and air needs of adjacent buildings given the constraints of the project site.

20

\* \* \*

1	(E) <b>RED, RED-MX and WMUG Districts.</b> Rear yards shall be
2	provided at the ground level for any building containing a $dD$ welling $HU$ nit, and at each
3	succeeding level or story of the building.
4	* * * *
5	SEC. 145.1. STREET FRONTAGES IN NEIGHBORHOOD COMMERCIAL, RESIDENTIAL-
6	COMMERCIAL, COMMERCIAL, AND MIXED USE DISTRICTS.
7	* * * *
8	(c) <b>Controls.</b> The following requirements shall generally apply, except for those
9	controls listed in subsections (1) Above Grade Parking Setback and (4) Ground Floor Ceiling
10	Height, which only apply to a "development lot" as defined above.
11	In NC-S Districts, the applicable frontage shall be the primary facade(s) which contain
12	customer entrances to commercial spaces.
13	* * * *
14	(4) <b>Ground Floor Ceiling Height.</b> Unless otherwise established elsewhere
15	in this Code:
16	(A) Ground floor <u><i>nN</i></u> on- <u><i>rR</i></u> esidential <u><i>H</i></u> <u>U</u> ses in UMU Districts shall have
17	a minimum floor-to-floor height of 17 feet, as measured from grade.
18	(B) Ground floor <i>n<u>N</u>on-<i>r<u>R</u>esidential <i>u<u>U</u>ses in all C-3, <i>C-M</i>, NCT, DTR,</i></i></i>
19	Chinatown Mixed Use, RSD, SLR, SLI, SPD, SSO, RED-MX, WMUG, MUG, MUR, WMUO
20	and MUO Districts shall have a minimum floor-to-floor height of 14 feet, as measured from
21	grade.
22	* * * *
23	SEC. 145.2. OUTDOOR ACTIVITY AREAS IN NC DISTRICTS.
24	The following provisions governing <i>eoutdoor a<u>A</u>ctivity a<u>A</u>reas shall apply in NC</i>
25	Districts.

In order to provide for limited commercial *oQ*utdoor *aA*ctivity *aA*reas, which promote
active street life, but do not detract from the livability of surrounding uses, *oQ*utdoor *aA*ctivity *aA*reas, *as defined in Section 790.70 of this Code*, in NC Districts shall be regulated below, except
in the Outer Clement Street Neighborhood Commercial District, where *oQ*utdoor *aA*ctivity *aA*reas shall be a *principal Principally pP*ermitted *uU*se if they existed prior to 1985. These
provisions shall not apply to those *uU*ses excepted from the requirement for location in an
enclosed building, *as set forth in Section 703.2(b) of this Code*.

- 8 (a) An *o*<u>O</u>utdoor *a<u>A</u>ctivity <i>a<u>A</u>*rea operated by a *c<u>C</u>ommercial <i>u<u>U</u>*se is permitted as a *p<u>P</u>*rincipal *u<u>U</u>*se if located outside a building and contiguous to the front property line of the lot
  10 on which the *c<u>C</u>ommercial <i>u<u>U</u>*se is located.
- 11 In NC-S Districts, an  $\Theta$  utdoor aA ctivity aA rea is permitted as a PP rincipal #U se if 12 located within the boundaries of the property and in front of the primary facades which contain 13 customer entrances and if it does not obstruct pedestrian traffic flow between store entrances 14 and parking facilities.
- (b) An *oO*utdoor *aA*ctivity *aA*rea which does not comply with the provisions of
  Paragraph 1 of this *Ssubsection* (*b*) is permitted as a *eC*onditional *uUse, subject to the provisions set forth in Sections 316 through 316.8 of this Code*.
- In addition to the criteria of Section 303(c) of this Code, the *City* Planning Commission
  shall find that:
- 20 (1) The nature of the activity operated in the *oO*utdoor *aA*ctivity *aA*rea is
  21 compatible with surrounding uses;
- (2) The operation and design of the <u>oO</u>utdoor <u>aA</u>ctivity <u>aA</u>rea does not
  significantly disturb the privacy or affect the livability of adjoining or surrounding residences;
  (3) The <u>hH</u>ours of <u>oO</u>peration of the activity operated in the <u>oO</u>utdoor
- 25 <u>aA</u>ctivity <u>aA</u>rea are limited so that the activity does not disrupt the viability of surrounding uses.

1	SEC. 145.4 REQUIRED GROUND FLOOR COMMERCIAL USES.
2	* * * *
3	(b) <b>Applicability.</b> The requirements of this Section apply to the following street
4	frontages.
5	* * * *
6	(24) Buchanan Street, between Post Street and Sutter Street; and
7	(25) Post Street, between Fillmore Street and Laguna Street on the south side and
8	between Webster Street and Laguna Street on the north side- <u>; and</u>
9	(26) Divisadero Street for the entirety of the Divisadero Street NCT District.
10	(27) The entirety of the North Beach Neighborhood Commercial District and North Beach
11	Special Use District.
12	(c) <b>Definitions.</b>
13	"Active commercial uses" shall include those uses specifically identified below in Table
14	145.4, and:
15	(1) Shall not include <u>Automotive</u> #Uses oriented to motor vehicles except for
16	aAutomobile sSale or rRental uses where curb-cuts, garage doors, or loading access are not
17	utilized or proposed, and such sales or rental activity is entirely within an enclosed building
18	and does not encroach on surrounding sidewalks or open spaces;
19	(2) Shall include <u><i>PP</i></u> ublic <u>Facilities</u> uses as defined in Section 102 and a Public
20	Uses as defined in Section 890.80, except for #Utility #Installations; and
21	(3) Shall not include Residential Care Facilities as defined in Sections 102 <del>,</del>
22	<del>790.50, 790.51,</del> and 890.50
23	
24	
25	

		Table	145.4
Reference for Commercial <u>, <i>Neighborhood</i> <i>Commercial</i>, and Residential- Commercial Districts</u>	<b>Neighborhood</b>	Reference for Mixed Use Districts	Use
N/A	<del>790.4</del>	890.4	Amusement Game Arcade
102	<del>790.6</del>	890.6	Animal Hospital
102	<del>790.12</del>	890.13	Automobile Sale or Rental (see qualification, above)
102	<del>790.22</del>	<u>102</u> <del>790.22</del>	Bar
N/A	N/A	890.23	Business Goods and Equipment Sale and Repair Service
<u>102</u>		<u>N/A</u>	Chair and Foot Massage
102	₩⁄Α	N/A	Child Care Facility
102	N⁄∕A	N/A	Community Facility
102	<del>790.34</del>	<u>102</u> <del>790.3</del> 4	Eating and Drinking Use
102	<del>N/A</del>	N/A	Entertainment, General
N/A	<del>790.38</del>	890.37	Entertainment, Other
<u>102</u>		<u>N/A</u>	<u>Grocery, General</u>
<u>102</u>		<u>N/A</u>	<u>Grocery, Specialty</u>
102	N/A	890.39	Gift Store-Tourist Oriented

1	102		N7/A	Course
2	<u>102</u>		<u>N/A</u>	<u>Gym</u>
	N/A	<del>790.50, 790.51</del>	890.50	Institutions, Other (see qualification,
3				above)
4 5	102	<del>N/A</del>	890.51	Jewelry Store
5 6	102	<del>790.141</del>	890.133	Medical Cannabis Dispensary
7	102	<del>790.68</del>	890.68	Neighborhood-Serving Business
8	<u>102</u>		<u>NA</u>	Nighttime Entertainment
9				Non-Auto Vehicle Sales or Rental (see
10	102	<del>N/A</del>	890.69	qualification, above)
11	<del>102</del>	<del>790.70</del>	<del>890.71</del>	Outdoor Activity Area
12	<u>102</u>		<u>N/A</u>	Pharmacy
13 14	102	N/A	N/A	Post-Secondary Educational Institution
15	102	N/A	N/A	Public <u>Facility</u> <del>Facilities</del>
16	N/A	<del>790.80</del>	890.80	Public Use (see qualification, above)
17	102	₩/Α	N/A	Religious Institution
18	102	<del>790.91</del>	<u>102</u> <del>790.91</del>	Restaurant
19 20	102	<del>790.90</del>	<u>102</u> <del>790.90</del>	Restaurant, Limited
20	<u>102</u>		<u>N/A</u>	Sales and Services, General Retail
22	N/A	<del>790.102</del>	890.102	Sales and Services, Other Retail
23	<del>102</del> <u>N/A</u>	<del>790.104</del>	890.104	Sales and Services, Retail
24	102	<del>N/A</del>	N/A	School
25		-		·

Planning Commission BOARD OF SUPERVISORS

1	102	<del>790.110</del>	890.110	Service, Financial
2				Service, Health
3				
4	<u>102</u>		<u>N/A</u>	Services, Instructional
5	102	<del>790.112</del>	890.112	Service, Limited Financial
6	N/A	<del>790.114</del>	890.114	Service, Medical
7	102	<del>790.116</del>	890.116	Service, Personal
8	<u>102</u>		<u>N/A</u>	Service, Retail Professional
9	<u>102</u>		<u>N/A</u>	Social Service or Philanthropic Facility
10	102	<del>790.123</del>	890.123	Tobacco Paraphernalia Establishment
11 12	102	<del>790.124</del>	890.124	Trade Shop
13	102	<del>790.140</del>	<del>890.140</del>	Walk Up Facility

- 1
- 1
- 1

15

16

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

17 18

Protected Pedestrian-, Cycling-, and Transit-Oriented Street Frontages. In (r) 19 order to preserve the pedestrian character of certain downtown and neighborhood commercial 20 districts and to minimize delays to transit service, garage entries, driveways or other vehicular 21 access to off-street parking or loading (except for the creation of new publicly-accessible 22 streets and alleys) shall be regulated on development lots as follows on the following street 23 frontages: 24

25

\* \* \*

1	(1) Folsom Street, from Essex Street to the Embarcadero, not permitted except
2	as set forth in Section 827.
3	(2) Not permitted:
4	* * * *
5	(CC) Buchanan Street from Post Street to Sutter Street
6	(DD) Grant Avenue between Columbus Avenue and Filbert Street,
7	(EE) Green Street between Grant Avenue and Columbus/Stockton.
8	* * * *
9	SEC. 177. LEGITIMIZATION OF CERTAIN MASSAGE ESTABLISHMENTS.
10	* * * *
11	(b) Legitimization Program for Certain Massage Establishments. A Massage
12	Establishment shall be considered a <i>Llegal nonconforming use Non Conforming Use, as defined</i>
13	in Section 180, or a Ppermitted Conditional Use, and shall be authorized to continue to operate
14	without obtaining a Conditional Use authorization from the Planning Commission, as required
15	by Sections 102, 790.60, and 890.60 of this Code, if it meets all of the following requirements:
16	* * * *
17	(g) Sunset. Unless readopted, this Section 177 shall sunset 18 months after its
18	effective date of June 27, 2015. The City Attorney is hereby authorized to direct the Publisher to
19	delete Section 177 on or after December 27, 2016.
20	SEC. 178. CONDITIONAL USES.
21	* * * *
22	(c) Enlargement, Alteration, or Intensification.
23	* * * *
24	
25	

1	(3) <b>Formula Retail.</b> With regard to Formula Retail uses, a change of owner
2	or operator of a Formula Retail establishment is determined to be an intensification of use and
3	a new Conditional Use authorization shall be required if one or more of the following occurs:
4	(A) Change of $\frac{U}{U}$ se category, including a change from one $\frac{U}{U}$ se to
5	another within the sub-categories of #Uses set forth in the definition of General Retail Sales and
6	<u>Service in</u> <del>Planning Code</del> Sections <u>102</u> <del>790.102</del> and Other Retail Sales and Service in Section
7	890.102 <u>of this Code;</u>
8	* * * *
9	SEC. 186.1. EXEMPTION OF NONCONFORMING USES IN NEIGHBORHOOD
10	COMMERCIAL DISTRICTS.
11	* * * *
12	(d) <b>Discontinuance.</b> A nonconforming use that is discontinued for a period of three
13	years, or otherwise abandoned or changed to another use that is listed in Article 7 of this
14	Code as a principal or conditional use for the district in which the use is located shall not be
15	reestablished, except for in the following instances:
16	(1) In the North Beach, Castro Street, and Haight Street Neighborhood
17	Commercial Districts the period of non-use for a nonconforming use to be deemed
18	discontinued shall be 18 months, except in the North Beach Neighborhood Commercial District, the
19	period of non-use for a Restaurant use, as defined in Section 790.91, to be deemed discontinued shall
20	<del>be three years</del> .
21	* * * *
22	SEC. 201. CLASSES OF USE DISTRICTS.
23	In order to carry out the purposes and provisions of this Code, the City is hereby
24	divided into the following classes of use districts:
25	* * * *

	Neighborhood Commercial Districts (NC) (Also see Article 7)
	General Neighborhood Commercial Districts (Defined in Sec.702( <u>a)(1)</u> -1)
NC-1	Neighborhood Commercial Cluster District (Defined in Sec. 7101)
NC-2	Small-Scale Neighborhood Commercial District (Defined in Sec. 711)
NC-3	Moderate-Scale Neighborhood Commercial District (Defined in Sec. 712)
NC-S	Neighborhood Commercial Shopping Center District (Defined in Sec. 713)
	Named Neighborhood Commercial Districts (Defined in Sec. 702( <u>a)(1)</u> -1)
Broadwa	ay Neighborhood Commercial District (Defined in Sec. 714.1)
Castro S	Street Neighborhood Commercial District (Defined in Sec. 715 <del>./</del> )
Inner Cl	ement Street Neighborhood Commercial District (Defined in Sec. 716 <del>.1</del> )
Outer Cl	ement Street Neighborhood Commercial District (Defined in Sec. 717)
Excelsio	r Outer Mission Neighborhood Commercial District (Defined in Sec.7 <u>20</u> 45.1)
Upper F	illmore Street Neighborhood Commercial District (Defined in Sec. 718 <del>./</del> )
Haight S	treet Neighborhood Commercial District (Defined in Sec. 719 <del>.1</del> )
Irving Sti	reet <u>North Beach Neighborhood Commercial District</u> (Defined in 7 <u>22</u> 40.1)
<del>Judah Sti</del>	reet <u>Polk Street</u> Neighborhood Commercial District (Defined in Sec. 7 <u>23</u> 42.1)
Upper M	arket <u>Sacramento</u> Street Neighborhood Commercial District (Defined in Sec. 724
Noriega	<u>Union</u> Street Neighborhood Commercial District (Defined in Sec. 7 <u>25</u> 39.1)
North Be	ach-24th Street - Noe Valley Neighborhood Commercial District (Defined in Sec.
72 <u>8<del>2.1</del>)</u>	

Pacific We	st Portal Avenue Neighborhood Commercial District (Defined in Sec. 72932.1)
Polk Street	- <u>Inner Sunset Neighborhood Commercial District</u> (Defined in Sec. 7 <u>30</u> 23.1)
Sacrament.	o Street Pacific Avenue Neighborhood Commercial District (Defined in Sec. 7264.1)
Inner Suns	et- <u>Noriega Street</u> Neighborhood Commercial District (Defined in Sec. 73 <u>10.1</u> )
<del>Taraval Sti</del>	reet-Irving Street Neighborhood Commercial District (Defined in 73241.1)
2 <i>4th Street</i> 7 <u>33<del>28.1</del>)</u>	Noe Valley <u>Taraval Street</u> Neighborhood Commercial District (Defined in Sec.
<del>Union Stre</del>	et-Judah Street Neighborhood Commercial District (Defined in Sec. 73425.1)
Japantown	Neighborhood Commercial District (Defined in Sec. 721)
	Neighborhood Commercial Transit Districts (NCT) (Defined in Sec. 702 <u>(a)(2)</u> -1)
NCT-1	Neighborhood Commercial Transit Cluster District (Defined in Sec. 75033A.1)
NCT-2	Small-Scale Neighborhood Commercial Transit District (Defined in Sec. 7 <u>51</u> 34.1)
NCT-3	Moderate Scale Neighborhood Commercial Transit (Defined in Sec. 75231.1)
	Named Neighborhood Commercial Transit (NCT) Districts (Defined in Sec. 702( <u>a)(2)-1)</u>
<del>Divisadero</del>	- <u>Street</u> <u>Hayes- Gough</u> NCT (Defined in Sec. 7 <u>61</u> 46)
<u>Fillmore_V</u>	alencia Street NCT (Defined in Sec. 7 <u>62</u> 47)
Folsom-24 <sup>t</sup>	<sup>th</sup> Street <u>- Mission</u> NCT (Defined in Sec. 7 <u>63</u> 43.1)
<del>Glen Park</del>	<u>Upper Market Street</u> NCT (Defined in Sec. 7 <u>64</u> 38.1)

1	<i>Hayes Gough <u>SoMa</u></i> NCT (Defined in Sec. 7 <u>53</u> 20.1)
2	Upper Market Mission Street NCT (Defined in Sec. 7 <u>5433.1</u> )
3	Mission Street Ocean Avenue NCT (Defined in Sec. 7 <u>55</u> 36.1)
4	Ocean Avenue Glenn Park NCT (Defined in Sec. 75637.1)
5	Regional Commercial District Folsom Street NCT (Defined in Sec. 75744)
6 7	SoMa NCT <u>Regional Commercial District</u> (Defined in Sec. 7 <u>58</u> 35.1)
8	24th <u>Divisadero</u> Street — <u>Mission</u> NCT (Defined in Sec. 7 <u>5927.1</u> )
9	Valencia <u>Fillmore</u> Street NCT (Defined in Sec. 7 <u>60</u> 26.1)
10	* * * *
11	SEC. 202. USES PERMITTED BY THIS CODE.
12	(a) The use limitations of this Code shall be set forth in Articles 2, 6, 7, 8, and 9 for
13	the use districts of the City, as established by Section 201 of this Code and as shown on the
14	Zoning Map referred to in Section 105 of this Code, subject to the provisions of Section 105.
15	The #Uses permitted under this Code shall consist of the following:
16	(1) Principal #Uses, as defined in Section 102 of this Code; permitted as of right in
17	each established district where listed for that class of districts in Articles 2, 7, 8, and 9 as regulated
18	herein and elsewhere in this Code.
19	(2) Conditional #Uses, as defined in Section 102 of this Code; and permitted in each
20	established district when authorized by the Planning Commission under Section 303 of this Code,
21	where listed for that class of districts in Articles 2, 7, 8, and 9 and as regulated herein and elsewhere in
22	
23	this Code.
24	(3) Accessory <i>uUses, as defined in Section 102 of this Code for such permitted</i>
25	principal and conditional uses, as defined and regulated in Sections 204 through 204.5, Section

Planning Commission BOARD OF SUPERVISORS

1	703.2(b)(1)(C), Section 803.3(b)(1)(C), Section 903(a)(3), and Section 986 of this Code. Any uUse not
2	qualified $under such sections$ as an $aA$ ccessory $uU$ se shall be classified as a $pP$ rincipal <u>Use</u> or
3	<i>e</i> <u>C</u> onditional <i>#<u>U</u>se.</i>
4	* * * *
5	SEC. 202.1. ZONING CONTROL TABLES.
6	* * * *
7	(d) The uses and features listed in the Zoning Control Tables in Articles 2, 7, 8, and
8	9 are permitted in the Districts as indicated by the following symbols in the respective columns
9	for each district:
10	* * * *
11	R: Required.
12	<u>1st: First Story and below.</u>
13	<u>2nd: Second Story</u>
14	<u>3rd+ Third Story and above</u>
15	* * * *
16	SEC. 202.2. LOCATION AND OPERATING CONDITIONS.
17	* * * *
18	(f) <b>Residential Uses.</b> The Residential #Uses listed below shall be subject to the
19	corresponding conditions:
20	(1) <b>Senior Housing.</b> In order to qualify as <u>Senior Housing, as defined in Section</u>
21	<u>102 of this Code, a "dwelling specifically designed for and occupied by senior citizens,"</u> the following
22	definitions shall apply and shall have the same meaning as the definitions in California Civil
23	Code Sections 51.2, 51.3, and 51.4, as amended from time to time. These definitions shall
24	apply as shall all of the other provisions of Civil Code Sections 51.2, 51.3, and 51.4. Any
25	Senior Housing development specifically designed for and occupied by senior citizens must also be

consistent with the Fair Housing Act, 42 U.S.C. §§ 3601-3631 and the Fair Employment and
 Housing Act, California Government Code Sections 12900-12996.

3

\* \* \* \*

(C) "Senior Citizen Housing Development" means a residential 4 5 development developed, substantially rehabilitated, or substantially renovated for senior citizens that has at least 35 dD welling #U nits. Any sSenior eC itizen hH ousing dD evelopment 6 7 that is required to obtain a public report under Section 11010 of the Business and Professions 8 Code and that submits its application for a public report after July 1, 2001, shall be required to 9 have been issued a public report as a <u>sSenior eCitizen hHousing dD</u> evelopment under Section</u>10 11010.05 of the Business and Professions Code. No housing development constructed prior to January 1, 1985, shall fail to qualify as a *s*Senior *eC*itizen *h*Housing *d*Development because 11 12 it was not originally developed or put to use or occupancy by senior citizens.

(D) Requirements. In order to qualify as <u>Senior Housing</u> a dwelling
 specifically designed for and occupied by senior citizens for purposes of Section 209.1, the proposed
 project must meet all of the following conditions:

16

17 (ii) **Occupancy.** Each proposed *dD* welling *HU* nit must be initially put to use by senior citizens and shall be limited to the occupancy of senior citizens or 18 other qualifying residents under Civil Code Section 51.3 for the actual lifetime of the building, 19 20 regardless of whether the units will be owner-occupied or renter-occupied. The project must 21 meet all of the requirements of Civil Code Section 51.3 including, but not limited to, the 22 requirement that the covenants, conditions, and restrictions shall set forth limitations on 23 occupancy, residency, and use based on age. Any such limitation shall not be more exclusive 24 than to require that one person in residence in each dD welling HU it may be required to be a 25 senior citizen and that each other resident in the same dD welling uD it may be required to be

1 a qualified permanent resident as defined in Civil Code Section 51.3(b), a permitted health 2 care resident as defined in Civil Code Section 51.3(b), or a person under 55 years of age 3 whose occupancy is permitted under Civil Code Section 51.3 or Section 51.4(b). That limitation may be less exclusive but shall at least require that the persons commencing any 4 occupancy of a <u>dD</u>welling <u>#U</u>nit include a senior citizen who intends to reside in the unit as his 5 or her primary residence on a permanent basis. The application of the rules set forth in this 6 7 Section and in State law may result over time in less than all of the *dD* wellings being actually 8 occupied by a senior citizen.

(iv) Location. The proposed project must be within a ¼ of a
mile from a NC*Đ*-2 (Small-Scale Neighborhood Commercial District) zoned area or higher,
including NCT and named *nN*eighborhood *eC*ommercial districts, and must be located in an
area with adequate access to services, including but not limited to transit, shopping, and
medical facilities;

15

9

(E) **Density.** For the purpose of qualifying for and receiving additional 16 density at a density ratio or number of *dD* welling *#U* nits not exceeding twice the number of 17 18 *dD*welling *#U*nits otherwise permitted, the project sponsor shall enter into a contract with the City acknowledging that the additional density received under Section 207(c)(3) = 209.1(m) or (o)19 20 is a form of assistance specified in California Government Code Sections 65915 et seq. for 21 purposes of Civil Code Section 1954.52(b) of the Costa-Hawkins Rental Housing Act. All such contracts must be reviewed and approved by the Mayor's Office of Housing and approved as 22 23 to form by the City Attorney. All contracts that involve 100% percent affordable housing projects in the residential portion shall be executed by the Director of the Mayor's Office of 24 Housing and Community Development (MOHCD). Any contract that involves less than 100% 25

1 *percent* affordable housing in the residential portion, may be executed by either the Director of 2 MOHCD the Mayor's Office of Housing or, after review and comment by the MOHCD Mayor's 3 Office of Housing, the Director of Planning Director. Other Uses. The uses listed below are subject to the corresponding controls: 4 (g) (1)Small Enterprise Workspace (S.E.W.). S.E.W.'s are subject to the 5 following conditions: 6 \* \* 7 8 (D) S.E.W. projects shall provide a PDR Business Plan in accordance with the requirements of Section 210.3C of this Code  $\frac{219.1(c)(9)}{210.3}$ . 9 \* 10 SEC. 202.3. LIMITATION ON CHANGE IN USE OR DEMOLITION OF GENERAL 11 12 **GROCERY USE.** 13 Notwithstanding any other provision of this Article, a change in use or demolition of a General Grocery use, as defined set forth in Section 102 and as further defined in Section 790.102, 14 15 which use exceeds 5,000 gross square feet shall require Conditional Use authorization pursuant to Section 303 of this Code. This Section shall not authorize a change in use if the 16 17 new *#Use* or *#Uses* are otherwise prohibited. SEC. 202.5. CONVERSION OF AUTOMOTIVE SERVICE STATIONS. 18 19 Demolition and Tank Removal. 20 (f) \* 21 (2)Notwithstanding  $S_s$  ubsections (f)(1)(A) and (f)(1)(B) above, if a service 22 23 station is owned by a lessee of the property and the property lease was signed prior to the effective date of Ordinance 288-91, which lease permits or requires the lessee to remove the 24 service station from the property before or after the expiration or termination of the lease, and 25

1 the lease has expired or terminated or will do so within 60 days, the lessee may cease

2 operation of the service station as permitted or required in the lease. Nothing in this provision,

3 however, shall relieve the property owner from continued use of property as an Automotive

4 Service Station as defined by Sections <u>102</u> <del>790.17</del> and 890.18 of this Code or the

5 requirements of  $S_{\underline{s}}$  ubsection (f)(1)(A) above.

6

7 SEC. 204. ACCESSORY USES, GENERAL.

8 This Section 204 Subject to the limitations set forth in this Code, and especially as specified in Sections 204.1 through 204.5, shall regulate Accessory Uses, as defined in Section 102. Any use 9 which does not qualify as an Accessory Use shall be classified as a Principal or Conditional Use, 10 unless it qualifies as a temporary use under Sections 205 through 205.4 of this Code. related minor use 11 12 that is either (a) necessary to the operation or enjoyment of a lawful principal use or conditional use; 13 or (b) appropriate, incidental, and subordinate to any such use; and (c) in the case of Internet Services Exchange as defined in Section 102, which use does not exceed 25,000 gross square feet of floor area 14 15 or use more than two megawatts of back-up power generators, shall be permitted as an accessory use when located on the same lot, provided, however, that in the Outer Clement Neighborhood Commercial 16 17 District the storage of materials for a commercial use shall be permitted as an accessory use if the 18 storage occurred prior to 1985, if it is within 200 feet of the use to which it is accessory, if it is 19 accessible to the principal permitted use without the use of a public sidewalk or other public right-of-20 way, and if the provision of storage would not conflict with the provisions of Section 145.1 relating to 21 street frontage in N-C Districts. In PDR Districts, accessory uses to non-Office uses (as defined in Section 102) may occupy space that is non-contiguous or on a different story as the principal use so 22 23 long as the accessory use is located in the same building as the principal use and complies with all 24 other restrictions applicable to such accessory uses.

### 25 SEC. 208. DENSITY LIMITATIONS FOR GROUP HOUSING OR HOMELESS SHELTERS.

1	Except for Single Room Occu	pancy Units	in the Se	outh of Marke	t Mixed U	lse Districts,
2	the density limitations for Group Hou	sing or Hom	eless Sh	nelters, as des	cribed in	Sections 102,
3	790.88(b) and (c) and 890.88(b) and (	c) of this Co	de, shall	be as follows	:	
4	* * * *					
5	SEC. 209.1. RH (RESIDENTIAL, HO	OUSE) DIST	RICTS.			
6	* * * *					
7	ZONING CON	Table 2			S	
8						
9	Zoning Category	§	RH-1(D)	RH-1 RH-1(S)	RH-2	RH-3
10		References				
11	RESIDENTIAL STANDARDS AND USE	ES				
12	Residential Uses					
13					P up to t	two units per
14				P up to one		e second unit
15				unit per lot. C		
16				up to one		up to one unit
17				unit per		0 square feet
18	Residential Density, Dwelling Units (d	5)	One	3,000 square		
19		§ 207	unit per			
20	(7)		lot.			
21				area, with no		· · · · · · · · · · · · · · · · · · ·
22	·			more than		two units per
23				three units		o to one unit
24				per lot.	-	0 square feet
25					of lot are	ea.

				I		
				P	up to thre	e units
				р	er lot. C u	p to one
				u	nit per 1,0	00 square
				fe	eet of lot a	rea.
* * * *						
NON-RESIDENTIAL STANDARDS AN	D USES					
* * * *						
Sales and Service Category						
Retail Sales and Service Uses <u>*</u>	§ 102	NP	NP	NP	NP	NP
Hotel	§ 102	NP	NP	NP	C (4)	C (4)
Mobile Food Facility	<del>§ 102</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>	<del>P (5)</del>
Mortuary	§ 102	C ( <u>5)(6)</u>	C (5) <del>(6)</del>	C <u>(5)<del>(6)</del></u>	C <u>(5)<del>(6)</del></u>	C <u>(5)<del>(6)</del></u>
Non-Retail Sales and Service*	§ 102	NP	NP	NP	NP	NP
* * * *		1	1	•		
* Not listed below.						
(1) P for Limited Commercial Uses p	er § 136.1(a)	only; ot	herwise	e NP.		
(2) C required for 15 or more childre	n.					
(3) C required for 7 or more persons						
(4) C for 5 or fewer guest rooms or s	uites of room	s; NP fo	r 6 or r	nore gue	est rooms.	
(5) Use must be located on a parcel that	<del>t contains a He</del>	ospital or	a Post-	<del>Secondar</del>	<del>y Educatio</del>	<del>ral</del>

*Institution, additional operating restrictions apply.* 

- 1 (5) (6) Must be located on a landmark site, and where the site is within a Height and Bulk
- 2 District of 40 feet or less, and where a columbarium use has lawfully and continuously
- 3 operated since the time of designation.
- 4 (6) (7) Construction of Accessory Dwelling Units may be permitted pursuant to Section
- 5 207(c)(4).

6	Table 209.2 ZONING CONTROL TABLE FOR RM DISTRICTS						
7		ZOI		OL TABLE FOR	RM DISTRICT	S	
8	Zoning Category	Ş	RM-1	RM-2	RM-3	RM-4	
9	* * * *	References					
10	RESIDENTIAL ST	ANDARDS A	AND USES				
11	* * * *						
12	Desidential Hara						
13	Residential Uses						
14	Residential		Up to one un	it Up to one unit	Up to one unit	Up to one unit per	
15	Density,	§ 207	per 800	per 600	per 400	200 square feet	
16	Dwelling Units	3 201	square feet o	of square feet of	square feet of		
17	<u>(7) <del>(8)</del> (7) (8)</u>		lot area.	lot area.	lot area.	of lot area. <u>(8)</u> <del>(9)</del>	
18			P up to twice	the number of d	welling units oth	nerwise permitted	
19			as a <u><i>p</i>P</u> rincip	al <u>#U</u> se in the dis	strict and meetir	ng all the	
20			requirements	s of § 202.2(f)(1).			
21	Senior Housing	§§ 102,	C up to twice	the number of d	welling units oth	nerwise permitted	
22		202.2(f)	as a <u><i>P</i>P</u> rincipa	al <u>#U</u> se in the dis	strict and meetir	ng all requirements	
23			of Section § 2	202.2(f)(1) excep	t for § 202.2(f)(	1)(D)(iv), related	
24			to location.		.,.		
25			1				

1 2 3 4 5	Residential Density, Group Housing	§ 208	one bedroom for every 275	P <u>(6)</u> <del>(7)</del> , Up to one bedroom for every 210 square feet of lot area.	one bedroom for every 140	P <u>(6)<del>(</del>7)</u> , Up to one bedroom for every 70 square feet of
6 7	Homeless	§§ 102,	Р	Р	Р	Р
8	Shelter	208				
-						
9 10 11	NON-RESIDER	NTIAL STAN	IDARDS AND U	USES		
12 13	Retail Sales and Service Uses <u>*</u>	§ 102	NP	NP	NP	NP
14						
15	Hotel	§ 102	NP	NP	NP	С
15 16 17	Hotel <i>Mobile Food</i> <del>Facility</del>	§ 102 <del>§ 102</del>	NP <del>P (5)</del>	NP <del>P (5)</del>	NP <u>P (5)</u>	C P-(5)
15 16 17 18	Mobile Food					<del>P (5)</del>
15 16 17	<del>Mobile Food</del> <del>Facility</del>	<del>§ 102</del>	<del>P (5)</del>	P (5)	P (5)	<del>P (5)</del>

- \* Not listed below.
- 23 (1) P for Limited Commercial Uses per § 136.1(a) only, otherwise NP.
- 24 (2) C required for 15 or more children.
- 25 (3) C required for 7 or more persons.

- 1 (4) C for 5 or fewer guest rooms or suites of rooms; NP for 6 or more guest rooms.
- 2 (5) Use must be located on a parcel that contains a Hospital or a Post-Secondary Educational
- 3 *Institution, additional operating restrictions apply.*
- 4 (5) (6) Must be located on a landmark site, and where the site is within a Height and Bulk Dist
- 5 40 feet or less, and where a columbarium use has lawfully and continuously operated since th
- 6 of designation.
- 7 (6) (7) C required if the Group Housing is affiliated with and operated by a Hospital or an
- 8 Institutional Educational Use as defined in Section 102.
- 9 (7) (8) Construction of Accessory Dwelling Units may be permitted pursuant to Section
- 10 207(c)(4).
- 11 (8) (9) For purposes of this calculation, a Dwelling Unit in this district containing no more
- 12 than 500 square feet of net floor area and consisting of not more than one habitable room
- 13 in addition to a kitchen and a bathroom may be counted as equal to three-quarters of a
- 14 Dwelling Unit.

## Table 209.3

15 16

17

ZONING CONTROL TABLE FOR RESIDENTIAL-COMMERCIAL DISTRICTS

18				
	Zoning Category	§ References	RC-3	RC-4
19				
20	NON-RESIDENTIAL STANDARDS A	ND USES		
21	* * * *			
22	<u>Commercial</u> Use Characteristics			
23		6.400	ND	ND
24	Drive-up Facility	§ 102	NP	NP
25	Formula Retail	§§ 102, 303.1	С	С

\* \* \* \*

<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>
Open Air Sales	§ 102	NP	NP
Outdoor Activity Area	§ 102	P (1)	P (1)
Walk-up Facility	§ 102	Р	Р
Waterborne Commerce	<del>§ 102</del>	NP	NP
(4) C required if located on th	ne second floor <u>or above</u> Table 210.1 DL TABLE FOR C-2 DIS		
oning Category		§ References	C-2
NON-RESIDENTIAL STANDAR	DS AND USES		
* * * * Commercial Use Characterist	ics		
Drive-up Facility	§	102	Р
Formula Retail	Ş	§ 102 <u>, <i>303.1</i></u>	Ρ
Maritime Use			D
	<u>§</u>	<u>102</u>	<u>P</u>
		<u>102</u> 102	<u>P</u> NP
Open Air Sales	ş		
Open Air Sales Outdoor Activity Area Walk-up Facility	§ §	102	NP

*	*	*	*

Table	210.2	
-------	-------	--

			lable	210.2		
	ZONIN	G CON	TROL TAB	LE FC	OR C-3 DISTRICTS	S
Zoning Category	§ References	C-3-O	C-3-O(SD)	C-3-R	C-3-G	C-3-8
NON-RESIDENTI	AL STANDA	RDS AN	D USES			
* * * *						
Commercial Use	Characteris	tics				
Drive-up Facility	§ 102	NP	NP	NP	NP	NP
Formula Retail	§§ 102, 303.1	Р	Р	Р	P (6)	Р
Maritime Use	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Open Air Sales	§ 102	Р	Р	Р	Р	Р
Outdoor Activity Area	§ 102	Ρ	Р	P	Ρ	Р
Walk-up Facility	§ 102	Р	Р	Р	Р	Р
Waterborne Commerce	<del>§ 102</del>	NP	NP	NP	NP	NP
* * * *				•		
	ZONING	CONT	Table : ROL TABL		R PDR DISTRICTS	6
	۶ D - C	DDB				
Zoning Category	§ References	PDR-	1-B PDR-1-D		PDR-1-G	PDR-2

1	NON-RESIDENTIAL	L STANDARDS	S AND US	SES		
2	* * * * Commercial Use Cha	racteristics				
3 4	Drive-up Facility	§ 102	Ρ	Р	Р	Р
5 6	Formula Retail	§§ 102, 303.1, 786	P (17)	Ρ	Р	P (17)
7	<u>Maritime Use</u>	<u>§ 102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	<u>P</u>
8 9	Open Air Sales	§ 102	Р	Р	Р	Р
10 11	Outdoor Activity Area	§ 102	Р	Р	Р	Р
12 13	Small Enterprise Workspace	§§ 102, 202.2(g)	NP	Ρ	P	NP
14 15	Walk-up Facility	§ 102	Ρ	Р	Р	Р
16 17	<del>Waterborne</del> <del>Commerce</del>	<del>§ 102</del>	NP	NP	NP	Р
18 19 20	* * * *	ZONING	CONTR	Table 21( OL TABLE	).4 E FOR M DISTRIC	тѕ
21 22	Zoning Category Referen	ices		M-1		M-2
23	NON-RESIDENTIAL	L STANDARD	S AND US	SES		
24	* * * * Commercial Use Cha	racteristics				
25						

1	Drive-up Facility	§ 102	С	С
2 3 4 5	Formula Retail	§§ 102, 303.1, 786	P (2)	P (2)
6 7	<u>Maritime</u> <u>Use</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>
8 9	Open Air Sales	§ 102	Р	Р
10 11 12 13	Outdoor Activity Area	§ 102	Ρ	Р
14 15	Walk-up Facility	§ 102	Р	Р
16 17 18	<del>Waterborne</del> <del>Commerce</del>	<del>§ 102</del>	Р	P
19	* * *	*		
20	SEC. 231.		CORNER COMMERCIAL USES IN RTO AND	RM DISTRICTS.
21	* *	* *	7	
22	(b)	Locatio	<b>n.</b> Uses permitted under this section must be	located:
23		(1) c	ompletely within an RTO, RTO-M, RM-3, or R	M-4 District;
24 25		(2) o	n or below the ground floor; and	

1	(3) in RTO Districts, on a <i>e<u>C</u>orner-<u>1</u>Lot as defined by Section 102.15</i> , with no part
2	of the use extending more than 50 feet in depth from said corner, as illustrated in Figure 231.
3	[Figure 231 not included but not deleted]
4	(4) in RM-3, RM-4 and RTO-M Districts, on a <i>e<u>C</u>orner <u>IL</u>ot as defined in Section</i>
5	102.15, with no part of the use extending more than 100 feet in depth from said corner.
6	(c) <b>Permitted Uses.</b> Any use is permitted which complies with the most restrictive
7	use limitations for the <u>fF</u> irst <u>sS</u> tory and below of an NC-1 District, as set forth in Sections
8	710 <del>.10 <i>through 710.95</i> of this Code.</del>
9	(d) Use Size. No more than 1,200 <i>occupied</i> square feet of <u>Occupied Floor Area of</u>
10	commercial area in a RTO District and no more than 2,500 occupied square feet of
11	<i>e</i> <u>C</u> ommercial <u>Use</u> area in a RM-3, RM-4 or RTO-M District shall be allowed per <u>e</u> Corner <u>IL</u> ot,
12	except those lots which occupy more than one corner on a given block and which may provide
13	an additional 1,200 occupied square feet of Occupied Floor Area of eCommercial Use area per
14	additional corner, so long as the commercial space is distributed equitably throughout
15	appropriate parts of the parcel or project.
16	* * * *
17	SEC. 249.35A. FULTON STREET GROCERY STORE SPECIAL USE DISTRICT.
18	* * * *
19	(d) <b>Controls.</b> The following controls apply to projects meeting the criteria of
20	subsection (c) and to any subsequent alterations or changes of use in a building approved
21	under this Section.
22	* * * *
23	(4) All subsequent changes of use shall require Conditional Use
24	authorization from the Planning Commission. The only $nN$ on- $r$ Residential $uU$ ses that may be
25	permitted in the space initially approved for a grocery store shall include Trade Shop (Planning

1	Code Section 790.124), Institutional Uses, excluding Medical Cannabis Dispensaries, and		
2	Philanthropic Administrative Services Other Institutions, Large (Planning Code Section 790.50),		
3	Other Institutions, Small (Planning Code Section 790.51), and Public Use (Planning Code Section		
4	790.80), except that Other General Retail Sales and Services, (Planning Code Section 790.102)		
5	Pharmacy, or Specialty Grocery uses may be permitted provided that no individual tenant		
6	occupies more than 3,000 square feet of <u><i>g</i>G</u> ross <u><i>fF</i>loor <i>a</i>A</u> rea.		
7	* * * *		
8	SEC. 249.40A. SOMA YOUTH AND FAMILY SPECIAL USE DISTRICT.		
9	* * * *		
10	(c) <b>Controls.</b>		
11	For the entire Special Use District, all provisions of the Planning Code shall		
12	continue to apply, except for the following:		
13	(1) The following uses shall require a Conditional Use authorization, pursu	ant	
14	to Section 303, unless the underlying zoning is more restrictive:		
15	(A) Religious facilities, as defined in Sec. 890.50(d);		
16	(B) Bars, as defined in Sec. <u>102</u> <del>790.22</del> ;		
17	<ul><li>(C) Liquor <u>s</u> tores, as defined in Sec. <u>102</u> <del>790.55</del>;</li></ul>		
18	(D) Amusement arcades, as defined in Sec. 890.4;		
19	(E) Restaurants, as defined in Sec. <u>102</u> 790.91;		
20	(F) Adult entertainment, as defined in Sec. 890.36;		
21	(G) Other entertainment, as defined in Sec. 890.37;		
22	(H) Movie theatres, as defined in Sec. 890.64;		
23	(I) Parking lots, as defined in Sections 890.7, 890.9, and 890.11; a	nd	
24	(J) Parking garages, as defined in Sections 890.8, 890.10, and		
25	890.12.		

1	(2) The Land Dedication alternative is available for any project of 55 feet or
2	more under the same terms and conditions as provided for in Section 419 et seq.
3	(3) In addition to the controls above, the following provisions shall apply to all
4	properties that are not tangent to the following streets: Howard Street, Harrison Street.
5	Folsom Street, 4th, 5th, 6th and 7th Streets: Any project subject to Section 415 et seq. in
6	excess of 45 feet in height within this Special Use District shall be subject to the Tier C
7	affordable housing requirements of Sections 419 et seq.
8	* * * *
9	SEC. 249.60. MISSION ALCOHOLIC BEVERAGE SPECIAL USE DISTRICT.
10	* * * *
11	(a) <b>Prohibition of New Liquor Stores.</b> No new Liquor Store, <i>as defined in Sections</i>
12	102 and 790.55 of this Code, shall be permitted in the SUD, except that an existing Liquor Store
13	may relocate pursuant to subsection (c) below.
14	(b) Allowed Alcohol-related Uses. Certain uses which are not likely to generate
15	negative impacts on the surrounding area shall be allowed within the SUD as set forth below:
16	(1) The following uses shall be eligible for liquor licenses transferred from
17	within the SUD as well as licenses transferred from outside the SUD:
18	(A) Bona Fide Eating Places. A Restaurant Use, as defined in Section
19	790.91 of this Code, operating as a Bona Fide Eating Place, as defined in Section 790.142, shall
20	be permitted to serve alcoholic beverages in this SUD.
21	(B) <b>Non-Profit Theaters.</b> A non-profit theater shall be permitted to
22	serve alcoholic beverages in this SUD. A "non-profit theater" shall mean a building or part of a
23	building intended to be used for the specific purposes of presenting any act, play, revue,
24	pantomime, scene, song, dance act, or song and dance act, conducted or participated in by
25	one or more persons, whether or not such person or persons are compensated for such

1 performance, and which is exempted from payment of income tax under Section 23701d of 2 the California Revenue and Taxation Code and Section 501(c)(3) of the Internal Revenue 3 Code of the United States. A "non-profit theater" shall not include any dance hall, as defined in Section 1022 of the San Francisco Police Code, a billiard parlor, pool hall, bowling alley, or 4 5 aAdult entertainment bBusiness as defined in Section 790.36 of this Code.

6 (C) Bowling Alleys and Mini-Golf Courses. A bowling alley or a 7 mini-golf course shall be permitted to serve alcoholic beverages along with any Restaurant 8 use which is functionally and/or physically integrated with such bowling alley or mini-golf course. Other General Entertainment uses, as defined in Section 790.38, but excluding those uses 9 that require a Place of Entertainment permit, shall be permitted to serve alcoholic beverages 10 along with any Restaurant use which is functionally and/or physically integrated with such 11 12 Other General Entertainment use.

13 (D) **Single Screen Movie Theaters.** A single screen *mM*ovie *t* heater shall be permitted to serve alcoholic beverages, provided that (i) such use *is defined as a movie* 14 theater in Section 790.64 of this Code and contains only a single screen and auditorium, (ii) only 15 beer and wine are offered for consumption, and (iii) such beer and wine are: (aa)a. only 16 17 consumed on the premises and primarily in the main theater auditorium, (bb)b. only sold and 18 consumed by ticketholders and only immediately before and during performances, and  $\frac{(cc)}{c}$ . only offered in conjunction with the screening of films and not as an independent element of 19 20 the establishment that is unrelated to the viewing of films.

21 (2) The following uses shall be eligible for liquor licenses transferred from within the district: 22

23 (A) General Groceries as defined in Section 790.102 (a) of this Code or Specialty Groceries, as defined in Section 790.102 (b) that are 5,000 square feet or smaller so 24 25 long as the percentage of gross square footage devoted to alcohol sales is consistent with the limits set

**Planning Commission BOARD OF SUPERVISORS**  *forth in Section 703.2(b)(1)(C)(vi)*. Such use shall require a Conditional Use authorization and shall be limited to a Type 20 Liquor License for Specialty Groceries and General Groceries, except that such use shall not sell a single beer or malt beverage in a container size of 24 oz. or smaller, or sell any malt beverage with an alcohol content greater than 5.7% by volume; or any wine in a container size less than 375 ml or with an alcohol content of greater than 15% by volume, except for "dinner wines" that have been aged two years or more and maintained in a corked bottle.

8 (B) General Groceries as defined in Section 790.102 (a) of this Code or Specialty Groceries, as defined in Section 790.102 (b) that are greater than 5,000 square feet. 9 Such use shall require a Conditional Use authorization and shall be subject to the limitations set forth 10 in Section 790.55 of this Code. 11 12 (C) A new or relocated Bar, as defined in Section 790.22, shall be 13 considered pursuant to the underlying zoning, except that such authorization shall be as a Conditional Use. A new Bar shall use a liquor license transferred from another Bar from within 14 15 the SUD.

16

(d) Good Neighbor Policies. The operating conditions established in Section 202.2
703.5 of this Code shall apply to all liquor establishments in this SUD in order to maintain the
safety and cleanliness of the premises and vicinity. In addition, all new, relocated, or
expanded liquor establishments, and any liquor establishment with a license referred for
review to the Planning Department by the State of California Department of Alcohol Beverage
Control, shall comply with the requirements set forth below. Liquor establishment shall have
the meaning set forth in subsection (c) above.

24

#### 1 SEC. 249.64. PARKMERCED SPECIAL USE DISTRICT.

2

3 (b) **Development Controls.** Development in the Parkmerced Special Use District shall be regulated by the controls contained in the Parkmerced Design Standards and 4 5 Guidelines, as adopted by the Planning Commission and periodically amended, except for those controls specifically enumerated in this Section. Where not explicitly superseded by 6 7 definitions established in the Parkmerced Design Standards and Guidelines, the definitions in 8 this Code shall apply. All procedures and requirements in Article 3 shall apply to development in this Special Use District to the extent that they are not in conflict with this Special Use 9 10 District or the Development Agreement, approved by the Board of Supervisors in Ordinance No. 89-11. The Planning Commission may amend the Parkmerced Design Standards and 11 12 Guidelines upon initiation by the Planning Department or upon application by an owner of 13 property within Parkmerced (or his or her authorized agent) to the extent that such amendments are consistent with this Special Use District, the General Plan, and the approved 14 15 Development Agreement.

16

17

18

(2)Uses.

(A)

- permitted: 19
- 20

(i) Parkmerced Residential (PM-R). Residential dDwelling 21 *HU*nits; *Live/Work HU*nits, provided any such *Live/Work HU*nit is intended for small home 22 business; community gathering spaces such as community rooms and kitchens, business 23 centers, recreation facilities, and art facilities; and eChild eCare Facilities not larger than 5,000 occupied square feet; 24

**Principally Permitted Uses.** The following uses are principally

1 (ii) Parkmerced Mixed Use – Social Heart (PM-MU1). All 2 uses permitted in PM-R; locally serving *r*Retail Sales and *sServices uses* not larger than 15,000 3 occupied square feet per business establishment; one *full service General gGrocery sStore* not 4 larger than 50,000 occupied square feet; and Business Service, Design pProfessional, medical 5 and Non-Retail Professional Service Uses business offices, provided such professional, medical or business office Non-Retail #Uses shall not exceed 10,000 occupied square feet per business if 6 7 located on the ground floor of any building: 8 (iii) Parkmerced Mixed Use – Neighborhood Commons (PM-9 **MU2).** All uses permitted in PM-R; locally serving <u>*r*R</u>etail <u>Sales</u> and <u>*s*Services</u> <u>Uses</u> not larger 10 than 5,000 occupied square feet per business establishment; and Business Service, Design *p*Professional, *medical* and *Non-Retail Professional Service Uses* business offices not larger than 11 5.000 occupied square feet per business, provided that such use does not occupy more than 12 13 2,000 occupied square feet per business establishment on the ground floor; 14 (iv) **Parkmerced School (PM-S).** Child *eCare Facilities*, pre-15 schools and one elementary school; all uses permitted in PM-R provided at least 25,000

square feet of the above <u>s</u><u>S</u>chool uses have been constructed or approved within the district.
Pursuant to this zoning designation, child care facilities, pre-schools and elementary school
uses shall provide direct access to adjacent, dedicated public open spaces;

(v) Parkmerced Community/Fitness (PM-CF). Recreation
 facilities, spas, physical fitness facilities and other health and wellness related uses;
 community gathering spaces such as community rooms and kitchens, business centers,
 recreation facilities and art facilities; and retail intended to support community/fitness
 activities, provided such use does not exceed 1,000 occupied square feet per business
 establishment; and

1 (vi) Parkmerced Open Space (PM-OS). Publicly-accessible 2 open space and other open space amenities as specifically established in the Parkmerced 3 Design Standards and Guidelines, including: neighborhood commons; parks and passive open space; plazas; recreational space including playgrounds and sports fields; *Large-Scle* 4 5 Urban Agriculture or Neighborhood Agriculture farms; one *r*Restaurant or Limited Restaurant not exceeding 3,500 occupied square feet on Block 23 (as designated in the Parkmerced Design 6 7 Standards and Guidelines); farmer's markets; and farm support uses and food sales 8 accessory to on-site agriculture. Up to three retail kiosks are permitted on each of Juan Bautista Circle and the land designated as a farm on Block 23 (each as designated and 9 10 described in Parkmerced Design Standards and Guidelines), provided each such kiosk does not exceed 200 square feet. Up to four retail kiosks not exceeding 500 square feet each and 11 12 an aggregate total of 1,000 square feet, along with a retail bicycle shop not exceeding 3,200 13 square feet are permitted on Block 17 (as designated in the Parkmerced Design Standards and Guidelines and also referred to as the "Transit Plaza"). 14

15

(C) Prohibited Uses. The following uses shall be prohibited within this
Special Use District: <u>dDrive-Up through Facility facilities</u>; <u>aA</u>dult <u>Business</u> <u>entertainment</u>; and
<u>gG</u>eneral <u>aA</u>dvertising <u>Sign</u>. Notwithstanding Sections (b)(1)(A) and (b)(1)(B) above, any <u>nNon-</u>
<u>rR</u>esidential <u>#U</u>se that could pose a nuisance to surrounding <u>rR</u>esidential <u>#U</u>ses shall be
prohibited.

- 21
- (5) Off-Street Automobile Parking. There is no minimum off-street parking
  requirement for any use in this Special Use District. Upon completion of the Parkmerced
  Project, the number of off-street parking spaces within this Special Use District shall not
  exceed: one parking space per *residential dD*welling *uU*nit; one parking space per 500 square

\* \*

\*

\* \* \*

1 feet of occupied General gGrocery store use; one parking space per 1,000 square feet of 2 occupied sSchool, fitness or eCommunity Facility center use; and one parking space per 750 3 square feet of occupied space for all other *nNon-rR*esidential *uUses*. Because the Project will 4 be built in phases, any off-street parking constructed that would cause the cumulative off-5 street parking in the Special Use District to exceed these ratios may not be used for parking and shall be physically cordoned off to preclude parking use of such spaces (including 6 7 prohibition of the commercial or public rental of such spaces on a daily, weekly, monthly or 8 annual basis) until such time as sufficient additional development is completed to bring the overall parking ratios in conformance with the applicable ratio. At Project completion, the ratio 9 10 for off-street parking constructed shall not exceed the above ratios or the following total amounts, whichever is less: 8,900 residential spaces; and 550 non-residential spaces. 11

- 12 (6)Usable Open Space Requirements for Dwelling Units. Usable open space meeting the standards of Section 135 of this Code shall be provided for each *dD*welling 13 #Unit in the following ratios: 36 square feet if private or 48 square feet if common. In no event 14 15 shall any space in a public right-of-way, publicly-accessible "paseo" (as defined in the 16 Parkmerced Design Standards and Guidelines), or public open space required by the 17 Development Agreement, including Juan Bautista Circle, the Transit Plaza, the Farm, the 18 Sports Fields, Belvedere Gardens, the Neighborhood Commons or the Community Gardens (each as more specifically defined in the Parkmerced Design Standards and Guidelines), be 19 20 counted in satisfaction of the requirements of this subsection (b)(6).
- 21
- 22

### Project Review and Approval.

- 23 24
- 25

\*

(d)

\* \*

\*

\*

(8) **Demolition of Dwelling Units.** No mandatory discretionary review or
 Conditional Use authorization pursuant to Section 317 shall be required for the demolition of
 any *residential dD* welling *#U* nit within the Parkmerced Special Use District.

4

# 5 SEC. 253.1. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES IN THE 6 BROADWAY NEIGHBORHOOD COMMERCIAL DISTRICT.

In the 65-A-1 Height and Bulk District, as designated on Sectional Map HT-01 1H 7 (a) 8 of the Zoning Map, any new or expanding building or structure exceeding 40 feet in height shall be permitted as a *e*Conditional *#Use* only upon approval by the *City* Planning 9 Commission according to the provisions in Sections 316 through 316.8 of this Code. The height of 10 the building or structure so approved by the *City* Planning Commission shall not exceed 65 11 12 feet. 13 (b) In authorizing any such proposal for a building or structure exceeding 40 feet in height, the City Planning Commission shall find, that in addition to the criteria of Section 14 15 303(c), that the proposal is consistent with the expressed purposes of this Code, of the Broadway Neighborhood Commercial District, and of the height and bulk districts, set forth in 16 Sections 101, 714., and 251 of this Code hereof and that the following criteria area are met: 17 18 (1)The height of the new or expanding development will be compatible with 19 the individual neighborhood character and the height and scale of the adjacent buildings. 20 (2)When the height of the new or expanding development exceeds twice the

existing height of adjacent buildings, transitions will be provided between the taller and shorterbuildings.

(3) The height and bulk of the new or expanding development will be
designed to allow maximum sun access to nearby parks, plazas, and major pedestrian
corridors.

## 1 SEC. 253.3. REVIEW OF PROPOSED BUILDINGS AND STRUCTURES ABOVE 26 FEET

2 NOT EXCEEDING 40 FEET IN THE NC-S/LAKESHORE PLAZA SPECIAL USE DISTRICT. 3 (a) In the 26-40-X Height and Bulk District, as designated on Sectional Map HT13H of the Zoning Map, any new or expanding building or structure exceeding 26 feet in height 4 shall be permitted as a eConditional #Use only upon approval by the City Planning 5 6 Commission according to the provisions in Section 316 through 316.8 of this Code. The height of 7 any building or structure so approved by the City Planning Commission shall not exceed 40 8 feet. In authorizing any such proposal for a building or structure exceeding 26 feet in 9 (b) height, the *City* Planning Commission shall find that, in addition to the criteria of Section 10 303(c), the proposal is consistent with the expressed purposes of this Code, the NC-S District, 11 12 the Lakeshore Plaza Special Use District, and the height and bulk districts as set forth 13 respectively in Sections 101, 713.1, 780.1 and 251 of this Code hereof. SEC. 260. HEIGHT LIMITS: MEASUREMENT. 14 \* \* \* 15 **Exemptions.** In addition to other height exceptions permitted by this Code, the 16 (b) features listed in this Subsection (b) shall be exempt from the height limits established by this 17 18 Code, in an amount up to but not exceeding that which is specified. 19 20 (2)The following features shall be exempt, without regard to their horizontal 21 area, provided the limitations indicated for each are observed: \* \* \* 22 23 (P) Enclosed recreational facilities up to a height of 10 feet above the otherwise applicable height limit when located within a 65-U Height and Bulk District and 24 25 either an MUO or SSO District, and only then when authorized by the Planning Commission

as a *eC*onditional *#U*se pursuant to Sections 303 *and 316* of this Code, provided that the
project is designed in such a way as to reduce the apparent mass of the structure above a
base 50 foot building height.

- 4
- \* \*

# 5 SEC. 263.11. SPECIAL HEIGHT EXCEPTIONS: SOUTH OF MARKET RSD 40-X/85-B 6 HEIGHT DISTRICT.

(a) General. In the 40-X/85-B Height and Bulk District, as designated on Sectional
Map No. <u>HT01</u> + of the Zoning Map, located within the boundaries of the South of Market
RSD District, height exceptions above the 40-foot base height to a maximum of 85 feet may
be approved in accordance with the <u>e</u><u>C</u>onditional <u>#U</u>se procedures and criteria provided in
Section<del>s</del> 303 <del>and 316</del> of this Code, and the criteria and conditions set forth below.

- 12
- 13 SEC. 303. CONDITIONAL USES.

\*

General. The Planning Commission shall hear and make determinations 14 (a) regarding applications for the authorization of eConditional #Uses in the specific situations in 15 which such authorization is provided for elsewhere in this Code. The procedures for 16 eConditional #Uses shall be as specified in this Section and in Sections 306 through 306.6, 17 18 except that Planned Unit Developments shall in addition be subject to Section 304, *Hospitals* 19 *medical institutions* and *pPost-sSecondary eE* ducational *iInstitutions* shall in addition be subject 20 to the *iInstitutional mMaster pPlan requirements of Section 304.5., and conditional use and* 21 Planned Unit Development applications filed pursuant to Article 7, or otherwise required by this Code 22 for uses or features in Neighborhood Commercial Districts, and conditional use applications within 23 South of Market Districts, shall be subject to the provisions set forth in Sections 316 through 316.8 of this Code, in lieu of those provided for in Sections 306.2 and 306.3 of this Code, with respect to 24 25

Planning Commission BOARD OF SUPERVISORS 1

2

# scheduling and notice of hearings, and in addition to those provided for in Sections 306.4 and 306.5 of this Code, with respect to conduct of hearings and reconsideration.

- (b) Initiation. A e<u>C</u>onditional <u>#U</u>se action may be initiated by application of the
  owner, or authorized agent for the owner, of the property for which the <u>eC</u>onditional <u>#U</u>se is
  sought. For a <u>eC</u>onditional <u>#U</u>se application to relocate a <u>gC</u>eneral <u>aA</u>dvertising <u>sS</u>ign under
  subsection (I) below, application shall be made by a <u>gC</u>eneral <u>aA</u>dvertising <u>sS</u>ign company that
  has filed a Relocation Agreement application and all required information with the Planning
  Department pursuant to Section 2.21 of the San Francisco Administrative Code.
- 9 (c) Determination. After its hearing on the application, or upon the
  10 recommendation of the Director of Planning *if the application is filed pursuant to Sections 316*11 *through 316.8 of this Code and that* no hearing is required, the Planning Commission shall
  12 approve the application and authorize a *eC* onditional *#U*se if the facts presented are such to
  13 establish that:

(d) **Conditions.** When considering an application for a eC onditional #Use as 14 15 provided herein with respect to applications for development of "dwellings" as defined in Chapter 87 of the San Francisco Administrative Code, the Commission shall comply with that 16 17 Chapter which requires, among other things, that the Commission not base any decision 18 regarding the development of "dwellings" in which "protected class" members are likely to reside on information which may be discriminatory to any member of a "protected class" (as 19 20 all such terms are defined in Chapter 87 of the *San Francisco* Administrative Code). In addition, 21 when authorizing a eConditional #Use as provided herein, the Planning Commission, or the Board of Supervisors on appeal, shall prescribe such additional conditions, beyond those 22 23 specified in this Code, as are in its opinion necessary to secure the objectives of the Code. 24 Once any portion of the eConditional #Use authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. The violation of any 25

condition so imposed shall constitute a violation of this Code and may constitute grounds for
revocation of the *e*<u>C</u>onditional *#<u>U</u>se authorization. Such conditions may include time limits for
exercise of the <i>e*<u>C</u>onditional *#<u>U</u>se authorization; otherwise, any exercise of such authorization
must commence within a reasonable time.* 

(e) Modification of Conditions. Authorization of a change in any condition
previously imposed in the authorization of a <u>e</u><u>C</u>onditional <u>#U</u>se shall be subject to the same
procedures as a new <u>e</u><u>C</u>onditional <u>#U</u>se. Such procedures shall also apply to applications for
modification or waiver of conditions set forth in prior stipulations and covenants relative
thereto continued in effect by the provisions of Section 174 of this Code.

(f) **Conditional Use Abatement.** The Planning Commission may consider the 10 possible revocation of a eConditional #Use or the possible modification of or placement of 11 12 additional conditions on a eConditional #Use when the Planning Commission determines, 13 based upon substantial evidence, that the applicant for the eConditional #Use had submitted false or misleading information in the application process that could have reasonably had a 14 15 substantial effect upon the decision of the Commission or the eConditional #Use is not in compliance with a condition of approval, is in violation of law if the violation is within the 16 17 subject matter jurisdiction of the Planning Commission, or operates in such a manner as to 18 create hazardous, noxious or offensive conditions enumerated in Section 202(c) if the 19 violation is within the subject matter jurisdiction of the Planning Commission and these 20 circumstances have not been abated through administrative action of the Director, the Zoning 21 Administrator or other City authority. Such consideration shall be the subject of a public hearing before the Planning Commission but no fee shall be required of the applicant or the 22 23 subject *e*Conditional *#Use* operator.

(1) **Public Hearing.** The Director of Planning or the Planning Commission
 may seek a public hearing on *e<u>C</u>*onditional *#<u>U</u>*se abatement when the Director or Commission

has substantial evidence submitted within one year of the effective date of the Conditional
Use authorization that the applicant for the <u>eC</u>onditional <u>#U</u>se had submitted false or
misleading information in the application process that could have reasonably had a substantial
effect upon the decision of the Commission or substantial evidence of a violation of conditions
of approval, a violation of law, or operation which creates hazardous, noxious or offensive
conditions enumerated in Section 202(c).

7 (2) Notification. The notice for the public hearing on a <u>eC</u>onditional <u>#U</u>se
abatement shall be subject to the notification procedure described in Sections 306.3 and
306.8 except that notice to the property owner and the operator of the subject establishment
or use shall be mailed by regular and certified mail.

(3)**Consideration.** In considering a *e*Conditional *#Use* revocation, the 11 Commission shall consider whether and how the false or misleading information submitted by 12 13 the applicant could have reasonably had a substantial effect upon the decision of the Commission, or the Board of Supervisors on appeal, to authorize the *e*Conditional *#Use*, 14 15 substantial evidence of how any required condition has been violated or not implemented or 16 how the *e*Conditional *#Use* is in violation of the law if the violation is within the subject matter 17 jurisdiction of the Planning Commission or operates in such a manner as to create hazardous, 18 noxious or offensive conditions enumerated in Section 202(c) if the violation is within the 19 subject matter jurisdiction of the Planning Commission. As an alternative to revocation, the 20 Commission may consider how the use can be required to meet the law or the conditions of 21 approval, how the hazardous, noxious or offensive conditions can be abated, or how the criteria of Section 303(c) can be met by modifying existing conditions or by adding new 22 23 conditions which could remedy a violation.

24 (4) Appeals. A decision by the Planning Commission to revoke a
 25 *eC*onditional *#U*se, to modify conditions or to place additional conditions on a *eC*onditional

1 *#Use* or a decision by the Planning Commission refusing to revoke or amend a *e*Conditional 2 *#Use*, may be appealed to the Board of Supervisors within 30 days after the date of action by 3 the Planning Commission pursuant to the provisions of Section 308.1(b). The Board of Supervisors may disapprove the action of the Planning Commission in an abatement matter 4 by the same vote necessary to overturn the Commission's approval or denial of a eConditional 5 6 #Use. The Planning Commission's action on a eConditional #Use abatement issue shall take 7 effect when the appeal period is over or, upon appeal, when there is final action on the 8 appeal.

9 (5) **Reconsideration.** The decision by the Planning Commission with *regards* 10 <u>respect</u> to a <u>eC</u>onditional <u>#U</u>se abatement issue or by the Board of Supervisors on appeal shall 11 be final and not subject to reconsideration within a period of one year from the effective date 12 of final action upon the earlier abatement proceeding, unless the Director of Planning 13 determines that:

(A) There is substantial new evidence of a new <u>eC</u>onditional <u>#U</u>se
abatement issue that is significantly different than the issue previously considered by the
Planning Commission; or

17 (B) There is substantial new evidence about the same *eC*onditional 18 #Use abatement issue considered in the earlier abatement proceeding, this new evidence was 19 not or could not be reasonably available at the time of the earlier abatement proceeding, and 20 that new evidence indicates that the Commission's decision in the earlier proceeding has not 21 been implemented within a reasonable time or raises significant new issues not previously 22 considered by the Planning Commission. The decision of the Director of Planning regarding 23 the sufficiency and adequacy of evidence to allow the reconsideration of a eC onditional #Use abatement issue within a period of one year from the effective date of final action on the 24 25 earlier abatement proceeding shall be final.

1

\* \* \* \*

2 (i) Change in Use or Demolition of Movie Theater Uses. 3 (H)With respect to a change in use or demolition of a Movie Theater use pursuant to Section 202.4 as defined in Sections 102, 703.2(b)(1)(B)(ii), 803.2(b)(1)(B)(iii) or 4 5  $\frac{803.3(b)(1)(B)(ii)}{B}$ , in addition to the criteria set forth in Subsections (c) and (d) above, the 6 Commission shall make the following findings: 7 Preservation of a Movie Theater use is no longer economically (1)(A)8 viable and cannot effect a reasonable economic return to the property owner. For purposes of defining "reasonable economic return," the Planning Commission shall be guided by the 9 10 criteria for Fair Return on Investment set forth in Section 102; and The change in use or demolition of the Movie Theater use will not 11 (2)(B)undermine the economic diversity and vitality of the surrounding District; and 12 13 (3)(C)The resulting project will preserve the architectural integrity of important historic features of the movie theater use affected. 14 15 (k) **Relocation of Existing General Advertising Signs pursuant to a General** Advertising Sign Company Relocation Agreement. 16 17 (1)Before the Planning Commission may consider an application for a 18 eConditional #Use to relocate an existing lawfully permitted gGeneral aAdvertising sSign asauthorized by Section 611 of this Code, the applicant sign company must have: 19 \* \* 20 21 (2) The Department, in its discretion, may review in a single *eC*onditional 22 #Use application all signs proposed for relocation by a gGeneral aAdvertising Sign company or 23 may require that one or more of the signs proposed for relocation be considered in a separate application or applications. Prior to the Commission's public hearing on the application, the 24 25

1	Department shall have verified the completeness and accuracy of the $gG$ eneral $aA$ dvertising		
2	<i>s</i> <u>S</u> ign company's sign inventory.		
3	* * * *		
4	(4) In addition to applicable criteria set forth in subsection (c) above, the		
5	Planning Commission shall consider the size and visibility of the signs proposed to be located		
6	as well as the following factors in determining whether to approve or disapprove a proposed		
7	relocation:		
8	* * * *		
9	(B) The factors set forth in this $S_{\underline{s}}$ ubsection $(k)(4)(B)$ shall weigh		
10	against the Commission's approval of the proposed relocation:		
11	* * * *		
12	(iv) The proposed relocation site is within, adjacent to, or visible		
13	from a zoning district where <u>gG</u> eneral <u>aA</u> dvertising <u>sS</u> igns are prohibited.		
14	(6) The Planning Commission may adopt additional criteria for relocation of		
15	<u>gG</u> eneral <u>aA</u> dvertising <u>sS</u> igns that do not conflict with this Section 303(k) or Section 611 of this		
16	Code.		
17	* * * *		
18	(I) Change in Use or Demolition of General Grocery <i>Store</i> Uses.		
19	(1) With respect to a change in use or demolition of General Grocery Store		
20	use as defined in Sections 102, 703.2(b)(1)(B)(iii), 803.2(b)(1)(B)(iv) or 803.3 (b)(1)(B)(iii) of this		
21	Code which use exceeds 5,000 gross square feet pursuant to Section 202.3 of this Code, in		
22	addition to the criteria set forth in $S_{\underline{s}}$ ubsections (c) and (d) above, the Commission shall make		
23	the following findings:		
24	(1) (A) Preservation of a General Grocery Store use is no longer		
25	economically viable and cannot effect a reasonable economic return to the property owner.		

The Commission may disregard the above finding if it finds that the change in use or
replacement structure in the case of demolition will contain a <u>gG</u>eneral <u>gG</u>rocery <u>store</u> that is of
a sufficient size to serve the shopping needs of nearby residents and offers comparable
services to the former <u>gG</u>eneral <u>gG</u>rocery store. For purposes of defining "reasonable
economic return," the Planning Commission shall be guided by the criteria for Fair Return on
Investment set forth in Section 102; and

7 (2) (B) The change in use or demolition of the General Grocery Store use
8 will not undermine the economic diversity and vitality of the surrounding neighborhood.
9 \* \* \* \*

10

### (n) Massage Establishments.

(1) With respect to Massage Establishments that are subject to Conditional
 Use authorization, *as defined in Sections 102, 790.60, and 890.60 of this Code,* in addition to the
 criteria set forth in *S*<sub>S</sub>ubsection (c) above, the Commission shall make the following findings:
 (1) (A) Whether the applicant has obtained, and maintains in good
 standing, a permit for a Massage Establishment from the Department of Public Health
 pursuant to Section 29.10 of the *San Francisco* Health Code;

(2) (B) Whether the use's façade is transparent and open to the public.
 Permanent transparency and openness are preferable. Elements that lend openness and
 transparency to a façade include:

20 (A) (i) active street frontage of at least 25 feet in length where 75%
 21 *percent* of that length is devoted to entrances to commercially used space or windows at the
 22 pedestrian eye-level;

23 (B) (ii) windows that use clear, untinted glass, except for
 24 decorative or architectural accent;

1 (C)any decorative railings or decorative grille work, other than <del>(iii)</del> 2 wire mesh, which is placed in front of or behind such windows, should be at least 75% percent 3 open to perpendicular view and no more than six feet in height above grade; Whether the use includes pedestrian-oriented lighting. Well lit 4 (3)(C)establishments where lighting is installed and maintained along all public rights-of-way 5

6 adjacent to the building with the massage use during the post-sunset hours of the massage 7 use are encouraged:

8 (4)(D)Whether the use is reasonably oriented to facilitate public access. Barriers that make entrance to the use more difficult than to an average service-provider in 9 the area are to be strongly discouraged. These include (but are not limited to) foyers equipped 10 with double doors that can be opened only from the inside and security cameras. 11

- 12
- 13

18

#### Adult Business, Nighttime Entertainment, General Entertainment, and Other (p) **Entertainment Uses.** 14

With respect to Conditional Use authorization applications for Adult (1)15 Business Busines, Nighttime Entertainment, General Entertainment and Other Entertainment 16 uses, such use or feature shall: 17

(2)19 Notwithstanding the above, the Planning Commission may authorize a 20 eC onditional #U se which does not satisfy the criteria set forth in (p)(1)(B) and/or (p)(1)(C) 21 above, if facts presented are such to establish that the use will be operated in such a way as to minimize disruption to residences in and around the district with respect to noise and crowd 22 23 control.

(3)The action of the Planning Commission approving a *eC*onditional *#Use* 24 does not take effect until the appeal period is over or while the approval is under appeal. 25

1

\* \* \* \*

2 Development of Large Lots in RTO and RTO-M Districts. In order to (r) 3 promote, protect, and maintain a scale of development that is appropriate to each district and compatible with adjacent buildings, new construction or significant enlargement of existing 4 buildings on lots of the same size or larger than the square footage stated in Table 209.4 5 under Large Project Review shall be permitted only as eConditional #Uses subject to the 6 7 provisions set forth in this Section of this Code. 8 SEC. 303.1. FORMULA RETAIL USES. 9 Findings. 10 (a) 11 Neighborhood Commercial Districts are intended to preserve the unique 12 (9) 13 qualities of a district while also serving the daily needs of residents living in the immediate neighborhood; however, community members have reported loss of daily needs uses due to 14 15 inundation of formula retailers that target larger citywide or regional audiences. The City strives to ensure that goods and services that residents require for daily living are available 16 17 within walking distance and at an affordable price. Establishments that serve daily needs and 18 *f*Formula *r*Retail establishments are neither mutually exclusive nor completely overlapping. 19 20 (c) "Retail Sales or Service Activity or Retail Sales or Service Establishment." For the 21 purposes of this Section 303.1, a retail sales or service activity or retail sales or service 22 establishment shall include the following uses whether functioning as a principal or accessory 23 use, as defined in Articles 1, 2, 7, and 8 of this Code: (1) Bar; 24 25 (2) Drive-up Facility;

1	(3)	Eating and	Drinking Use;
---	-----	------------	---------------

- 2 (4) Liquor Store;
- 3 (5) \_Sales and Service, Other Retail *and Retail Sales and Service, General*;
- 4 (6) Restaurant;
- 5 (7) Limited-Restaurant;
- 6 (8) Take-Out Food;
- 7 (9) Sales and Service, Retail;
- 8 (10) Service, Financial;
- 9 (11) Movie Theater;
- 10 (12) Amusement and Game Arcade;
- 11 (13) Service, Limited Financial, except single automated teller machines at the street
- 12 front that meet the Commission's adopted Performance-Based Design Guidelines and
- 13 automated teller machines located within another use that are not visible from the street;
- 14 (14) Service, Fringe Financial;
- 15 (15) Tobacco Paraphernalia Establishment;
- 16 (16) Massage Establishment;
- 17 (17) Service, Personal;
- 18 (18) Service, Instructional; and
- 19 (19) Gym<u>;-</u>
- 20 (20) General Grocery;
- 21 (21) Specialty Grocery;
- 22 (22) Pharmacy;
- 23 (23) Jewelry Store;
- 24 (24) Tourist Oriented Gift Store; and
- 25 (25) Non-Auto Vehicle Sales or Rental.

1	(d)	<b>Conditional Use Criteria.</b> With regard to a <u>eConditional <u>#U</u>se authorization</u>			
2	application for a Formula Retail use, the Planning Commission shall consider, in addition to				
3	the criteria set forth in Section 303, the criteria below and the Performance-Based Design				
4	Guidelines a	Guidelines adopted by the Planning Commission to implement the criteria below.			
5	* *	* *			
6	(e)	Conditional Use Authorization Required. A Conditional Use Authorization			
7	shall be required for a Formula Retail use in the following zoning districts unless explicitly				
8	exempted:				
9		(1) All Neighborhood Commercial Districts in Article 7;			
10		(2) All Mixed Use-General Districts in Section 840;			
11		(3) All Urban Mixed Use Districts in Section 843;			
12		(4) All Residential-Commercial Districts as defined in Section <u>209.3</u> 206.3;			
13		(5) Japantown Special Use District as defined in Section 249.31;			
14		(6) (5) Chinatown Community Business District as defined in Section 810.1;			
15		(7) (6) Chinatown Residential/Neighborhood Commercial District as defined in			
16	812 <del>./</del> ;				
17		(8) (7) Western SoMa Planning Area Special Use District as defined in 823;			
18		(9) Residential Transit-Oriented Districts as defined in 206.4 and 206.5;			
19		(10) (8) Limited <u>Commercial</u> <del>Conforming Use/Non-Conforming</del> Use <u>s</u> in <u>RH, RM, RTO</u> ,			
20	RH-RM-RTO	and RED Districts, as permitted by Sections 186, 186.3, and 231;			
21		(11) (9) Third Street Formula Retail Restricted Use District, as defined in Section			
22	786;				
23		(12) (10) The C-3-G District with frontage on Market Street, between 6th Street			
24	and the intersection of Market Street, 12th Street and Franklin Street.				
25	* * * *				

(g) Neighborhood Notification and Design Review. Any application for a Formula
 Retail use as defined in this section shall be subject to the notification and review procedures
 of <u>Ss</u>ubsections 312(d) and (e) of this Code. A <u>eC</u>onditional <u>#U</u>se hearing on an application for
 a Formula Retail use may not be held less than 30 calendar days after the date of mailed
 notice.

6

\*

7 Change of Use. Changes of Formula Retail establishments are generally (j) 8 described below, except that a change of a Formula Retail use that is also a nonconforming 9 use pursuant to Section 182 is prohibited. In all other instances, changes of Formula Retail establishments from one use category to another, including a change from one use to another 10 within the sub-categories of uses set forth in the definition of General Retail Sales and Services in 11 12 Planning Code Section 790.102 and in Section 890.102 for Mixed Use Districts, require a new 13 Conditional Use authorization as a new Formula Retail use. Changes of Formula Retail owner or operator within the same use category that are determined to be an enlargement or 14 15 intensification of use pursuant to Subsection 178(c) are required to obtain Conditional Use authorization and shall meet the Commission's adopted Performance-Based Design 16 17 Guidelines for Formula Retail. In cases determined not to be an enlargement or intensification 18 of use, the Performance-Based Design Guidelines for Formula Retail may be applied and approved administratively by the Planning Department, unless the applicant requests a 19 20 Conditional Use <u>*Hhearing*</u> at the Planning Commission. The applicant shall also pay an 21 administrative fee to compensate Planning Department and City staff for its time reviewing the 22 project under this \$ subsection (*j*), as set forth in Section 360 of this Code. 23 (k) Accessory Uses. Conditional #Use authorization shall be required for all

*aA*ccessory *#U*ses within those use categories subject to Formula Retail controls as defined in
 this Section 303.1, except for the following:

1 (1) Single automated teller machines falling within the definition of Limited 2 Financial Services that are located at the street front that meet the Commission's adopted 3 Performance-Based Design Guidelines for automated teller machines;

4

5

(2) Automated teller machines located within another use that are not visible from the street;

6 (3) Vending machines that do not exceed 15 feet of street frontage or occupy 7 more than 200 square feet of area facing a public right of way.

8 SEC. 306.3. NOTICE OF HEARINGS.

9 (a) Except as indicated in <u>Ss</u>ubsection (b) below, <u>and except as provided in Sections</u>
10 <u>316.3 and 316.4 of this Code for conditional use applications where such authorization is required</u>
11 <u>pursuant to zoning categories .10, .11, .21, .24 through .27, .38 through .90 and .95 of Sections 710</u>
12 <u>through 729 for each Neighborhood Commercial District</u>, notice of the time, place and purpose of
13 the hearing on action for an amendment to the Planning Code or General Plan, <u>eC</u>onditional
14 <u>#U</u>se or a <u>\*V</u>ariance shall be given by the Zoning Administrator as follows:

15

25

(1) By mail to the applicant or other person or agency initiating the action;

(2)16 By mail, except in the case of proposed amendments to change the text 17 of the Code, not less than 10 20 days prior to the date of the hearing to the owners of all real 18 property within the area that is the subject of the action and within 300 feet of all exterior 19 boundaries of such area, using for this purpose the names and addresses of the owners as 20 shown on the latest citywide assessment roll in the Office of the Tax Collector. Failure to send 21 notice by mail to any such property owner where the address of such owner is not shown on 22 such assessment roll shall not invalidate any proceedings in connection with such action; 23 By publication, except in  $\forall V$  ariance cases, at least once in a newspaper

(3) By publication, except in <u>v</u>*V*ariance cases, at least once in a newspaper
 of general circulation in the City not less than 20 days prior to the date of the hearing;

(4) Such other notice as the Zoning Administrator shall deem appropriate.

1

(b) In the following situations, notice of hearings shall be given as indicated.

- 2 (1) In the case of *vV*ariance applications involving a less than 10% *percent*3 deviation as described in Section 305(c), the Zoning Administrator need give only such notice
  4 as the Zoning Administrator deems appropriate in cases in which a hearing is actually held.
- 5

In addition to any other information required by the Planning Department, the 6 (c) 7 Zoning Administrator and the Planning Commission, any notice required by this Section of an 8 application for a *eC*onditional *#Use permit* authorization or *#Variance which proposes a* eCommercial #Use for the subject property shall disclose the name under which business will 9 10 be, or is expected to be, conducted at the subject property, as disclosed in the permit application pursuant to Section 306.1(c), if the business name is known at the time notice is 11 12 given. If the business name becomes known to the applicant during the notice period, the applicant promptly shall amend the notice to disclose such business name and the 13 Department shall disseminate all the various required hearing notices again with the disclosed 14 15 name and allow the prescribed time between the date of the notice and the date of the 16 hearing.

17

## SEC. 306.10. MULTIPLE LANGUAGE REQUIREMENT FOR NOTICES.

(a) Applicability. In addition to the notice requirements set forth elsewhere in this
Code, the requirements of this section shall apply to the mailed notices that are required by
the following sections of the Planning Code: Sections <u>202.5(e)(3)</u> <u>228.4(c)</u>, 304.5(d), 306.3,
306.7(g), 306.9(c), 309(c) through 309(h), 311, 312, 313.4(b), 314.4(a), <u>316.3(d)</u>, 330.7, and
any other section of the Planning Code that requires a notice to be mailed or personally
served to property owners or occupants adjacent to or near a property for which Planning
Department development approval is sought.

25

\* \*

\* \*

#### 1 SEC. 307. OTHER POWERS AND DUTIES OF THE ZONING ADMINISTRATOR. In

addition to those specified in Sections 302 through 306, *and Sections 316 through 316.6* of this
Code, the Zoning Administrator shall have the following powers and duties in administration
and enforcement of this Code. The duties described in this Section shall be performed under
the general supervision of the Director of Planning, who shall be kept informed of the actions
of the Zoning Administrator.

7

8

9

10

11

12

13

14

(g) Exceptions from Certain Specific Code Standards through Administrative Review in the Chinatown Mixed Use Districts and the South of Market Mixed Use Districts. The Zoning Administrator may allow complete or partial relief from rear yard, open space and wind and shadow standards as authorized in the applicable sections of this Code, when modification of the standard would result in a project better fulfilling the criteria set forth in the applicable section. The procedures and fee for such review shall be the same as those which are applicable to  $\psi$  ariances, as set forth in Sections 306.1 through 306.5 and 308.2.

15

16 SEC. 308. APPEALS.

\* \*

\*

17In the case of any amendment, eC onditional #Use or \*V ariance action described in18Sections 302 through 305 and Sections 316 through 316.6 of this Code, and in the case of any19order, requirement, decision or other determination (other than a \*V ariance) made by the20Zoning Administrator, the procedures for appeals shall be as described in Sections 30821through 308.2.

# SEC. 308.1. APPEALS: AMENDMENTS TO THE PLANNING CODE AND CONDITIONAL USES.

(a) **Right of Appeal.** The action of the Planning Commission, in disapproving in
 whole or in part an amendment to the Planning Code initiated by application as described in

Section 302 and Sections 306 through 306.5, or in approving or disapproving in whole or in part an application for *eC* onditional *#U*se authorization as described in Sections 303 and 304, *and* Sections 306 through 306.5, *and Sections 316 through 316.6* of this Code, shall be subject to appeal to the Board of Supervisors in accordance with this Section. An action of the Commission so appealed from shall not become effective unless and until approved by the Board of Supervisors in accordance with this Section.

- 7 (b) Notice of Appeal. Any appeal under this Section shall be taken by filing written 8 notice of appeal with the Board of Supervisors within 30 days after the date of action by the Planning Commission. The notice of appeal shall be subscribed by either (i) the owners of at 9 10 least 20% *percent* of the property affected by the proposed amendment or *e*Conditional *#Use* or (ii) five members of the Board of Supervisors. The signature on the appeal of members of 11 12 the Board shall not be deemed to be any indication of their position on the merits of the 13 appeal but rather shall indicate only that they believe there is sufficient public interest and concern in the matter to warrant a hearing by the Board of Supervisors. For the purposes of 14 15 this Section, the property affected shall be calculated as follows:
- (1) When a proposed amendment or <u>eC</u>onditional <u>#U</u>se has been
  disapproved by the Planning Commission, the property affected shall be deemed to be all
  property within the area that is the subject of the application for amendment or <u>eC</u>onditional
  <u>#U</u>se, and within 300 feet of all exterior boundaries of the property that is the subject of the
  application;
- (2) When a proposed *e*<u>C</u>onditional *#<u>U</u>se has been approved by the Planning
  Commission, the property affected shall be deemed to be all property within 300 feet of all
  exterior boundaries of the property for which the <i>e*<u>C</u>onditional *#<u>U</u>se has been approved by the
  Planning Commission, excluding the property for which the approval has been given;*
- 25

1 (3) In either of the above cases, when any property is owned by the City and 2 County of San Francisco, the United States Government or the State of California, or any 3 department or agency thereof, or by any special district, and is located within 300 feet of the 4 area that is the subject of the application for amendment or *e*<u>C</u>onditional *#<u>U</u>se, such property 5 shall be excluded in determining the property affected unless such owner shall itself be a 6 subscriber of the notice of appeal; and* 

Wherever a property is held in joint owner-ship, the signatures of joint 7 (4) 8 owners shall be calculated as representing affected property in direct proportion to the amount 9 of the total ownership of that property attributable to the joint owner or owners subscribing to 10 the notice of appeal. For the purposes of this calculation, the term "joint ownership" shall include joint tenancies, interests in common, community property, partnerships, stock 11 cooperatives, condominiums, community apartments and planned unit developments. Where 12 13 each owner has exclusive rights to a portion of the property, the proportion of the total ownership attributable to that owner shall be calculated in terms of a ratio of the floor area and 14 land area in which that owner has exclusive, joint and common rights to the total floor area 15 and land area of that property. Under these calculations, the land area of an affected property 16 17 in joint ownership shall be given the same weight as the land area of an affected property not 18 in joint ownership, in determining whether 20% percent of the property affected is represented by signatures to the notice of appeal. 19

20

## 21 SEC. 310. ZONING PROCEDURES NOT TO APPLY TO ARTICLE 10.

Notwithstanding any other provision of this Code, the procedures set forth in this Article
3 (Sections 301 through 309 *and Sections 316 through 316.6* of this Code) shall not apply to
Article 10, Preservation of Historical, Architectural and Aesthetic Landmarks; the procedures
applicable to Article 10 are included therein.

\* \*

# SEC. 312. PERMIT REVIEW PROCEDURES FOR ALL NC, AND EASTERN NEIGHBORHOODS MIXED USE DISTRICTS.

3

\* \* \*

\*

Applicability. Except as indicated herein, all building permit applications for 4 (b) 5 demolition, new construction, the removal of an authorized or unauthorized *residential Dwelling* #Unit, changes in use to a *F*ormula *R*etail use as defined in Section 303.1 of this Code or 6 7 alterations which expand the exterior dimensions of a building shall be subject to the 8 notification and review procedures required by Ssubsection 312(d). Subsection 312(f) regarding demolition permits and approval of replacement structures shall apply to all NC, and 9 10 Eastern Neighborhoods Mixed Use Districts. For the purposes of this Section, addition to a building of the features listed in Section 136(c)(1) through 136(c)(24) and 136(c)(26) shall not 11 12 be subject to notification under this Section. 13 (c) **Changes of Use.** In NC Districts, all building permit applications for a change of

use to <u>or the establishment of an Adult Business, a</u> Bar <u>as defined in Sections 102 and 790.22</u>, <u>Child-</u>
<u>Care Facility, General Entertainment, Group Housing, Limited Restaurant, a</u> Liquor Store, <u>as defined</u> *in Sections 102 and 790.55, Other Large Institutions as defined in Section 790.50, Other Small Institutions as defined in Section 790.51, a Limited Restaurant as defined in Sections 102 and 790.90, a*Restaurant <u>as defined in Sections 102 and 790.91</u>, <u>a</u> Massage Establishment <u>as defined in Sections 102 and 790.70, an</u> *102 and 790.60, <u>Nighttime Entertainment, an</u> Outdoor Activity Area <u>as defined in Section 790.70, an</u>
Adult or Other Entertainment use as defined in Sections 790.36 and 790.38, a Fringe Financial Service* 

- 21 use as defined in Sections 102 and 790.111, Post-Secondary Educational Institution, Private
- 22 <u>Community Facility, Public Community Facility, Religious Institution, Residential Care Facility,</u>
- 23 <u>School</u>, Tobacco Paraphernalia Establishments as defined in Sections 102 and 790.123, or <u>Trade</u>
- 24 <u>School Group Housing as defined in Sections 102 and 790.88(b)</u> shall be subject to the provisions
- of  $S_{\underline{s}}$  of  $S_{\underline{s}}$  ubsection 312(d); provided, however, that a change of use from a Restaurant to a

1 Limited-Restaurant shall not be subject to the provisions of <u>S</u>ubsection 312(d). *In all RED and* 

2 *Eastern Neighborhoods Mixed Use Districts all building permit applications for a change of use from* 

3 *any one land use category to another land use category shall be subject to the provisions of Subsection* 

4 *312(d)*. In addition, any accessory massage use in the Ocean Avenue Neighborhood

5 Commercial Transit District shall be subject to the provisions of  $S_{\underline{s}}$  ubsection 312(d).

6 In all RED and Eastern Neighborhoods Mixed Use Districts all building permit applications for

7 <u>a change of use from any one land use category to another land use category shall be subject to the</u>

8 <u>provisions of subsection 312(d)</u>. For the purposes of this <u>S</u> ubsection <u>(c)</u>, "land use category"

9 shall mean those categories used to organize the individual land uses which appear in the use

tables in Article 8, immediately preceding a group of individual land uses, and include the

11 following: Residential Use, Institutional Use, Retail Sales and Service Use, assembly,

12 Recreation and Entertainment Use, Office Use, motor vehicle services use, Industrial home

13 and business service Use, or other use.

\* \* \*

\*

14

15

(g) Wireless Telecommunications Services Facility as Accessory Use,

Notification and Review Required. Building permit applications for new construction of a <u>wWireless fTelecommunications Services fFacility as an aAccessory wUse under Article 7 or 8</u> of the Planning Code in all NC, RED, or Eastern Neighborhoods Mixed Use Districts shall be subject to the notification and review procedures required by this Section.

20

### 21 SEC. 316. PROCEDURES FOR CONDITIONAL USE AUTHORIZATION IN NEIGHBORHOOD

- 22 COMMERCIAL, EASTERN NEIGHBORHOODS MIXED USE DISTRICTS, AND SOUTH OF
- 23 MARKET MIXED USE DISTRICTS.

*In addition to the provisions of Sections 306.1, 306.4, and 306.5 of this Code, the following procedures set forth in this and the following sections shall govern applications for Conditional Use*

1	authorization where this authorization is required pursuant to Sections 178, 179, 181(f) or (g),
2	260(b)(2)(P) or 263.11 of this Code; zoning categories .10, .11, .21, .24 through .27, .38 through .90,
3	and .95 of Sections 710 through 729 of this Code for each Neighborhood Commercial District; Sections
4	813 through 818 for the South of Market Mixed Use Districts; Section 840 through 843 for the Eastern
5	Neighborhoods Mixed Use Districts; or Section 823 for the Western SoMa Special Use District. The
6	criteria for determinations on such applications are set forth in Section 303(c) of this Code. Additional
7	criteria for determinations on applications pursuant to zoning categories .10, .11, and .21 of Article 7
8	are set forth in the Section of this Code containing the control. Additional criteria for determinations
9	on certain applications within Mixed Use Districts are set forth in Sections 263.11 and 803.5 through
10	803.9 of this Code. Additional criteria for determination on certain applications within the Western
11	SoMa Special Use District are set forth in Section 823 of this Code.
12	SEC. 316.1. APPLICATIONS AND FILING FEES.
13	The provisions set forth in Section 306.1 of this Code shall govern with respect to applications
14	and filing fees.
15	SEC. 316.2. ZONING ADMINISTRATOR REVIEW, SCHEDULING OF HEARING, AND
16	RECOMMENDATION.
17	The Zoning Administrator shall review and schedule applications for conditional use
18	authorization for Planning Commission review at a public hearing.
19	(a) <b>Review.</b> After an application for conditional use is filed at the Department, the Zoning
20	Administrator shall review the application and determine if the facts presented establish that the
21	proposed use or feature is in conformity with the criteria set forth in Section 303(c) and any other
22	applicable provision of this Code.
23	(b) Scheduling of Determination. After reviewing an application, the Zoning Administrator
24	shall set a time and place for Planning Commission determination at a public hearing.
25	

Planning Commission BOARD OF SUPERVISORS

1	(c) Report and Recommendation. The Zoning Administrator shall make necessary
2	investigations and studies and submit proposed findings to the Planning Director. The report and
3	recommendation of the Planning Director will be submitted to the Planning Commission at a public
4	hearing.
5	SEC. 316.3. NOTICE OF TIME, PLACE, AND PURPOSE OF THE HEARING.
6	After review of an application subject to these procedures and scheduling of the matter for
7	Planning Commission determination, the Zoning Administrator shall provide notice of the time, place,
8	and purpose of the hearing, as follows:
9	(a) By mail to the applicant or other person or agency initiating the action;
10	(b) By posting on the subject property at least 20 days prior to the date that the matter is
11	scheduled for determination by the Planning Commission;
12	(c) By publication at least once in a newspaper of general circulation in the City not less
13	than 20 days prior to the scheduled date of the appearance of the item on the Planning Commission
14	calendar at a public hearing;
15	(d) By mail at least 20 days prior to the date that the matter is scheduled for determination
16	by the City Planning Commission to property owners within 300 feet of the property that is the subject
17	of the action using the names and addresses of owners as shown on the latest citywide Assessment Roll
18	in the office of the Tax Collector, as well as groups or individuals requesting such notice in writing.
19	Failure to send notice by mail to any such property owner where the address of such owner is
20	not shown on such assessment roll shall not invalidate any proceedings in connection with such action;
21	(e) Such other notice as the Zoning Administrator shall deem appropriate.
22	SEC. 316.4. CONDUCT OF PUBLIC HEARINGS AND DETERMINATION.
23	The provisions set forth in Section 306.4 of this Code with respect to conduct of hearings shall
24	govern whenever a public hearing is required.
25	SEC. 316.5. RECONSIDERATION.

Planning Commission BOARD OF SUPERVISORS

1	The provisions set forth in Section 306.5 of this Code shall govern with respect to
2	reconsideration of conditional use applications which have been disapproved.
3	SEC. 316.6. APPEAL.
4	A final determination by the Planning Commission on an application for conditional use
5	authorization may be appealed to the Board of Supervisors pursuant to the provisions of Section 308.1
6	of this Code.
7	SEC. 607.1. NEIGHBORHOOD COMMERCIAL AND RESIDENTIAL-COMMERCIAL
8	DISTRICTS.
9	* * * *
10	(c) Identifying Signs. Identifying Signs, as defined in Section 602, shall be
11	permitted in all Neighborhood Commercial and Residential-Commercial Districts subject to the
12	limits set forth below.
13	* * * *
14	(2) One Sign identifying a shopping center or shopping mall shall be
15	permitted subject to the conditions in subsection (c)(1), but shall not exceed 30 square feet in
16	area. Any Sign identifying a permitted Commercial #Use listed in zoning categories .40 through .70
17	in Section 703.2 (a) in an NC District shall be considered a Business Sign and subject to
18	Section 607.1(f) of this Code. Such Signs may be Nonilluminated, Indirectly Illuminated, or
19	Directly Illuminated during the hours of operation of the businesses in the shopping center or
20	shopping mall.
21	* * * *
22	Section 3. The Planning Code is hereby amended by revising Sections 701.1, 702,
23	702.1, 702.2, 702.3, 702.4, 703, 703.2, 703.4, 703.9, 720, 721, 722, 726, 727, 731, 732, 733,
24	734, 735, 736, 737, 738, 743, 744, 746, 747, 780.1, 780.2, 780.3, 781.1, 781.4, 781.5, 781.6,
25	781.7, 781.9, 784, 787, 788, 801.2, 803.3, 803.8, 803.9, and 825, adding Sections 750, 751,

752, 761, 762, 763, 764, and new Zoning Control Tables 710, 711, 712, 713, 714, 715, 716,
 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734,
 736, 737, 738, 739, 740, 741, 742, 743. 744, 745, 746, 747, 748, 753, 754, 755, 756, 757,
 758, 759, 760, and deleting Section 733A to read as follows:

5 SEC. 701.1. PURPOSE OF ARTICLE 7.

6 This Article is intended to provide a comprehensive and flexible zoning system for 7 Neighborhood Commercial Districts which is consistent with the objectives and policies set 8 forth in the San Francisco *Master General* Plan. More specifically, the purposes of this Article 9 are:

- (a) To provide in one article a complete listing of or cross-reference to all of the
   zoning categories, *definitions*, control provisions, and review procedures which are applicable
   to properties or uses in Neighborhood Commercial Districts.
- (b) To establish a zoning system which will accommodate all classes of
   Neighborhood Commercial Districts including general districts for citywide area groupings and
   individual districts which are tailored to the unique characteristics of specific areas.
- (c) To provide zoning control categories which embrace the full range of land use
   issues in all Neighborhood Commercial Districts, in order that controls can be applied
   individually to each district class to address particular land use concerns in that district.
- 19 SEC. 702. CLASSES OF NEIGHBORHOOD COMMERCIAL DISTRICTS.

The following classes of districts are established for Neighborhood Commercial
 Districts.

- 22 SEC. 702.1. NEIGHBORHOOD COMMERCIAL USE DISTRICTS.
- 23 (a) <u>Neighborhood Commercial and Neighborhood Commercial Transit Districts.</u> The
- 24 *following* <u>Neighborhood Commercial (NC) and Neighborhood Commercial Transit</u> <u>dD</u>istricts, <u>listed in</u>
- 25 <u>Section 201 of this Code</u>, are established for the purpose of implementing the Commerce and

Industry element and other elements of the General Plan, according to the objective and
 policies stated therein. Description and Purpose Statements outline the main functions of
 each *Neighborhood Commercial* (NC) and NCT District in the Zoning Plan for San Francisco,
 supplementing the statements of purpose contained in Section 101 of this Code.
 The description and purpose statements and land use controls applicable to each of
 the general and individual area districts are set forth in this Code for each district class. The
 boundaries of the various Neighborhood Commercial and Neighborhood Commercial Transit

8 Districts are shown on the Zoning Map referred to in Sections 105 and 106 of this Code,

9 subject to the provisions of that Section.

10		
10 11	Neighborhood Commercial General Area Districts	Section Number
12	NC-1 Neighborhood Commercial Cluster District	<del>§ 710</del>
13	NC-2 – Small-Scale Neighborhood Commercial District	<del>§ 711</del>
14	NC-3 – Moderate-Scale Neighborhood Commercial District	<del>ş 712</del>
15	NC-S Neighborhood Commercial Shopping Center District	<del>§ 713</del>
16		

17 18	Named Neighborhood Commercial Districts	Section Number
19		
20	Broadway Neighborhood Commercial District	<del>§ 714</del>
21	Castro Street Neighborhood Commercial District	<del>§ 715</del>
22	Inner Clement Street Neighborhood Commercial District	<del>§ 716</del>
23	Outer Clement Street Neighborhood Commercial District	<del>§ 717</del>
24	Excelsior Outer Mission Street Neighborhood Commercial District	<del>§ 745</del>
25		

	<u> </u>						
Upper Fillmore Street Neighborhood Commercial District	<del>ş 718</del>						
Haight Street Neighborhood Commercial District							
rving Street Neighborhood Commercial District							
Judah Street Neighborhood Commercial District	<del>§ 742</del>						
Upper Market Street Neighborhood Commercial District	<del>§ 721</del>						
Noriega Street Neighborhood Commercial District	<del>§ 739</del>						
North Beach Neighborhood Commercial District	<del>§ 722</del>						
Pacific Avenue Neighborhood Commercial District	<del>§ 732</del>						
Polk Street Neighborhood Commercial District	<del>§ 723</del>						
Sacramento Street Neighborhood Commercial District	<del>§ 724</del>						
Inner Sunset Neighborhood Commercial District	<del>§ 730</del>						
Faraval Street Neighborhood Commercial District							
24th Street-Noe Valley Neighborhood Commercial District	<del>§ 728</del>						
Union Street Neighborhood Commercial District	<del>§ 725</del>						
West Portal Avenue Neighborhood Commercial District	<del>§ 729</del>						
(b) The following districts are Neighborhood Commercial Transit	<del>(NCT) Districts,</del>						
including both general area districts and individual area districts identified by	<del>; street or area 1</del>						
These districts are a subset of the Neighborhood Commercial (NC) Districts.							
Neighborhood Commercial Transit Districts	Section						
, and the second s	Numbe						
NCT-1 – Neighborhood Commercial Transit Cluster District	<del>ş 733A</del>						
	<u> </u>						

- Small Scale Neighborhood Commercial Transit District

25

NCT-2

<u>ş 734</u>

NCT-3 Moderate Scale Neighborhood Commercial Transit District	<del>§ 731</del>
Named Neighborhood Commercial Transit (NCT) Districts	Section Numl
Divisadero Street Neighborhood Commercial Transit District	<del>§ 746</del>
Fillmore Street Neighborhood Commercial Transit District	<del>§ 747</del>
Folsom Street Neighborhood Commercial Transit District	<del>§ 743</del>
Glen Park Neighborhood Commercial Transit District	<del>§ 738</del>
Hayes-Gough Neighborhood Commercial Transit District	<del>§ 720</del>
Upper Market Street Neighborhood Commercial Transit District	<del>§ 733</del>
Mission Street Neighborhood Commercial Transit District	<del>ş 736</del>
Ocean Avenue Neighborhood Commercial Transit District	<del>§ 737</del>
Regional Commercial District	<del>§ 744</del>
SoMa Neighborhood Commercial Transit District	<del>§ 735</del>
24th Street-Mission Neighborhood Commercial Transit District	<del>§ 727</del>
Valencia Street Neighborhood Commercial Transit District	<del>§ 726</del>
(1) NC Districts. NC Districts are low to high density m varying scale established around historical neighborhood commercial cent intended to support neighborhood-serving uses on the lower floors and hou tend to be linear commercial corridor, but also include small clusters of co Residential Districts. Housing density is limited by the area of the lot and m	ters. The NC Distric using above. These D ommercial activity in

intended to allow for more targeted residential and commercial controls to fit the needs of their
 respective neighborhoods.

3 *NCT Districts.* NCT Districts are transit-oriented moderate- to high-density (2)4 mixed-use neighborhoods of varying scale concentrated near transit services. The NCT 5 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 6 7 maximize residential and commercial opportunities on or near major transit services. The 8 district's form can be either linear along transit-priority corridors, concentric around transit stations, or broader areas where transit services criss-cross the neighborhood. Housing 9 10 density is limited not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for *r*Residential *u*Uses, 11 12 including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from 13 building accessory off-street parking in order to preserve the pedestrian-oriented character of 14 15 the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, 16 garage entries) to off-street parking and loading on critical stretches of commercial and transit 17 streets to preserve and enhance the pedestrian-oriented character and transit function. (2) 18 NCT Districts. NCT Districts are transit-oriented moderate- to high-density mixed-use 19 neighborhoods of varying scale concentrated near transit services. The NCT Districts are 20 mixed use districts that support neighborhood-serving commercial uses on lower floors and 21 housing above. These districts are well-served by public transit and aim to maximize 22 residential and commercial opportunities on or near major transit services. The district's form 23 can be either linear along transit-priority corridors, concentric around transit stations, or 24 broader areas where transit services criss-cross the neighborhood. Housing density is limited 25 not by lot area, but by the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage, and standards for <u>\*R</u>esidential <u>#U</u>ses, including open space and exposure, and urban design guidelines. Residential parking is not required and generally limited. Commercial establishments are discouraged or prohibited from building accessory offstreet parking in order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to offstreet parking and loading on critical stretches of commercial and transit streets to preserve and enhance the pedestrian-oriented character and transit function.

### 8 SEC. 702.2. NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

9

(b) <u>Neighborhood Commercial Special Use Districts.</u> In addition to the Neighborhood

10 Commercial Use Districts established by Section 702.1 of this Code, certain Neighborhood

11 Commercial Special Use Districts, *as listed in Section 201 of this Code*, are established for the

purpose of controlling changes in use and new development within sensitive neighborhoodareas.

The purposes and provisions set forth in Section 780.1 of this Code shall apply within these districts. The boundaries of the districts are as shown on the Zoning Map as referred to in Sections 105 and 106 of this Code, subject to the provisions of that Section.

17	Neighborhood Commercial Special Use Districts	Section Number
18	Lakeshore Plaza Special Use District	<del>§ 780.1</del>
	Bayshore-Hester Special Use District	<del>§ 780.2</del>
20	North Beach Special Use District	<u>§ 780.3</u>
21	Mission Harrison Special Use District	8 780 A
22		y / 00.4

### 23 SEC. 702.3. NEIGHBORHOOD COMMERCIAL RESTRICTED USE SUBDISTRICTS.

24 (c) <u>Neighborhood Commercial Restricted Use Subdistricts.</u> In addition to the

25 Neighborhood Commercial Use Districts established by Section 702.1 of this Code, certain

1 Neighborhood Commercial Restricted *Special* Use Subdistricts *Districts listed in Section 201 of* 

2 *this Code* are established for the purpose of controlling the expansion of certain kinds of uses

3 <u>that which if uncontrolled may adversely affect the character of certain Neighborhood</u>

4 Commercial Districts.

5 The purposes and provisions set forth in Sections 781.1 through 781.10, Section 784, 6 and Sections 249.35 through 249.99 of this Code shall apply respectively within these 7 districts. The boundaries of the districts are as shown on the Zoning Map as referred to in 8 Section 105 of this Code, subject to the provisions of that Section.

9 10	Neighborhood Commercial Restricted Use Subdistricts	<del>Section</del> Number	
11	Taraval Street Restaurant Subdistrict	<del>§ 781.1</del>	
12 13 14	Geary Boulevard Formula Retail Pet Supply Store and Formula Retail Eating and Drinking Subdistrict	<del>§ 781.4</del>	
14	Mission Street Formula Retail Restaurant Subdistrict	<del>§ 781.5</del>	
16 17	North Beach Financial Service, Limited Financial Service, and Business or Professional Service Subdistrict	<del>§ 781.6</del>	
18	Chestnut Street Financial Service Subdistrict	<del>ş 781.7</del>	
19	Haight Street Alcohol Restricted Use District	<del>ş 781.9</del>	
20	Lower Haight Street Alcohol Restricted Use District	<del>ş 784</del>	
21 22	Fringe Financial Service Restricted Use District	<del>§ 249.35</del>	
22 23 24	Mission Alcohol Restricted Use District	<del>§ 249.60</del> (formerly 781.8)	
25	Third Street Alcohol Restricted Use District	<del>§ 249.62</del>	

SEC. 702.4. SPECIAL USE DISTRICTS.	
(d) Other Special Use Districts. In addition to the Neighborho	ood Commercial Use D
and Neighborhood Commercial Special Use Districts established by Secti	ions 702.1 and 702.2 of
<i>Code, c<u>C</u>ertain special use districts established in <u>Section 201 of</u> this</i>	Code are located wit
certain Neighborhood Commercial District boundaries. <i>The designat</i>	ions, locations, and
boundaries of the special use districts are as provided below.	
Special Use Districts	Section Numbe
Third Street Special Use District	<del>§ 249.14</del>
	<del>§ 249.61 (former</del>
17th Rhode Island Street Special Use District	<del>781.10)</del>
Geary Boulevard/Divisadero Street Special Use District	<u>§ 249.13</u>
California Street And Presidio Avenue Community Central Special Use	<del>§ 249.21</del>
District	<del>§ 249.21</del>
Japantown Special Use District	<del>ş 249.31</del>
Fulton Street Grocery Store Special Use District	<del>§ 249.35</del>
Upper Market Special Sign District	<del>§ 608.10</del>
opper market special sign District	5 000.10
SEC. 703. NEIGHBORHOOD COMMERCIAL DISTRICT REQUIR	REMENTS.
The Neighborhood Commercial District zoning control categories	consist of building sta
listed in Section 703.1 of this Code and permitted uses listed in Section 70	)3.2 of this Code. The c
are either stated, or summarized and cross referenced to the sections in o	·

1	containing the	roquiromonts	in Sections 7	710 1 through	720.05 of t	this Code for	each of the district
1	comanning me	requirements,	in sections /	10.1 infongn	127.75 011	mis Coue, jor	each of the district

2	alassas	listad in	Section	702 1	or reference	d in Section	700 of this Code
2	ciasses	usica in	Deciton	702.1,	or reference	a m section	1)) of this Coue.

#### 3 SEC. 703.2. USES PERMITTED IN NEIGHBORHOOD COMMERCIAL DISTRICTS.

- 4 (a) **Zoning Control Tables.** Each Zoning District in Article 7 has a corresponding Zoning
- 5 <u>Control Table that details the basic development standards and Use controls for the respective district.</u>
- 6 Zoning Control Tables are explained in Section 202.1 of this Code. Any and all uses Permitted or
- 7 <u>Conditionally permitted in the zoning districts described in this Section are detailed in the</u>
- 8 <u>corresponding Zoning Control Tables.</u>
- 9 A use is the specific purpose for which a property or building is used, occupied, maintained, or
- 10 *leased. Whether or not a use is permitted in a specific district is set forth or summarized and cross-*
- 11 *referenced in Article 7 of this Code for each district class.*
- 12 (a) Use Categories. The uses, functions, or activities, which are permitted in each
- 13 Neighborhood Commercial District class include those listed below by zoning control category and
- 14 *number and cross-referenced to the Code Section containing the definition.*

15	No.	Joning Control Categories for Uses	Section Number of Use
16	110.	Zoning Control Categories for Uses	<b>Definition</b>
17	<del>.24</del>	Outdoor Activity Area	<del>§ 790.70</del>
18	<del>.25</del>	Drive Up Facility	<del>§ 790.30</del>
19 20	<del>.26</del>	Walk Up Facility	<u>§ 790.140</u>
20 21	.27		
22		Hours of Operation	<del>§ 790.48</del>
23	<del>.36</del>	Residential Conversion	<del>§ 317</del>
24	<del>.37</del>	Residential Demolition	<del>§ 317</del>
25	<del>.38</del>	Residential Division	<u>§ 207.8</u>

1	<del>.39</del>	Residential Merger	<del>§ 317</del>
2	<del>.40</del>	<b>Other Retail Sales and Services</b>	<del>§ 790.102</del>
3	41	D	8 700 22
4	<del>.41</del>	<del>Bar</del>	<del>§ 790.22</del>
5	<del>.43</del>	Limited-Restaurant	<del>§ 790.90</del>
6	<del>.44</del>	Restaurant	<del>§ 790.91</del>
7	<u>.45</u>	Liquor Store	<del>§ 790.55</del>
8		-	
9	<del>.46</del>	Movie Theater	<del>§ 790.64</del>
10	<del>.47</del>	Adult Entertainment	<del>§ 790.36</del>
11	<del>.48</del>	Other Entertainment	<del>§ 790.38</del>
12	<del>.49</del>	Financial Service	\$ 700 110
13	<del>.49</del>	Financiai Service	<del>§ 790.110</del>
14	<del>.50</del>	Limited Financial Service	<del>§ 790.112</del>
15	<del>.51</del>	Medical Service	<del>§ 790.114</del>
16	<del>.52</del>	Personal Service	<del>§ 790.116</del>
17	52		e 700 100
18	<del>.53</del>	Business or Professional Service	<del>§ 790.108</del>
19	<del>.54</del>	Massage Establishment	<del>§ 790.60</del>
20	<del>.55</del>	Tourist Hotel	<del>§ 790.46</del>
21	<del>.56</del>	Automobile Parking	<del>§ 790.8</del>
22		0	0
23	<del>.57</del>	Automotive Gas Station	<del>§ 790.14</del>
24	<del>.58</del>	Automotive Service Station	<del>§ 790.17</del>
25			

25

1	<del>.59</del>	Automotive Repair	<del>§ 790.15</del>
2	<del>.60</del>	Automotive Wash	<del>§ 790.18</del>
3	<del>.61</del>	Automobile Sale or Rental	<u>§ 790.12</u>
4	()		8 700 6
5	<del>.62</del>	Animal Hospital	<del>§ 790.6</del>
6	<del>.63</del>	Ambulance Service	<del>§ 790.2</del>
7	<del>.64</del>	Mortuary	<u>§ 790.62</u>
8			
9	<del>.65</del>	Trade Shop	<del>§ 790.124</del>
10	<del>.66</del>	Storage	<del>§ 790.117</del>
11	<del>.68</del>	Fringe Financial Service	<del>§ 790.111</del>
12	<del>.69</del>	Tobacco Paraphernalia Establishment	<del>§ 790.123</del>
13			, , , , , , <u>,</u>
14	<del>.69B</del>	Amusement Game Arcade (Mechanical Amusement	<del>§ 790.4</del>
15		<del>Devices)</del>	0
16	<del>.69C</del>	Neighborhood Agriculture	<del>§ 102.35(a)</del>
17	<del>.69D</del>	Large-Scale Urban Agriculture	<del>§ 102.35(b)</del>
18	-0		
19	<del>.70</del>	Administrative Service	<del>§ 790.106</del>
20	<del>.80</del>	Hospital or Medical Center	<del>§ 790.44</del>
21	<del>.81</del>	Other Institutions, Large	<del>§ 790.50</del>
22	<del>.82</del>	Other Institutions, Small	<del>§ 790.51</del>
23	02	Dublic Ucc	\$ 700 80
24	<del>.83</del>	Public Use	<del>§ 790.80</del>
25	<del>.84</del>	Medical Cannabis Dispensary	<del>§ 790.141</del>

1	<del>.85</del>	Service, Philanthropic Administrative	<u>§ 790.107</u>
2	<del>.90</del>	Residential Use	<del>§ 790.88</del>
3 4	<del>.95</del>	Community Residential Parking	<del>§ 790.10</del>

(b) Use Limitations. The uses permitted in Neighborhood Commercial Districts are either
 principal, conditional, accessory, or temporary uses as stated in this Section, and include those uses set
 forth or summarized and cross-referenced in the zoning control categories as listed in this Code for
 each district class.

9 Permitted Uses. Uses in Enclosed Buildings. All permitted uses shall be conducted (H)10 within an enclosed building in Neighborhood Commercial Districts, unless otherwise 11 specifically allowed in this Code. Exceptions from this requirement are: uses which, when 12 located outside of a building, qualify as an Outdoor Activity Area or Open Air Sales, as defined in 13 Sections 102 and 790.70 of this Code; accessory off-street parking and loading, and other uses 14 listed below which function primarily as open-air uses, or which may be appropriate if located 15 on an open lot, outside a building, or within a partially enclosed building, subject to other 16 limitations of this Article 7 and other sections of this Code.

18	No.	Zoning Control Category
19	<del>.56</del>	Automobile Parking Public and Private Parking Lots
20	.57	Automotive-Gas Station
21	<del>.58</del>	Automotive Service Station
	<del>.60</del>	Automotive Wash
22	<del>.61</del>	Automobile Sale or Rental
23	<del>.81</del>	Other-Institutionsal Uses, Large (selected)
24	<del>.83</del>	Public Use Facilities (selected)
25	<del>.95</del>	Community Residential Parking Open Recreation Area

17

1	<u>Outdoor Recreation Area</u> Neighborhood and Large Scale Urban Agriculture
2	<u>Utility and Infrastructure Uses (selected)</u>
3	(c) Multiple Uses in One Structure. If there are two or more uses in a structure and
4	none is classified below under Section 703(d) below 703.2(b)(1)(C) of this Code as an aAccessory
5	<u>Use</u> , then each of these uses will be considered separately as independent $pP$ rincipal,
6	<i>e</i> <u>C</u> onditional or temporary uses.
7	(A) <b>Principal Uses.</b> Principal uses are permitted as of right in a
8	Neighborhood Commercial District, when so indicated in this Code for each district class.
9	(B) Conditional Uses. Conditional uses are permitted in a Neighborhood
10	Commercial District when authorized by the Planning Commission; whether a use is conditional in a
11	given district is indicated in this Code. Conditional uses are subject to the provisions set forth in
12	Sections 178, 179, 303, and 316 through 316.6 of this Code.
13	(i) An establishment which sells beer or wine with motor vehicle fuel
14	is a conditional use, and shall be governed by Section 229.
15	(ii) Notwithstanding any other provision of this Article, a change in
16	use or demolition of a movie theater use, as set forth in Section 790.64, shall require conditional use
17	authorization. This Subsection shall not authorize a change in use if the new use or uses are otherwise
18	prohibited.
19	(iii) Notwithstanding any other provision of this Article, a change in
20	use or demolition of a general grocery store use, as defined in Section 790.102(a), which use exceeds
21	5,000 gross square feet shall require conditional use authorization. This Subsection shall not authorize
22	a change in use if the new use or uses are otherwise prohibited.
23	(iv) Large-Scale Urban Agriculture, as defined in Section 102.35(b),
24	shall require conditional use authorization.
25	

Planning Commission BOARD OF SUPERVISORS

1	(d) (C) Accessory Uses. Except as prohibited in Section 728 and sSubject to the
2	limitations set forth below and in Sections 204.1 (Accessory Uses for Dwelling Units in R and
3	NC Districts), 204.4 (Dwelling Units Accessory to Other Uses), and 204.5 (Parking and
4	Loading as Accessory Uses) of this Code, Accessory Uses as defined in Section 102 a related
5	minor use which is either necessary to the operation or enjoyment of a lawful principal use or
6	<i>conditional use, or is appropriate, incidental and subordinate to any such use,</i> shall be permitted as
7	<i>an accessory use</i> -when located on the same lot. Any use <i>which <u>that</u></i> does not qualify as an
8	aA ccessory $uU$ se shall be classified as a $pP$ rincipal or $eC$ onditional use, unless it qualifies as a
9	temporary use under Sections 205 through 205.4 of this Code.
10	No use will be considered accessory to a permitted $pP$ rincipal or $eC$ onditional use $which$
11	that involves or requires any of the following:
12	(1) (i) The use of more than 1/3 of the total floor area occupied by such use
13	and the $pP$ rincipal or $eC$ onditional use to which it is accessory, except in the case of accessory
14	off-street parking and loading and as specified in subsection (d)(4) below as accessory
15	wholesaling, manufacturing or processing of foods, goods, or commodities;
16	(2) (ii) Any Bar or Restaurant, or any other retail establishment which serves
17	liquor for consumption on-site; however, this shall not prohibit take-out food activity which operates
18	in conjunction with a Limited Restaurant, Restaurant, General Grocery, and Specialty Grocery;
19	(iii) Any Take-Out Food use, as defined in Section 790.122, except for a Take-Out Food use
20	which occupies 1/3 of the total floor area or up to 500 s/f whichever is more restrictive in a general
21	grocery or specialty grocery store. This Take-Out Food use includes the area devoted to food
22	preparation and service and excludes storage and waiting areas;
23	(iv) Any Take-Out Food use, as defined in Section 790.122, except for a Take-
24	Out Food use operating as a minor and incidental use within a Restaurant or Limited-Restaurant use;
25	

1 (3) The wholesaling, manufacturing or processing of foods, goods, or (v)2 commodities on the premises of an establishment *which that* does not also use or provide for 3 retail sale of such foods, goods or commodities at the same location where such wholesaling, manufacturing or processing takes place; except, however, in the North Beach Special Use District 4 5 where such activities are limited to 15% of the total floor area occupied by the Principal or Conditional Use to which it is accessory unless the Principal or Conditional Use is Specialty Foods 6 7 Manufacturing as defined in Section 780.3. 8 (4)Any retail *ILiquor Store sales, as defined in Section 790.55, except for* <del>(vi)</del> 9 beer, wine, and/or liquor sales for the consumption off the premises with a State of California Alcoholic Beverage Control ("ABC") Board License type 20 (off-sale beer and wine) or type 21 (off-sale general) 10 which occupy less than 15% of the gross square footage of the establishment (including all areas 11 12 devoted to the display and sale of alcoholic beverages) in a General Grocery or Specialty Grocery, or 13 *Limited-Restaurant use (ABC license type 20 only).* (*vii*) Medical Cannabis Dispensaries *as defined in 790.141*. 14 (5) The foregoing rules shall not prohibit take-out food activity which operates in conjunction with 15 a Limited-Restaurant or a Restaurant. A Limited-Restaurant or a Restaurant, by definition, includes 16 17 take-out food as an accessory and necessary part of its operation. 18 (6) (*viii*) Any other General eEntertainment or Nighttime Entertainment USe, as defined in Section 790.38, except for one that involves a Limited Live Performance Permit as set 19 forth in Police Code Section 1060et seq. 20 21 (7) Within the North Beach SUD and NCD a Limited Restaurant. 22 (D) Temporary Uses. Temporary uses are permitted uses, subject to the 23 provisions set forth in Section 205 of this Code. 24 25

1 A *Medical Health* Service use as an Accessory Use in the Sacramento (8<del>ix</del>) 2 Street Neighborhood Commercial District requires a Conditional Use authorization on the 3 ground story and is permitted above the ground story pursuant to Section 724 of this Code. (e) (2) Uses Not Permitted Uses. 4 5 (A)<u>Uses which are not specifically listed in this Article are not permitted</u> unless they qualify as a nonconforming use pursuant to Sections 180 through 186.1 of this Code or are 6 7 determined by the Zoning Administrator to be permitted uses in accordance with Section 307(a) of this 8 Code. No use, even though listed as a *pP*ermitted *HU*se, shall be 9 (1)(B)permitted in a Neighborhood Commercial District which, by reason of its nature or manner of 10 operation, creates conditions that are hazardous, noxious, or offensive through the emission 11 12 of odor, fumes, smoke, cinders, dust, gas, vibration, glare, refuse, water-carried waste, or 13 excessive noise. The establishment of a use that sells alcoholic beverages, other 14 (2)(C)than beer and wine, concurrent with motor vehicle fuel is prohibited, and shall be governed by 15 Section 202.2(b) 229. Except in the SoMa NCT, where these uses are permitted aAccessory 16 17 *HU*ses. 18 *Conflicting Controls.* All uses, buildings and features in NC and NCT Districts shall (f)19 comply with all controls set forth for the district in which they are located. Where different controls 20 conflict or overlap within the same NC or NCT District, the use, building or feature shall abide by the 21 most restrictive of all controls. For example, in an NC-2 District, a Dwelling Unit on the second story 22 is proposed for conversion to a Personal Service use. Residential Conversions at the Second Story in an 23 NC-2 District require Conditional Use authorization under Table 711, while Personal Services at the 24 Second Story in an NC-2 District are permitted as Principal Uses under Table 711. Following the most 25

1 <u>restrictive control, the applicant must obtain Conditional Use authorization and all other necessary</u>

- 2 *permits in order to legally convert the Dwelling Unit to a Personal Service use.*
- 3 SEC. 703.4. CONDITIONAL USE AUTHORIZATION FOR FORMULA RETAIL USES.
- 4 (a) This *Ordinance* <u>Section 703.4</u> shall be known as the Small Business Protection
- 5 Act.
- (b) *Notwithstanding Section 703.3(b) and eE*xcept for Section 303.1(f), establishment of
   a <u>fF</u>ormula <u>\*R</u>etail use, as defined in Section 303.1, in any Neighborhood Commercial <u>or</u>
   <u>Neighborhood Commercial Transit</u> District, as identified in Article 7, shall require <u>eC</u>onditional
   <u>#U</u>se authorization pursuant to the criteria of Sections 303(c) and 303.1 and be subject to the
- 10 terms of Sections 303.1(g) and (h).
- 11 (c) Nothing herein shall preclude the Board of Supervisors from adopting more

12 restrictive provisions for *e*<u>C</u>onditional *#<u>U</u>se authorization of <i>f*<u>F</u>ormula *#<u>R</u>etail use or prohibiting* 

13 *f<u>F</u>ormula <u>+</u>Retail use in any Neighborhood Commercial <u>or Neighborhood Commercial Transit</u>* 

14 District.

15 SEC. 703.9. PRESERVATION OF HISTORIC BUILDINGS WITHIN THE FOLSOM STREET

- 16 NCT AND RCD DISTRICTS.
- 17 The following controls are intended to support the economic viability of buildings of18 historic importance within the Folsom NCT and RCD Districts.

(a) This subsection (a) applies only to buildings that are a designated landmark
 building per Article 10 of the Planning Code, buildings designated as Category I-IV pursuant
 to Article 11 of this Code and located within the Extended Preservation District, or a building
 listed in or determined individually eligible for the National Register of Historic Places or the
 California Register of Historical Resources by the State Office of Historic Preservation.
 (b) <u>Non-Retail Professional Services, Retail Professional Services, Philanthropic</u>

25 <u>Administrative Services, Financial Services, Fringe Financial Services, Gyms, Limited Financial</u>

1	Services, Health Services, Personal Services and Instructional Services, as defined in Section 102, AH				
2	office uses, as defined in Planning Code Section 790.69, are permitted as of right, provided that				
3	prior to the issuance of any necessary permits, the Zoning Administrator, with the advice of				
4	the Historic Preservation Commiss	sion, determi	nes that allowing the use will enhance the		
5	feasibility of preserving the buildin	g.			
6	(c) The Historic Preserv	ation Comm	ission shall review the proposed project for		
7	compliance with the Secretary of t	the Interior's	Standards, (36 C.F.R. § 67.7 (2001)) and any		
8	applicable provisions of the Planni	ing Code.			
9	SEC. 710. NC-1 – NEIGHBORHO		ERCIAL CLUSTER DISTRICT.		
10	* * * *				
11	Table 710. NEIGHB	ORHOOD CO	OMMERCIAL CLUSTER DISTRICT NC-1		
12	2	ZONING CON	NTROL TABLE		
13		0	<u>NC-1</u>		
	Zoning Category	<u>§</u>	<u>Controls</u>		
14		References			
14 15	BUILDING STANDARDS				
15	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.	References <u>88 102, 105,</u>	Varies, but generally 40-X. See Height and Bulk Map		
	BUILDING STANDARDS       Massing and Setbacks       Height and Bulk Limits.	<b>References</b> <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u>			
15 16 17	BUILDING STANDARDS       Massing and Setbacks       Height and Bulk Limits.	<b>References</b> <u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information.		
15 16 17 18	BUILDING STANDARDS       Massing and Setbacks       Height and Bulk Limits.	<b>References</b> <u>\$\$ 102, 105,</u> 106, 250—252, 260, 261.1, 270, 271. See	Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information.		
15 16 17 18 19	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         1         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2         2 </td <td><b>References</b> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u></td> <td>Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information.</td>	<b>References</b> <u>§§ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT02-08, HT10-13 for more information.		
15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         1         5         Foot Height Bonus for Active Ground Floor Uses         Rear Yard	References <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	Varies, but generally 40-X. See Height and Bulk Map         Sheets HT02-08, HT10-13 for more information.         Height sculpting required on Alleys per §261.1.         P(1) in some districts         Required at Grade level and at each succeeding level		
15 16 17 18 19 20 21	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         1         5         Foot Height Bonus for Active Ground Floor Uses         Rear Yard	References \$\$ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20	Varies, but generally 40-X. See Height and Bulk Map         Sheets HT02-08, HT10-13 for more information.         Height sculpting required on Alleys per §261.1.         P(1) in some districts         Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet		
15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         1         5         Foot Height Bonus for Active Ground Floor Uses         Rear Yard         5         Front Setback and Side Yard	References <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	Varies, but generally 40-X. See Height and Bulk Map         Sheets HT02-08, HT10-13 for more information.         Height sculpting required on Alleys per §261.1.         P(1) in some districts         Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15		
15 16 17 18 19 20 21 22 23	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         1         5         Foot Height Bonus for Active Ground Floor Uses         Rear Yard         5         Front Setback and Side Yard         5         Street Frontage and Public Realm	References <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u> <u>134(a)(e), 136</u> <u>\$\$ 130, 131,</u> <u>132, 133</u>	Varies, but generally 40-X. See Height and Bulk Map         Sheets HT02-08, HT10-13 for more information.         Height sculpting required on Alleys per §261.1.         P(1) in some districts         Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet         Not Required.		
15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         1         5         Foot Height Bonus for Active Ground Floor Uses         Rear Yard         5         Front Setback and Side Yard         5         Street Frontage and Public Realm	References <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$ 130, 134,</u> <u>134(a)(e), 136</u> <u>\$ 130, 131,</u>	Varies, but generally 40-X. See Height and Bulk Map         Sheets HT02-08, HT10-13 for more information.         Height sculpting required on Alleys per §261.1.         P(1) in some districts         Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet		
15 16 17 18 19 20 21 22 23	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         Height and Bulk Limits.         5         Foot Height Bonus for Active Ground Floor Uses         Rear Yard         5         Front Setback and Side Yard         5         Street Frontage and Public Realm         Streetscape and Pedestrian	References <u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u> <u>134(a)(e), 136</u> <u>\$\$ 130, 131,</u> <u>132, 133</u>	Varies, but generally 40-X. See Height and Bulk Map         Sheets HT02-08, HT10-13 for more information.         Height sculpting required on Alleys per §261.1.         P(1) in some districts         Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet         Not Required.		

	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level
2			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
3			historic buildings.
4	Ground Floor Commercial	<u>§ 145.4</u>	Required on some streets, see § 145.4 for specific districts.
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific</u> <u>districts</u>
6	Miscellaneous	I	
7	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and above
0	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning	<u>§ 136.1</u>	<u>P</u>
9	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
10	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
11		<u>607, 607.1,</u> <u>608, 609</u>	
	General Advertising Signs	<u>\$</u> § 262, 602.7	NP
12		<u>604,</u>	
13		<u>608, 609, 610,</u> <u>611</u>	
14	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
15		<u>Commerce and</u> <u>Industry</u>	
15		<u>Element</u>	
16			
17	Zoning Category	<u>§</u> References	<u>Controls</u>
18	RESIDENTIAL STANDARDS AI		
19	Development Standards		
20	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§ 135, 136</u>	100 square feet per unit if private, or 133 square feet per unit if common
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 – 156,	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions permitted
22		<u> 159 - 161, 166,</u>	per §161. Bike parking required per §155.2 If car
23		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per <u>\$166.</u>
0.4	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
24	<u>Use Characteristics</u>		2
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

1	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>		
	<u>Residential Uses</u>		<u>Controls by Story</u>		
2			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
3	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u> whichever is greater.		
5	Senior Housing Density	<u>§§ 102,</u>	P up to twice the	number of dwell	ing units otherwise
6		<u>202.2(f), 207</u>	permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to		
7			<u>twice the number of dwelling units otherwise</u> <u>permitted as a Principal Use in the district and</u> <u>meeting all requirements of Section § 202.2(f)(1)</u> ,		
8			except for § 202.2(f)(1)(D)(iv), related to location.		
9	Group Housing Density	<u>§ 208</u>	1 bedroom per 275 square foot lot area, or the density permitted in the nearest Residential District.		
10			whichever is greater.		
11	Accessory Dwelling Unit Density	<u>§§102,</u> <u>207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.		
12			<u>No limit in buildings with 5 or more Dwelling Units.</u> <u>ADUs may not eliminate or reduce ground-story retail</u> or commercial space.		
13	Homeless Shelters Density	<u>§§ 102, 208</u>	Density limits re	gulated by the Ad	lministrative Code
14	Loss of Dwelling Units		1	Controls by Sto	
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
15	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
		1	ſ		

17	Zoning Category	<u>§</u> Bafanan aas	<u>Controls</u>
18	NON-RESIDENTIAL STANDAR	<u>References</u> DS	
19	Development Standards		
20			
21	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>
22	<u>Use Size</u>	<u>§ 102</u>	<u><i>P up to 2,999 square feet; C 3,000 square feet and above</i></u>
23	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses
24		<u>159 - 161, 166,</u> <u>204.5</u>	over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car
25			share spaces required when a project has 25 or more parking spaces per §166.

1	<u>Off-Street Freight Loading</u>	<u>\$\$ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
2	Commercial Use Characteristics					
3	Drive-up Facility	<u>§102</u>	<u>NP</u>			
4	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 11 p.m</u>	<u>n.; C 11 p.m 2 c</u>	<u>a.m.</u>	
5	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
0	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
6	Outdoor Activity Area	<u>§102, 145.2</u>	<u>P if located in fro elsewhere</u>	<u>ont of building; C</u>	<u>C if located</u>	
7	Walk-up Facility	<u>§102</u>	<u>P</u>			
8	NON-RESIDENTIAL USES			Controls by St	tory	
0			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
9	Agricultural Use Category					
10	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
11	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>	
12	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
13	Automotive Use Category					
	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
14	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
15	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
16	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	Entertainment, Arts and Recreation	n Use Category				
18 19	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
20	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
21	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Industrial Use Category					
22	Industrial Uses	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
23	Institutional Use Category					
24	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
<b>2</b> E	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>	
25	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	

1	<u>Medical Cannabis Dispensary</u>	<u>\$\$102.</u> 202.2(e)	<u>NP(4)</u>	<u>NP</u>	<u>NP</u>	
0	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
3	Religious Institution	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(5)</u>	<u>P(5)</u>	
4	Sales and Service Use Category					
5	<b>Retail Sales and Service Uses*</b>	<u>§102</u>	<u>P(2)</u>	<u>NP</u>	<u>NP</u>	
0	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
'	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
8	Kennel	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>	
0	Liquor Store	<u>§102</u>	<u>P</u>	NP	<u>NP</u>	
9	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
0	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	NP	NP	
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	NP	NP	
1	<u>Motel</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	Services, Financial	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>	
3	Services, Fringe Financial	<u>§102</u>	NP	NP	<u>NP</u>	
	Services, Health	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
4	Services, Instructional	<u>§102</u>	<u>P</u>	NP	<u>NP</u>	
5	Services, Limited Financial	<u>§102</u>	<u>P</u>	NP	<u>NP</u>	
0	Services, Personal	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
6	Services, Retail Professional	<u>§102</u>	<u>P</u>	NP	<u>NP</u>	
7	Storage, Self	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>	
1	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP	
8	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	NP	<u>NP</u>	
0	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP	
9	Design Professional	<u>§102</u>	<u>P</u>	NP	NP	
20	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
1	Utility and Infrastructure Use C		1	Lava	1	
•	Utility and Infrastructure*	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>	
2	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
23	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	(1) Additional 5 feet for NC-1 pare	(1) Additional 5 feet for NC-1 parcels with a Commercial use on the ground floor within the following				
05	areas:					

(a) Within the boundaries of Sargent Street to Orizaba Avenue to Lobos Street to

	Plymouth Avenue to Farellones Street to San Jose Avenue to Alemany Boulevard to 19th Avenue					
1	to Randolph Street to Monticello Street and back to Sargent Street.					
2	(b) On Noriega, Irving, Taraval and Judah Streets west of 19th Avenue.					
3	(2) <i>P</i> if located more than <sup>1</sup> /4 mile from any NC District or Restricted Use Subdistrict with more restrictive controls; otherwise, same as more restrictive control.					
3		(3) C required for 13 or more children.				
4	(4) Permitted with DR if the Medical Cannabis Dispensaries can demonstrate to the Planning Department they were in operation as of April 1, 2005 and have remained in continuous operation and					
5	have obtained a final permit to operate by March 1, 2008.					
6	(5) C required for 7 or more persons. (6) C if a Macro WTS Facility; P if a Micro WTS Facility.					
7						
8	SEC. 711. NC-2 – SMALL-SCA		ORHOOD COMMERCIAL DISTRICT.			
9	* * * *					
10	Table 711. SMALL-SCALE NEIG	HBORHOOD	COMMERCIAL DISTRICT NC-2			
11		ZONING CO	NTROL TABLE			
12						
13			<u>NC-2</u>			
14	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
	<b>BUILDING STANDARDS</b>					
15	Massing and Setbacks					
16	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-13 for more information. Height			
47		<u>100, 250—252,</u> <u>260, 261.1,</u>	sculpting required on Alleys per §261.1.			
17		<u>270, 271. See</u>				
18		<u>also Height</u> and Bulk				
19		District Maps				
20	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P(1) in some districts</u>			
20	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u>			
۲ ا			<u>it contains a Dwelling Unit: 25% of lot depth, but in</u> no case less than 15 feet			
22			<u>no case less man 15 jeel</u>			
23	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.			
24	Street Frontage and Public Realm					
25	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>			

	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
1			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
2			spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for <u>historic buildings.</u>
4	Ground Floor Commercial	<u>§ 145.4</u>	Required on some streets, see § 145.4 for specific districts.
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	Restricted on some streets, see §155(r) for specific districts
6	<u>Miscellaneous</u>	I	
7	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
1	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	As permitted by Section § 607.1
10		<u>607, 607.1,</u> <u>608, 609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u>	
12		<u>611</u>	
13	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
14		<u>Commerce and</u> Industry	
		<u>Element</u>	
15			
16	Zoning Category	<u>§</u>	<u>Controls</u>
17	RESIDENTIAL STANDARDS AT	<u>References</u>	
	Development Standards	ND USES	
18	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square feet
19	<u>Unit]</u>		per unit if common
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
21		<u> 159 - 161, 166,</u>	per §161. Bike parking required per §155.2. If car
		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per <u>§166.</u>
22	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
23	Use Characteristics		
24	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
24	<u>Student Housing</u> Residential Uses	<u>§ 102</u>	<u>P</u> Controls by Story
25	Kesiaennai Uses		Controls by Story

4			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
1	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
2	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> permitted in the nearest Residential District,			
3			whichever is gre		<u>lai Districi,</u>	
	Senior Housing Density	<u>§§ 102,</u>	<u>P up to twice the number of dwelling units otherwise</u>			
4		<u>202.2(f), 207</u>	permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of dwelling units otherwise			
5						
6			-	<u>Principal Use in th</u> irements of Section		
0					elated to location.	
7	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the density</u> permitted in the nearest Residential District,			
8			whichever is gre		<del>ut District,</del>	
9	Accessory Dwelling Unit Density	<u>§§102,</u>	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units.			
-		<u>207(c)(4)</u>				
10			ADUs may not eliminate or reduce ground-story retail			
11	Homeless Shelter Density	§§ 102, 208	or commercial space. Density limits regulated by the Administrative Code			
12	Loss of Dwelling Units	3, 102, 200	Controls by Story			
	Loss of Dwening Onus		lst	2nd	<u>3rd+</u>	
13	Residential Conversion	\$ 317				
4			<u>C</u>	<u>C</u>	<u>NP</u>	
5	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
-			r			
6		§		0 1		
17	Zoning Category	References	<u>Controls</u>			
8	NON-RESIDENTIAL STANDA	RDS AND USE	<u>S</u>			
	Development Standards					
9						

<u>Loning Calegory</u>	<u>References</u>	<u>connois</u>
NON-RESIDENTIAL STANDA	RDS AND USE	<u>S</u>
Development Standards		
Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>
<u>Use Size</u>	<u>§§102, 121.2</u>	<u><i>P</i> up to 3,999 square feet; C 4,000 square feet and</u> <u>above</u>
<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for use over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Can share spaces required when a project has 25 or more parking spaces per §166.
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.

	I	204.5			
1					
2	Commercial Use Characteristics				
0	Drive-up Facility	<u>§102</u>	<u>NP</u>		
3	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>		
	Maritime Use	<u>§102</u>	<u>NP</u>		
5	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
6	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in front; C if located elsewhere		
7	Walk-up Facility	<u>§102</u>	<u>P</u>		
1	NON-RESIDENTIAL USES			Controls by St	tory
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Agricultural Use Category				
10	Agriculture, Neighborhood	<u>§§102, 2</u> 02.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Greenhouse</u>	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Automotive Use Category				
13	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.4	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	Automotive Service Station	<u>\$\$102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
	Entertainment, Arts and Recreation				
20	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Entertainment, General	<u>§102</u>	<u>P</u>	NP	NP
22	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	NP
23	Open Recreation Area	<u>§102</u>	<u><u>C</u></u>	<u><u>C</u></u>	<u>C</u>
24	Passive Outdoor Recreation	<u>§102</u>	<u><u>c</u></u>	<u>C</u>	<u>c</u>
	Industrial Use Category				
25	Industrial Uses	<u>§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

4	Institutional Use Category				
1	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
2	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>DR</u>	<u>NP</u>
4	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
6	Sales and Service Use Category				
7	Retail Sales and Service Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	NP	<u>NP</u>
13	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P(5)</u>	<u>C(5)</u>	<u>NP</u>
17	Services, Fringe Financial	<u>§102</u>	<u>P(5)(6)</u>	<u>NP</u>	<u>NP</u>
18	Services, Limited Financial	<u>§102</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
10	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
22	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
<u></u>	Utility and Infrastructure Use Cate	<u>egory</u>			
23	Utility and Infrastructure*	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>
0.4	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

25 <u>\* Not listed below</u>

1			an Active Use on the ground floor within the following
2	areas: Balboa Street between 2nd Avenue	<u>e and 8th Avenue, c</u>	und between 32nd Avenue and 39th Avenue.
3	(2) C required for 13 or more children.		
	(3) C required for seven or more persons	<u>-</u>	
4 5	between 12th and 19th Avenues as mapped	ed on Sectional Ma	plicable only for the Taraval Street NC-2 District ps 5 SU and 6 SU. Restaurants, Limited-Restaurants
6	are C; Formula Retail Restaurants and L		
7	(5) CHESTNUT STREET FINANCIAL SI from Broderick to Fillmore Streets as ma		<u>RICT: NP for properties on Chestnut Street zoned NC-2</u> <u>Map 2 SU.</u>
8			FFSUD and its ¼ mile buffer includes, but is not limited al Use District the Haight Street Alcohol Restricted Use
9	District; the Third Street Alcohol Restrict	ted Use District; th	e Divisadero Street Alcohol Restricted Use District; the
10		Daly City borders	sessor's Blocks and Lots fronting on both sides of as set forth in Special Use District Maps SU11 and Districts within its boundaries.
11	Controls: Within the FFSRUD and its 1/4	mile buffer, fringe	financial services are NP pursuant to Section 249.35. services are P subject to the restrictions set forth in
12	subsection 249.35(c)(3).		
13	(7) C if a Macro WTS Facility; P if a	<u>a Micro WTS Fac</u>	<u>ility.</u>
14	SEC 712 NC-3 - MODERATE	SCALE NEIG	SHBORHOOD COMMERCIAL DISTRICT.
15	* * * *		
-			/
16	<u>Table 712. MODERATE</u>	<u>-SCALE NEIG</u>	HBORHOOD COMMERCIAL DISTRICT NC-3
17		ZONING CO	NTROL TABLE
18	Zaping Catagory	l e	<u>NC-3</u>
19	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
20	<b>BUILDING STANDARDS</b>		
	Massing and Setbacks	88.102.105	
21	<u>Height and Bulk Limits</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies, but generally 40-X. See Height and Bulk Map Sheets HT01-04, HT07, HT08, HT10, and HT11 for
22		<u>260, 261.1,</u> <u>270, 271. See</u>	<i>more information. Height sculpting required on Alleys</i> <i>per §261.1.</i>
23		also Height and Bulk	
24	5 Foot Height Bonus for Active Ground	District Maps § 263.20	P(1)in some districts
25	<u>Floor Uses</u>		

	Dogo Vand	88 120 124	Described at the lowest Stern containing a Dwelling
1	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling</u> Unit, and at each succeeding level or Story of the
0			Building: 25% of lot depth, but in no case less than
2			<u>15 feet.(6)</u>
3	Front Setback and Side Yard	<u>§§ 131, 132,</u> 133	Not Required.
4	Street Frontage and Public Realm		
5	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
7			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
8			railings, and grillwork. Exceptions permitted for <u>historic buildings.</u>
9			
10	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on some streets, see § 145.4 for specific</u> <u>districts.</u>
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Restricted on some streets, see §155(r) for specific</u> <u>districts</u>
12	<u>Miscellaneous</u>		
12	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
13	Planned Unit Development	<u>§ 304</u>	<u>above</u> <u>C</u>
14	Awning	<u>§§</u> 102, 136	<u>P</u>
	Canopy or Marquee	<u>§§ 102, 136</u>	<u></u>
15	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
16		<u>604,</u> 607, 608, 609	
17	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
10		<u>604,</u> 608, 609, 610,	
18		<u>611</u>	
19	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
20		<u>Industry</u>	
21		<u>Element</u>	
21			
22	Zoning Category	<u>§</u> References	<u>Controls</u>
23	RESIDENTIAL STANDARDS A		
24	Development Standards		
25	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u>

	1	I			1
1			<u>per unit if comm</u>	<u>on</u>	
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		ne car parking sp	
2		<u>151, 153 – 156</u> <u>, 159 - 161,</u>		*	<u>exceptions permitted</u> per §155.2 If car
3		166, 204.5	parking is provi	ded, car share sp	aces are required
4	Dwelling Unit Mix	§ 207.6	<u>when a project h</u> Not required	<u>nas 50 units or m</u>	<u>ore per §166.</u>
5	Use Characteristics		<u> </u>		
<u> </u>	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
6	Student Housing	<u>§ 102</u>	<u>P</u>		
7	<u>Residential Uses</u>			<u>Controls by Sto</u>	<u>ry</u>
8			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	Dwelling Unit Density	<u>§§ 102, 207</u>		quare foot lot are nearest Resident	
11			whichever is gre		iui Districi,
	Senior Housing Density	<u>§§ 102,</u>	Due to twice the	a number of dual	ling units otherwise
12	<u>Senior Housing Density</u>	<u>88 102.</u> 202.2(f), 207		Principal Use in t	·
13				<u>equirements of §</u> r of dwelling unit	$\frac{202.2(f)(1).\ C\ up\ to}{ts\ otherwise}$
14			permitted as a P	rincipal Use in th	he district and
				<u>irements of Secti</u> .2(f)(1)( D)(iv), r	<u>on § 202.2(f)(1),</u> elated to location.
15	Group Housing Density	§ 208			ot area, or the density
16			permitted in the	nearest Resident	
17			whichever is gre		
	Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)		<u>sting building env</u> lings with 4 or fev	v <u>elope. 1 ADU</u> wer Dwelling Units.
18			No limit in build	lings with 5 or me	ore Dwelling Units.
19			<u>ADUs may not e</u> or commercial s		<u>ce ground-story retail</u>
20	Homeless Shelter Density	<u>§§ 102, 208</u>			dministrative Code
	Loss of Dwelling Units			<u>Controls by St</u>	
21			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
22	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C(2)</u>
23	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	Zoning Category	<u>§</u>		Controls	

24 25	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
20			

NON-RESIDENTIAL STANDAR	DS			
Development Standards				
<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 sq</u> <u>above</u>	uare feet; C 6,00	0 square feet and
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	No car parking	required if Occup	pied Floor Area is
	<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	over 5,000 squa	re feet. See §161	
	<u>204.5</u>	share spaces req	uired when a pro	r Section 155.2. Car oject has 25 or more
Off-Street Freight Loading	<u>§§ 150, 152,</u>		f gross floor area	is less than 10,000
	<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exc</u>	eptions permitted	<u>d per §161.</u>
Commercial Use Characteristics				
Drive-up Facility	<u>§102</u>	<u>NP(2)</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
Hours of Operation	<u>§102</u>	<u>No limit</u>		
<u>Maritime Use</u> <u>Open Air Sales</u>	<u>§102</u> §§102, 703(b)	<u>NP</u> See §703(b)		
Outdoor Activity Area	<u>§§102,145.2(a)</u>	<u>P if located in fr</u>	ont; C if located	<u>elsewhere</u>
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>	Controla by C	
<u>NON-RESIDENTIAL USES</u>		<u>1st</u>	<u>Controls by S</u> <u>2nd</u>	<u>10ry</u> <u>3rd+</u>
Agricultural Use Category				
Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Automotive Use Category			Γ	
<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Vehicle Storage Garage	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
2	Vehicle Storage Lot	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Entertainment, Arts and Recreation	n Use Category	1		
3	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	<u>Uses*</u>				
	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
6	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
U	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
	Industrial Use Category	8102	AVD	ND	ND
9	Industrial Uses	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Institutional Use Category	\$102	D	D	n
10	Institutional Uses*	<u>§102</u> §102	<u>P</u>	<u>P</u>	<u>P</u>
11	<u>Hospital</u>	-	<u>C</u>	<u>C</u>	<u>C</u>
12	Job Training Medical Cannabis Dispensary	<u>§102</u> \$\$102	<u>P</u>	<u>P</u>	<u>P</u>
12	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	DR	<u>DR</u>	<u>DR</u>
13	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Sales and Service Use Category				
15	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.3</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	<u>Bar</u>	<u>§§102.</u> 202.2(a)	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
18	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Massage Establishment	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
24	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(3)(4)</u>	<u>P(3)(4)</u>	<u>NP</u>
25	<u>Retail Sales and Service, General</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(3)</u>

	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
1	Services, Fringe Financial	<u>§102</u>	<u>P(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
2	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
U	Storage, Commercial	<u>§102</u>	<u>C</u>	<u><u>C</u></u>	<u>C</u>
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
8	Utility and Infrastructure Use C	'ategory			
0	<b><u>Utility and Infrastructure*</u></b>	<u>§102</u>	<u>C(8)</u>	<u>C(8)</u>	<u>C(8)</u>
9	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	* Not listed below				
11	(1) Additional 5 feet for NC-2 parcels	round 40' on 50	with an Asting I	Use on the around fle	on within the following
12	areas: Geary from Masonic Avenue to				
12	between Palm Avenue and Parker Ave				•
13	(2) THIRD FLOOR RESIDENTIAL CO	NVERSION			
11	<b>Boundaries:</b> Applicable to NC-3 Distr				
14	Controls: A residential use may be con				
15	<u>a Conditional Use on the third story an</u> finds that:	nd above if in ad	<u>dition to the crite</u>	eria set forth in Sectio	on 303, the Commission
10	(a) The structure in which the resi	idential use is to	be converted ha.	s been found eligible j	for listing on the
16	National Register of Historic Places:				
17	(b) The proposed use is to be operative (c) No legally residing residential is			corporation; and	
4.0	<u></u>		<u> </u>		
18	(3) THIRD STREET SPECIAL USE DI	<u>ISTRICT</u>			
19	<b>Boundaries:</b> Applicable only to the po <b>Controls:</b> Off-sale retail liquor sales a				
	<u>Controis: Ojj-sate retati tiquor sates a</u>	re NP; arive-up	jacumes for Kes	lauranis ana Limilea	<u>-Kesiauranis are C.</u>
20	(4) MISSION STREET FORMULA RE				
21	Boundaries: Applicable only for the participation of the participation o		sion Street NC-3	District between 15th	<u>h Street and Randall</u>
<i>-</i> '	<u>Street as mapped on Sectional Map 7 S</u> Controls: Formula Retail Restaurants		taurants are NP		
22	(5) GEARY BOULEVARD FORMULA	RETAIL PET S	UPPLY STORE A	AND FORMULA RET	
23	DRINKING SUBDISTRICT: Applicab and 28th Avenues as mapped on Section	onal Maps 3 SU			
24	retail eating and drinking uses are NP	<u>-</u>			
25					

(6) FRINGE FINANCIAL SERVICE RES includes, but is not limited to, properties		<i>c</i> Beverage Special Use District the Haight			
<u>Street Alcohol Restricted Use District; the Third Street Alcohol Restricted Use District; the Divisadero Street</u> <u>Neighborhood Commercial District; the North of Market Residential Special Use District and the Assessor's Blocks</u> and Lots fronting on both sides of Mission Street from Silver Avenue to the Daly City borders as set forth in Special					
Use District Maps SU11 and SU12; and includes Small-Scale Neighborhood Commercial Districts within its boundaries.					
Controls: Within the FFSRUD and its 1/4		services are NP pursuant to Section 249.35. re P subject to the restrictions set forth in			
<u>Subsection 249.35(c)(3).</u>	er, fringe financial services a.	<u>re P subject to the restrictions set forth in</u>			
(7) MISSION-HARRINGTON SPECIAL					
<b>Boundaries:</b> Applicable only to the Miss Controls: Height 56-X; one unit allowed setback requirements.		vn on Sectional Map SU11. ot area; no parking requirements; no rear			
(8) C if a Macro WTS Facility; P if a	Micro WTS Facility.				
<u>,</u>					
SEC. 713. NC-S – NEIGHBOR	HOOD COMMERCIAL	L SHOPPING CENTER DISTRICT			
* * * *					
<u>Table 713. NEIGHBORI</u>		SHOPPING CENTER DISTRICT			
<u>Table 713. NEIGHBORI</u>	HOOD COMMERCIAL	<u>TABLE</u>			
	ZONING CONTROL	TABLE <u>NC-S</u>			
Zoning Category		<u>TABLE</u>			
	ZONING CONTROL	TABLE <u>NC-S</u>			
Zoning Category	ZONING CONTROL	TABLE <u>NC-S</u>			
Zoning Category BUILDING STANDARDS	ZONING CONTROL <u>§ References</u> <u>§ 8 102, 105, 106, 250–</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u>	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and			
Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING CONTROL           § References           \$\$ 102, 105, 106, 250- 252, 253.3, 260, 261.1,	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings			
Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING CONTROL <u>§ References</u> <u>§ 8 102, 105, 106, 250–</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u>	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per			
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	ZONING CONTROL 2 <u>§ References</u> <u>§ 8 102, 105, 106, 250—</u> <u>252, 253.3, 260, 261.1,</u> <u>270, 271. See also Height</u> <u>and Bulk District Maps</u>	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per         §261.1.			
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	ZONING CONTROL         § References         § References         \$\$ 102, 105, 106, 250—         252, 253.3, 260, 261.1,         270, 271. See also Height         and Bulk District Maps         \$ 263.20         \$\$ 130, 134, 134(a)(e),	NC-S         Controls         NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per         §261.1.         NP			
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard         Front Setback and Side Yard	ZONING CONTROL         § References         \$\$ References         \$\$ \$102, 105, 106, 250         252, 253.3, 260, 261.1,         270, 271. See also Height         and Bulk District Maps         \$\$ 263.20         \$\$ 130, 134, 134(a)(e),         136         \$\$ 131, 132, 133	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per         §261.1.         NP         Not Required.			
Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard	ZONING CONTROL         § References         \$\$ References         \$\$ \$102, 105, 106, 250         252, 253.3, 260, 261.1,         270, 271. See also Height         and Bulk District Maps         \$\$ 263.20         \$\$ 130, 134, 134(a)(e),         136         \$\$ 131, 132, 133	NC-S         Controls         Varies, but generally 40-X. Lakeshore         Plaza SUD requires C for buildings         above 26 feet (1). See Height and         Bulk Map Sheets HT02-05, HT07, and         HT10-13 for more information. Height         sculpting required on Alleys per         §261.1.         NP         Not Required.			

1	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-</u> grade parking setbacks, parking and
			loading entrances, active uses, ground
2			floor ceiling height, street-facing
0			ground-level spaces, transparency and
3			fenestration, and gates, railings, and grillwork. Exceptions permitted for
4			historic buildings.
4	Ground Floor Commercial	§ 145.4	Required on certain streets, see §
5	<u>orouna ricor commercian</u>	<u>, 110.1</u>	<u>145.4 for specific districts.</u>
•	Vehicular Access Restrictions	<u>§ 155(r)</u>	Restricted on some streets, see §155(r)
6			for specific districts
7	<u>Miscellaneous</u>		
•	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>N/A</u>
8	Plann ad Unit Davidorm out	8 201	<u> </u>
	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>c</u>
9	Awning, Canopy, or Marquee	<u>§§ 102, 136</u>	<u>P</u>
4.0	<u>Signs</u>	<u>§§ 262, 602-604,</u>	As permitted by Section § 607.1
10		<u>607, 608, 609</u>	
11	<u>General Advertising Signs</u>	<u>§§ 262, 602.7 604,</u> <u>608, 609, 610, 611</u>	<u>NP(1)</u>
12			
13	Design Guidelines	General Plan Commerce	Subject to the Urban Design
10		and Industry Element	<u>Guidelines</u>
14			
-			

15	Zoning Category	<u>§ References</u>	<u>Controls</u>
16	RESIDENTIAL STANDARDS A	ND USES	
	Development Standards	_	
17	<u>Usable Open Space [Per Dwelling</u>	<u>§§ 135, 136</u>	Generally, either 100 square feet if
18	<u>Unit]</u>		private, or 133 square feet if <u>common.(1)</u>
19	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151, 153 -</u>	<u>A minimum of one automotive space</u>
20		<u>156, 159 - 161, 166, 204.5</u>	for every Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per
21			<u>\$155.2. If car parking is provided, car</u> share spaces are required when a
22	Dwelling Unit Mix	§ 207.6	project has 50 units or more per §166. Not required
23	<u>Use Characteristics</u>	<u>x 207.0</u>	Norreguirea
24	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
	Student Housing	<u>§ 102</u>	<u>P</u>
25	<u>Residential Uses</u>		<u>Controls by Story</u>

			<u>1st</u>	<u>2nd</u>	$\underline{3^{rd}}$ +
1	Residential Uses	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	<u>Kesidenilai Oses</u>	<u>§ 102</u>	<u>1</u>	<u>1</u>	<u>1</u>
3	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	the densit		feet lot area , or in the nearest
4			<u>greater.(1</u>		nichever is
5	Senior Housing Density	<u>§§ 102, 202.2(f), 207</u>			ber of dwelling
6			<b>Principal</b>	rwise permit Use in the d Il the requir	<i>istrict and</i>
7			$202.2(\tilde{f})(1)$	). C up to tw	vice the number
8			<u>as a Prine</u> <u>meeting a</u>	cipal Use in Il requireme	rwise permitted the district and nts of Section §
9				<u>'), except for</u> lated to loca	<u>§ 202.2(f)(1)(</u> tion
10	Group Housing Density	<u>§ 208</u>	<u>1 bedroor</u>	n per 275 sq	<u>uare foot lot</u> ermitted in the
11			nearest R	esidential D r is greater.(	istrict,
12	Accessory Dwelling Unit Density	<u>§§102, 207(c)(4)</u>		he existing b	<u>vuilding</u> wed in buildings
13			with 4 or	fewer Dwell	ing Units. No
14				<u>uildings with</u> Units. ADU	
				or reduce gr commercial s	
15	Homeless Shelter Density	<u>§§ 102, 208</u>	<u>Density</u> li	mits regulat	
16			<u>Administr</u>	ative Code	
17	Loss of Dwelling Units		<b>.</b> .	<u>Controls by</u>	
			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
18	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
20		-			·
21	Zoning Category NON-RESIDENTIAL STANDA	<u>§ References</u>		<u>Contro</u>	<u>ols</u>

<u>§ References</u>	<u>Controls</u>
<b>DARDS</b>	
<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
<u>§102, 121.2</u>	<u>P up to 5,999 square feet; C 6,000</u> square feet and above
	<u>IDARDS</u> <u>§§ 102, 123, 124</u>

	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151, 153 -</u>	No car parkins	n roquiro	d if Occupied
1	<u>Off-street 1 arking Requirements</u>	<u>88 145.1, 150, 151, 155 -</u> <u>156, 159 - 161, 166, 204.5</u>	Floor Area is l		· · · ·
0			feet. See chart		
2			<u>5,000 square f</u>		<u>§161 for car</u> arking required
3			per Section 15		
C C			required when	a projec	et has 25 or
4		<u>99 150 153 153 155</u>	more parking		
5	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 - 155,</u> 161, 204.5	<u>None required</u> less than 10,00		
5		<u>101, 20 m</u>	Exceptions per		
6	Commercial Use Characteristics				
7	Drive-up Facility	<u>§102</u>	<u>C</u>		
7	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
8	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	<u>m., C 2 a</u>	<u>.т. 6 а.т.(1)</u>
•	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
9	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	<u>§§102,145.2(a)</u>	<u>P if located in</u> elsewhere	front; C	i <u>f located</u>
11	Walk-up Facility	<u>§§102, 145.2(b)</u>	<u>P</u>		
	NON-RESIDENTIAL USES		<u>Cont</u>	rols by	Story
12			lst	2nd	<u>3rd+</u>
13	Agricultural Use Category				
14	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Automotive Use Category		1	l	
16	Automotive Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Automotive Service Station	<u>§§102, 202.2(b)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Automotive Wash</u>	<u>§§102, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Gas Station</u>	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
	Parking Garage, Public	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C(1)</u>	<u>C(1)</u>
22	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Entertainment, Arts and Recreatio	n Use Category			
23	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Amusement Game Arcade	<u>§102</u>	<u>C</u>	NP	NP
25	Entertainment, General	<u>§102</u>	$\underline{P(1)}$	P(1)	<u>NP</u>
25		<u></u>			

	Entertainment, Nighttime	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
1	Movie Theater	<u>§§102, 202.4</u>	<u>P(1)</u>	<u>NP(1)</u>	<u>NP</u>
2	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Industrial Use Category		•		
4	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category				
5	Institutional Uses*	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP(1)</u>
6	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(2)</u>
C	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
8	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
U	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>P(1)(3)</u>
10	Sales and Service Use Category			r	
10	<u>Retail Sales and Service Uses*</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
13	<u>Hotel</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
4.4	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	<u>Liquor Store</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage Establishment</u>	<u>§102, 303(o)</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4.0	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	<u>Mortuary</u>	<u>§102</u>	<u>C(1)</u>	<u>C(1)</u>	<u>NP</u>
17	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
18	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
19	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
20	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
21	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
21	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP(1)</u>
22	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
05	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP(1)</u>
25	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>

4	Utility and Infrastructure Use Cate	egory			
1	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
2	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>* Not listed below</u>				
4	(1) LAKESHORE PLAZA SPECIAL USE	DISTRICT			
5	Boundaries: Applicable only for the Lake		District as mapped on	<u>Sectional M</u>	ap SU13 and
6	<u>HT13.</u> Controls: Special controls on various fea	tures and uses, and	l residential standards	per Section	780.1, and
0	special Height controls per Section 253.3				
7	(2) NP for 13 or more children		· · · ·		
8	(2) ND Car 7 an man a sure a				
0	(3) NP for 7 or more persons				
9	(4) BAYSHORE-HESTER SPECIAL USE				
10	<b>Boundaries:</b> Applicable only for the Bays Sectional Map 10SU.	snore-Hester Speci	<u>al Use District NC-S I</u>	<i>Istrict as ma</i>	<u>ippea on the</u>
11	Controls: Hotels and Motels may be perm	nitted as a Condition	onal Use.		
	(5) C if a Macro WTS Facility; P if a	Micro WTS Facil	ity.		
12					
13	SEC. 714. BROADWAY NEIG	HBORHOOD	COMMERCIAL	DISTRICT	
14	* * * *				
14					
15	<u>Table 714. BROADW</u>	AY NEIGHBO	RHOOD COMM	ERCIAL L	<u>DISTRICT</u>
16		ZONING CON	NTROL TABLE		
17			Br	oadway N	<u>CD</u>
1	Zoning Category	<u>\$</u>		<b>Controls</b>	
8		<u>References</u>			
19	BUILDING STANDARDS				
	<u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u>	<u>40-X and 65-A.</u> In 6	5-A Districts	P up to 40 ft C
20	<u>Height and Dark Edmis.</u>	<u>106, 250—252,</u>	<u>to 65 feet See Heigh</u>	t and Bulk M	ap Sheet HT01 for
21		$\frac{253.1, 260,}{261.1, 270,}$	<u>more information. H</u> per <u>§261.1.</u>	eight sculpti	ng required on Alle
22	·	271. See also	<u>per <u>x</u>201.1.</u>		
		<u>Height and</u> <u>Bulk District</u>			
23		<u>Maps</u>			
24	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	NP		
-	<u>Floor Uses</u>				
25					

1	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling</u> <u>Unit, and at each succeeding level or Story of the</u>
2			Building: 25% of lot depth, but in no case less than 15 feet.
3	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
4	Street Frontage and Public Realm		
5	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
6	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
7			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
8			railings, and grillwork. Exceptions permitted for historic buildings.
9			
10	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Columbus Avenue between Washington</u> and North Point Streets, and on Broadway between
11			Embarcadero and Polk Street
12			
13	<u>Miscellaneous</u>	8 102 121 1	
	Lot Size (Per Development)	<u>§ 102, 121,1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> above
14	Planned Unit Development	<u>§ 304</u>	
15	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> 607, 607.1,	<u>As permitted by Section § 607.1</u>
17		<u>608, 609</u>	
18	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> 608, 600, 610	<u>NP</u>
19		<u>608, 609, 610,</u> <u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
20		Commerce and	
20 21		<u>Commerce and</u> <u>Industry</u> <u>Element</u>	
		<u>Industry</u>	
21	Zoning Category	<u>Industry</u>	<u>Controls</u>
21 22	Zoning Category RESIDENTIAL STANDARDS A	<u>Industry</u> <u>Element</u> <u>§</u> <u><b>References</b></u>	<u>Controls</u>

	Usable Open Space [Per Dwelling	<u>§135, 136</u>	60 sauare feet if	private, or 80 sa	uare feet if common
1	<u>Unit]</u>	<u> </u>	<u></u>	<u>,</u>	<u> </u>
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			p to one car for each
3		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	each Dwelling L	SRO Units; C up	e criteria and
4			for each Dwellin	ng Unit. Bike park	IP above 0.75 cars king required per l, car share spaces
5					50 units or more per
6	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>	$\wedge$	
7					
8	<u>Use Characteristics</u>	A 100	D		
	Single Room Occupancy	<u>§ 102</u> <u>§ 102</u>	<u>P</u>		
9	Student Housing	<u>§ 102</u>	Ē	Controls By Ste	
10	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	$\frac{CONTOLS By Su}{2^{nd}}$	$\underline{3^{rd}+}$
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	Dwelling Unit Density	<u>§§ 102, 207</u>		uare foot lot are	
			permitted in the whichever is gre	<u>nearest Residenti</u> ater.	al District,
13		88.102			
14	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207		<u>e number of dwell</u> rincipal Use in th	ing units otherwise and district and
		<u> </u>	meeting all the r	equirements of §	202.2(f)(1). C up to
15				<u>r of dwelling unit</u> rincipal Use in th	
16				irements of Section	
47		e 200			elated to location.
17	<u>Group Housing Density</u>	<u>§ 208</u>		<u>40 square foot lot</u> nearest Residenti	area, or the density al District,
18			whichever is gre	<u>ater.</u>	
19	Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)	allowed in build		ver Dwelling Units.
20			ADUs may not e	liminate or reduc	ore Dwelling Units. se ground-story retail
21	Homeless Shelter Density	<u>§§ 102, 208</u>	or commercial s Density limits re		Iministrative Code
22	Loss of Dwelling Units			Controls by Sto	<u>ory</u>
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
24	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
25				1	<u> </u>

1	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
2	<u>NON-RESIDENTIAL STANDA</u>	ARDS AND USES	<u>S</u>		
3	Development Standards				
4	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>		
5	<u>Use Size</u>	<u>§§102, 121.2</u>		quare feet; C 3,0	00 square feet and
6	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			s set forth in § 151.1.
7		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		l when a project	on 155.2. Car share has 25 or more
8	Off-Street Freight Loading	<u>§§ 150, 152,</u> 153 - 155, 161,	None required		a is less than 10,000
9		<u>204.5</u>	<u>squure jeet. Ex</u>	<u>ceptions permiti</u>	eu per <u>§101.</u>
10	Commercial Use Characteristics				
	Drive-up Facility	<u>§102</u>	<u>NP</u>		
11	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
12	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	<u>; С 2 а.т 6 а.</u>	<u>m.</u>
12	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
13	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
14	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in f</u>	ront; C if located	l elsewhere
14	Walk-up Facility	<u>§102</u>	<u>P</u>		
15				Controls by	Story
I.C.	Agricultural Use Category		1st	2nd	3rd+
6  7	<u>Agriculture, Neighborhood</u>	<u>\$\$102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u><u>P</u></u>
	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
18	Greenhouse	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Automotive Use Category	202.2(0)	1		
20	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Parking Lot, Private	<u> </u>	<u>C</u>	<u>C</u>	<u>C</u>
23	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	Entertainment, Arts and Recreat		l		
25	Emertaniment, Arts and Recreat	ton Use Calegory			

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Industrial Use Category				
0	Industrial Uses	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category				
0	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u><u>C</u></u>
8	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
9	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
	Sales and Service Use Category				
13	<u>Retail Sales and Service Uses*</u>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
••	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Bar</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
16	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(4)(5)</u>	<u>C(4)(5)</u>	<u>NP</u>
22	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>P(4)</u>	<u>NP</u>
00	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>
24	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	NP
1	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	NP
2	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	Utility and Infrastructure Use Co	<u>ategory</u>		·	
4	Utility and Infrastructure*	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>
F	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>* Not listed below</u>	-	-	-	-
7	(1) BROADWAY OFF-STREEET PARK	ING RESIDENTI	<u>AL</u>		
1	<u>Boundaries: Broadway NCD.</u> <u>Controls: Installing a garage in an exis</u>	ting residential b	uilding of four o	r mora units raquir.	as a mandatory
8	discretionary review by the Planning C				
9	units. In approving installation of the g				l" on "companyion of
	(a) the proposed garage opening/add residential unit," as those terms are deg			cause me remova	u or conversion of
10	(b) the proposed garage opening/add				ease the livability of a
11	<u>dwelling unit without increasing the flo</u> (c) the building has not had two or n				3) of the San Francisco
4.0	Administrative Code, with each eviction associated with a separate unit(s) within the past ten years;				
12	(d) the garage would not front on a public right-of-way narrower than 41 feet; and (e) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of				
13	Section 101.1 of this Code.	om on oer putting			
14	(2) C required for 13 or more children				
14					
15	(3) C required for seven or more person	<u>15.</u>			
16	(4) Formula Retail NP for this use.				
	(5) BROADWAY LIQUOR LICENSES	FOR RESTAURAN	VTS		
17	Boundaries: Applicable to the Broadwa	ay Neighborhood	Commercial Dis		
18	<u>Controls: A Restaurant Use may only a</u> if, in addition to the criteria set forth in				
10	as a Bona Fide Eating Place, as defined				
19	Bona Fide Eating Place for any length	<u>of time, the Condi</u>	tional Use autho	prization shall be su	ibject to immediate
20	<u>revocation.</u>				
21	(6) FRINGE FINANCIAL SERVICE RE				XY · 11 1 1
۲ ا	<i>Boundaries:</i> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the Broadway Neighborhood Commercial District.				
22	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.				
23	Outside the FFSRUD and its 1/4 mile b subsection 249.35(c)(3).	uffer, fringe finan	cial services are	P subject to the re	<u>strictions set forth in</u>
24	(7) C if a Macro WTS Facility; P if o	a Micro WTS Fa	<u>cility.</u>		
25					

25.1.260, 261.1.270, 271. See also Height and Bulk District Maps261.15. Foot Height Bonus for Active Ground Floor Uses\$ 263.20PRear Yard\$ 2130 § 134, 134(a)and(e)Required at the Second Story and at each su level or Story of the building, and at the Fir it contains a Dwelling Unit: 25% of lot depino case less than 15 feet.Front Setback and Side Yard\$\$130, 131, 132, 133Not Required.Street Frontage and Public Realm Street Frontage Requirements\$138.1Required setbacks, parking and loading entrances, at ground floor colling height, street-facing ar setbacks, and fenestration, and railings, and grillwork. Exceptions permitted historic buildings.Ground Floor Commercial\$ 145.4Not RequiredVehicular Access Restrictions\$ 155(r)Prohibited on Market Street from Castro St EmbarcaderoMiscellaneous			
Zoning Category       § References       Controls         BUILDING STANDARDS       Massing and Setbacks         Massing and Setbacks       \$\$ 102, 105, 106, 250-252, 253.1, 200, 261.1, 270, 271. See also Height and Bulk Limits.       \$\$ 5 Foot Height Bonus for Active Ground Bulk District Maps         5 Foot Height Bonus for Active Ground Eloor Uses       \$\$ 263.20       P         Rear Yard       \$\$ 130, \$ 134, 134(a) and fee)       Required at the Second Story and at each su level or Story of the building, and at the Fir it contains a Dwelling Unit: 25% of lot depino case less than 15 feet.         Front Setback and Side Yard       \$\$ 130, \$ 131, 132, 133       Not Required.         Street Frontage and Public Readm       \$\$ 145.1       Required informations apply to above-grade para setbacks, parking and loading entrances, as ground floor ceiling height, streetfacing gr spaces, transparency and loading entrances, as ground floor ceiling height, streetfacing gr spaces, transparency and lenestration, and ratilings, and grillwork. Exceptions permitter historic buildings.         Ground Floor Commercial       \$ 145.4       Not Required         Vehicular Access Restrictions       \$ 155(r)       Prohibited on Market Street from Castro St Embarcalero         Miscellaneous       \$ 102, 121.1       P up to 4.999 square feet; C 5,000 square feet;		ZONING CO	NTROL TABLE
References         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.       \$\$ 102, 105, 106, 250-252, 253.1, 260, 261.1, 270, 271. See also Height Sculpting on Aller 261.1, 270, 271. See also Height Bonus for Active Ground       \$\$ 263.20         P       P         Floor Uses       \$\$ 2130, \$134, 134(a) and(e)       Required at the Second Story and at each st level or Story of the building, and at the Fir it contains a Dwelling Unit: 25% of lot dept no case less than 15 feet.         Front Setback and Side Yard       \$\$130, \$131, 132, 133       Not Required.         Street Frontage and Public RedIm       \$\$138.1       Required informations apply to above-grade past street frontage Requirements         \$\$145.1       Required       setbacks, parking and loading entrances, as ground floor ceiling height meterfacing error spaces. transparency and fenestration, and railings, and arithwork. Exceptions permitte historic buildings.         Ground Floor Commercial       \$145.4       Not Required         Vehicular Access Restrictions       \$155(r)       Prohibited on Market Street from Castro St. Embarcadero         Miscellaneous       \$102, 121.1       P up to 4.999 square feet; C 5,000		1	<u>Castro NCD</u>
Massing and Setbacks         Height and Bulk Limits.         106, 250-252,         253.1, 200,         261.1         270, 261.1, 270,         271. See also         Height and         Bulk District         Maps         5 Foot Height Bonus for Active Ground         § 263.20         Floor Uses         Rear Yard         § 130 § 134,         If evel or Story of the building, and at the Fir it contains a Dwelling Unit: 25% of lot deprive case less than 15 feet.         Front Setback and Side Yard         Street Frontage and Public Realm         Street Frontage Requirements         \$ 145.1         Required floor commercial         \$ 145.4         Not Required         Street Frontage Requirements         \$ 145.1         Required         Cound Floor Commercial         \$ 145.4         Vehicular Access Restrictions         \$ 1502, 121.1         Pup to 4.999 square feet; C 5,000 square feet; C 5,00	Zoning Category		<u>Controls</u>
Height and Bulk Limits.       \$\$ 102, 105, 106, 250-252, 253.1, 260, 261.1, 270, 271. See also Height Sculpting on Alle 261.1, 270, 271. See also Height Bonus for Active Ground Bulk District Maps       \$\$ Foot Height Bonus for Active Ground Science of the second Story and at each su Height and Bulk District Maps         5 Foot Height Bonus for Active Ground Eleven of the second Story and at each su Height and Bulk District Maps       \$\$ 130 \$ 134, 134 (a) and(e)         8 Ear Yard       \$\$ 130 \$ 134, 134 (a) and(e)       Required at the Second Story and at each su the Fir it contains a Dwelling Unit: 25% of lot deprive on case less than 15 feet.         Front Setback and Side Yard       \$\$ 130, 131, 132, 133       Not Required.         Street Frontage and Public Realm       \$\$ 138.1       Required if loor controls apply to above-grade pa setbacks, parking and loading entrances, and ground floor ceiling height, street-facing gr spaces. transparency and fenestration, and railings, and grillwork. Exceptions permitte historic buildings.         Ground Floor Commercial       \$ 145.4       Not Required         Vehicular Access Restrictions       \$ 155(r)       Prohibited on Market Street from Castro St. Embarcadero         Miscellaneous       \$ 102, 121.1       P up to 4,999 square feet; C 5,000 square feet	BUILDING STANDARDS		
106, 250—252, 253.1, 260, 261.1, 270, 271. See also Height and Bulk District Maps       261.1         5 Foot Height Bonus for Active Ground Floor Uses       § 263.20       P         Rear Yard       § 130 § 134, 134(a)and(e)       Required at the Second Story and at each su level or Story of the building, and at the Fir it contains a Dwelling Unit: 25% of lot dep no case less than 15 feet.         Front Setback and Side Yard       §\$130, 131, 132, 133       Not Required.         Street Frontage and Public Realm       \$         Street Frontage Requirements       § 145.1         Street Frontage Requirements       § 145.1         Street Frontage Requirements       § 145.4         Not Required         Street Frontage Requirements       § 145.4         Street Fromtage Restrictions       § 155(r)         Prohibited on Market Street from Castro St. Embarcadero         Miscellaneous       § 102, 121.1         Pup to 4,999 square feet; C 5,000 square feet	Massing and Setbacks		
Floor Uses       Rear Yard       \$ 130 § 134, 134(a)and(e)       Required at the Second Story and at each su level or Story of the building, and at the Fir it contains a Dwelling Unit: 25% of lot deprino case less than 15 feet.         Front Setback and Side Yard       \$\$130, 131, 132, 133       Not Required.         Street Frontage and Public Realm       \$\$138.1       Required         Street Frontage Requirements       \$\$145.1       Required: controls apply to above-grade parsetbacks, parking and loading entrances, ac ground floor ceiling height, street-facing gr spaces, transparency and fenestration, and railings, and grillwork. Exceptions permittee historic buildings.         Ground Floor Commercial       \$ 145.4       Not Required         Vehicular Access Restrictions       \$ 155(r)       Prohibited on Market Street from Castro St. Embarcadero         Miscellaneous       \$ 102, 121.1       P up to 4,999 square feet; C 5,000 square feet	<u>Height and Bulk Limits.</u>	<u>106, 250—252,</u> <u>253.1, 260,</u> <u>261.1, 270,</u> <u>271. See also</u> <u>Height and</u> <u>Bulk District</u>	more information. Height Sculpting on Alleys
134(a)and(e)       level or Story of the building, and at the Firit contains a Dwelling Unit: 25% of lot deprive to case less than 15 feet.         Front Setback and Side Yard       \$\$130,131, 132,133       Not Required.         Street Frontage and Public Realm       \$\$138.1       Required         Street Frontage Requirements       \$\$145.1       Required.         Street Frontage Requirements       \$\$145.1       Prohibited on Market Street facing gr         Street Frontage Requirements       \$\$145.4       Not Required         Vehicular Access Restrictions       \$\$155(r)       Prohibited on Market Street from Castro St. Embarcadero         Miscellaneous       \$\$102, 121.1       P up to 4,999 square feet; C 5,000 square feet		<u>§ 263.20</u>	<u>P</u>
I32, 133         Street Frontage and Public Realm         Streetscape and Pedestrian Improvements       \$138.1       Required         Street Frontage Requirements       \$145.1       Required: controls apply to above-grade particle setbacks, parking and loading entrances, and ground floor ceiling height, street-facing gr spaces, transparency and fenestration, and railings, and grillwork. Exceptions permitter historic buildings.         Ground Floor Commercial       \$145.4       Not Required         Vehicular Access Restrictions       \$155(r)       Prohibited on Market Street from Castro Street Embarcadero         Miscellaneous       \$102, 121.1       P up to 4,999 square feet; C 5,000 square feet	<u>Rear Yard</u>		<u>Required at the Second Story and at each succ</u> <u>level or Story of the building, and at the First S</u> <u>it contains a Dwelling Unit: 25% of lot depth, a</u> <u>no case less than 15 feet.</u>
Streetscape and Pedestrian Improvements       §138.1       Required         Street Frontage Requirements       § 145.1       Required; controls apply to above-grade parset setbacks, parking and loading entrances, and ground floor ceiling height, street-facing gr spaces, transparency and fenestration, and railings, and grillwork. Exceptions permitter historic buildings.         Ground Floor Commercial       § 145.4       Not Required         Vehicular Access Restrictions       § 155(r)       Prohibited on Market Street from Castro Str Embarcadero         Miscellaneous       § 102, 121.1       P up to 4,999 square feet; C 5,000 square feet	Front Setback and Side Yard		Not Required.
Improvements       Required; controls apply to above-grade para setbacks, parking and loading entrances, active setbacks, parking and floor ceiling height, street-facing graphical setbacks, parking and graphical setbacks, parking and graphical setbacks, parking and floor ceiling height, street-facing graphical setbacks, parking and ferestration, and railings, and graphical setbacks, parking and ferestration, and railings, and graphical setbacks, parking and ferestration, and railings, and graphical setbacks, parking and ferestration, and railings, and graphica	Street Frontage and Public Realm	<u>!</u>	
setbacks, parking and loading entrances, ac         ground floor ceiling height, street-facing gr         spaces, transparency and fenestration, and         railings, and grillwork. Exceptions permitter         historic buildings.         Ground Floor Commercial       § 145.4         Vehicular Access Restrictions       § 155(r)         Prohibited on Market Street from Castro Street         Enbarcadero         Miscellaneous         Lot Size (Per Development)       § 102, 121.1		<u>§138.1</u>	<u>Required</u>
Vehicular Access Restrictions       § 155(r)       Prohibited on Market Street from Castro Street         Miscellaneous         Lot Size (Per Development)       § 102, 121.1       P up to 4,999 square feet; C 5,000 square feet	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	Required; controls apply to above-grade parki setbacks, parking and loading entrances, activ ground floor ceiling height, street-facing groun spaces, transparency and fenestration, and gat railings, and grillwork. Exceptions permitted fe historic buildings.
Embarcadero       Miscellaneous       Lot Size (Per Development)     § 102, 121.1     P up to 4,999 square feet; C 5,000 square feet	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Lot Size (Per Development)§ 102, 121.1P up to 4,999 square feet; C 5,000 square feet	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Market Street from Castro Stree Embarcadero
	<u>Miscellaneous</u>	·	·
	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet

## CASTRO STREET NEIGHRORHOOD COMMERCIAL DISTRICT SEC 745

	Planned Unit Development	<u>§ 304</u>	<u>C</u>
1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
2	Signs	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
3		<u>607, 607.1,</u>	
		<u>608, 609</u>	
4	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
5		<u>604,</u> <u>608, 609, 610,</u>	
6		<u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
7		<u>Industry</u>	
8		<u>Element</u>	
9			
10	Zoning Category	<u>§</u> References	<u>Controls</u>
10	RESIDENTIAL STANDARDS A		
11	Development Standards		
12	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	80 square feet if private, or 100 square feet if common
40	<u>Unit]</u>		
13	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions permitted
14		<u> 159 - 161, 166,</u>	per §161. Bike parking required per §155.2. If car
15		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per §166.
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
16	<u>Use Characteristics</u>		
17	Single Room Occupancy Student Housing	<u>§ 102</u> § 102	<u>P</u> <u>P</u>
18	Residential Uses	<u> <u>8 102</u></u>	Controls By Story
	<u>Residential Oses</u>	*	$\underline{1^{st}}$ $\underline{2^{nd}}$ $\underline{3^{rd}}$ +
19	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
20	<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area. or the density</u> permitted in the nearest Residential District.
21			whichever is greater.
	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u><i>P up to twice the number of dwelling units otherwise</i></u> <i>permitted as a Principal Use in the district and</i>
22		202.2()), 207	meeting all the requirements of § 202.2(f)(1). C up to
23			twice the number of dwelling units otherwise permitted as a Principal Use in the district and
24			meeting all requirements of Section § 202.2(f)(1),
			except for § 202.2(f)(1)(D)(iv), related to location.
25			

	Group Housing Density	§ 208	Up to 1 bedroom per 210 square foot lot area, or the
1	Group Housing Density	<u>x 200</u>	density permitted in the nearest Residential District.
2			whichever is greater.
	Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units.
3		<u></u>	No limit in buildings with 5 or more Dwelling Units.
4			<u>ADUs may not eliminate or reduce ground-story retail</u> or commercial space.
F	Homeless Shelter Density	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code
5	Loss of Dwelling Units		Controls by Story
6			<u>1st</u> <u>2nd</u> <u>3rd+</u>
7	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>NP</u>
0	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u> <u>C</u> <u>C</u>
8		I	
9	Zoning Category	<u>§</u>	<u>Controls</u>
10		<u>References</u>	
	<u>NON-RESIDENTIAL STANDAR</u>	<u>DS AND USES</u>	<u>8</u>
11	Development Standards		
12	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>3.0 to 1</u>
13	Use Size	<u>124</u> §§102, 121.2	P to 1,999 square feet; C 2,000 square feet to 3,999
14		<u> <u>88102, 121.2</u></u>	square feet; NP(1) 4,000 square feet and above
14	Off-Street Parking Requirements	<u> </u>	No car parking required if Occupied Floor Area is
15		<u>151, 153 - 156,</u> 159 - 161, 166,	less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking
16		<u>204.5</u>	waiver. Bike parking required per Section 155.2. Car
-			share spaces required when a project has 25 or more parking spaces per §166.
17	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if gross floor area is less than 10,000
18		<u>153 - 155, 161,</u> 204.5	square feet. Exceptions permitted per §161.
19	Commercial Use Characteristics		I
20	Drive-up Facility	<u>§102</u>	<u>NP</u>
20	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
21	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>
22	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>
22	Open Air Sales	<u>§102, 703(b)</u>	See Section 703(b)
23	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>
24	Walk-up Facility	<u>§102</u>	<u>P</u>
			<u>Controls by Story</u>
25	Agricultural Use Category	_	<u>1st 2nd 3rd+</u>

1	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
3	<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
4	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Entertainment, Arts and Recreation	n Use Category			
9	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Uses*</u>				
	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Industrial Use Category				
14	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Institutional Use Category				
16	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
4 -	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
17	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
19	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
21	Sales and Service Use Category Retail Sales and Service Uses*	88102	D	D	ND
22	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
22	Adult Business	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>

	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
1	<u>Kennel</u>	<u>§102</u>	<u>C</u>	NP	NP	
2	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
3	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
4	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(4)</u>	<u>NP</u>	<u>NP</u>	
0	<u>Restaurant, Limited</u>	<u>§§102,</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
7	Samiaa Financial	<u>202.2(a)</u>		C	ND	
8	Services, Financial	<u>§102</u>	$\underline{C}$	<u>C</u> NP(5)	<u>NP</u> NP(5)	
0	<u>Services, Fringe Financial</u> Services, Health	<u>§102</u> §102	<u>NP(5)</u> <u>P</u>		<u>NF(5)</u> <u>C</u>	
9	<u>Services, Instructional</u>	<u>§102</u> §102	<u>r</u> <u>P</u>	<u>P</u> <u>P</u>	<u>C</u>	
10	Services, Limited Financial	<u>§102</u> §102	<u>L</u> <u>C</u>	<u>I</u> NP	<u>v</u>	
10	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>	
11	Services, Retail Professional	<u>§102</u>	<u> </u>	<u>P</u>	<u>c</u>	
12	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	NP	<u> </u>	
12	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP	
13	Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	NP	
14	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>	
	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>	
15	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>	
16	Utility and Infrastructure Use Cate	egory				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>	
17	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
18	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	* Not listed below					
13	(1) USE SIZE EXEMPTION Per Planning Code Section 121.2(b), Use	Size shall general	ly not exceed 4,00	0 square feet exc	ept that a Child Care	
20	Facility, School, Post-Secondary Education	onal Institution, Re	ligious Institution	, Social Service o	or Philanthropic	
21	<u>Facility, Community Facility, or a Residential Care Facility as defined in Section 102 that is operated by a non-</u> profit and is neighborhood-serving may exceed 4,000 square feet by Conditional Use authorization.					
22	(2) C required for 13 or more children					
23	(3) C required for seven or more persons.					
24						

- ~
- 25

1	(4) CASTRO STREET LIQUOR LICENSES FOR RESTAURANTS				
2	Boundaries: Applicable to the Castro Street Neighborhood Commercial District Controls: A Restaurant, as defined in Section 102, may only add ABC license types 47, 49 or 75 as a Conditional				
3	<u>Use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that</u> <u>the Restaurant is operating as a Bona Fide Eating Place, as defined in Section 102 of this Code. Should a</u> <u>Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use authorization</u>				
4	shall be subject to immediate revocation.	Banng Frace jor e	my rengin of time, the conditional ose dumoniquion		
5	(5) FRINGE FINANCIAL SERVICE REST Boundaries: The FFSRUD and its 1/4 mi		<u>STRICT (FFSRUD).</u> but is not limited to, the Broadway Neighborhood		
6	Commercial District.		e financial services are NP pursuant to Section 249.35.		
7			I services are P subject to the restrictions set forth in		
8	(6) C if a Macro WTS Facility; P if a l	Micro WTS Facil	l <u>ity.</u>		
9	SEC. 716. INNER CLEMENT S	TREET NEIG	HBORHOOD COMMERCIAL DISTRICT.		
10	* * * *				
11	Table 716. INNER CLEMEN	T STREET NE	EIGHBORHOOD COMMERCIAL DISTRICT		
12		ZONING CO	NTROL TABLE		
13			Inner Clement		
15			<u>Inner Ctement</u>		
14	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>		
	<b>BUILDING STANDARDS</b>	<u>§</u> <u>References</u>			
14 15	BUILDING STANDARDS Massing and Setbacks		Controls		
14	<b>BUILDING STANDARDS</b>	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	<u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u> <u>information. Height sculpting required on Alleys per</u>		
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>§§ 102, 105,</u>	<u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u>		
14 15 16 17	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	<u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u> <u>information. Height sculpting required on Alleys per</u> <u>\$261.1.</u>		
14 15 16 17 18	BUILDING STANDARDS Massing and Setbacks	<u>§§ 102, 105,</u> 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk	<u>Controls</u> <u>40-X. See Height and Bulk Map Sheet HT03 for more</u> <u>information. Height sculpting required on Alleys per</u>		
14 15 16 17 18 19	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1. <u>P</u> <u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it</u>		
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134.</u>	Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1. <u>P</u> Required at the Second Story and at each succeeding level		
14 15 16 17 18 19 20 21	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard	<u>\$</u> § 102, 105, <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>\$</u> § 130, 134, <u>134(a)(e), 136</u>	Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1.         P         Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet		
14 15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134.</u>	Controls         40-X. See Height and Bulk Map Sheet HT03 for more information. Height sculpting required on Alleys per \$261.1. <u>P</u> <u>Required at the Second Story and at each succeeding level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no   </u>		

1			
1	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
I	<u>Improvements</u>	9 1 4 5 1	
2	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
			ground floor ceiling height, street-facing ground-level
3			spaces, transparency and fenestration, and gates, railings,
4			and grillwork. Exceptions permitted for historic buildings.
4			
5			
0	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
6	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>None</u>
7	<u>Miscellaneous</u>		
•	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and above
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
10		<u>604,</u>	
11		<u>607, 607.1,</u> 608, 609	
11	General Advertising Signs	<u>88 262, 602.7</u>	NP
12	General Auvernising Signs	<u>\$\$ 202, 002.7</u> 604,	
4.0		<u>608,</u> 609, 610 <u>,</u>	
13		<u>611</u>	
14	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
		<u>Commerce and</u> Industry	
15		<u>Element</u>	
16			
10			
17	Zoning Category	<u>§References</u>	<u>Controls</u>
10	RESIDENTIAL STANDARDS AN	VD USES	
18	Development Standards		
19		88125 126	90 gauges foot if private on 100 source foot if source
	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if private, or 100 square feet if common</u>
20		0.0 1 45 1 150	
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions permitted
<u> </u>		<u>151, 155 - 150,</u> 159 - 161, 166,	per §161. Bike parking required per §155.2. If car
22		204.5	parking is provided, car share spaces are required
00	Describer Unit Min	8 207 C	when a project has 50 units or more per §166.
23	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>Not required</u>
			· · · · · · · · · · · · · · · · · · ·

24Use CharacteristicsSingle Room Occupancy§ 10225Student Housing§ 102P

	Residential Uses		Controls By Story			
1			<u>1<sup>st</sup></u>	<u>2'</u>	ıd	$\underline{3^{rd}}$ +
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u> </u>	2
3	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 squa</u> permitted in the ne			
4			whichever is great		ilai Districi,	<u>-</u>
5	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the n</u> permitted as a Prin	ncipal Úse in i	the district a	und
6			meeting all the req twice the number of			
7			permitted as a Prin meeting all require			
8			except for § 202.20			
-	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 210</u> permitted in the ne			
9			whichever is great		<i>itui Districi</i> ,	-
10	Accessory Dwelling Unit Density	<u>§§102,</u>	<u>P within the existing</u>			
11		<u>207(c)(4)</u>	<u>allowed in building</u> <u>No limit in buildin</u>	gs with 5 or m	ore Dwellin	ng Units.
12			<u>ADUs may not elin</u> or commercial spa		ice ground-s	<u>story retail</u>
13	Homeless Shelter Density	<u>§§ 102, 208</u>	<u>Density limits regu</u>		dministrativ	ve Code
	Loss of Dwelling Units			Controls by S	<u>tory</u>	
14			<u>1st</u>		<u>2nd</u>	<u>3rd+</u>
15	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
16	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17			1			
18	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	<u>'</u>	
19	NON-RESIDENTIAL STANDA	RDS AND USE	<u>S</u>			
20	Development Standards					
20	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>			

Tibor Area Kano	<u>88 102, 123,</u> <u>124</u>	
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and above</u>
Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	<u>No car parking required if Occupied Floor Area is</u> <u>less than 5,000 square feet. See chart in §151 for uses</u> <u>over 5,000 square feet. See §161 for car parking</u> <u>waiver. Bike parking required per Section 155.2. Car</u> <u>share spaces required when a project has 25 or more</u> <u>parking spaces per §166.</u>

1	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> 204.5	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.				
2	Commercial Use Characteristics						
3	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>			
0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>				
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.;</u>	<u>C 2 a.m 6 a.</u>	<u>n.</u>		
5	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>				
0	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(b	<u>)</u>			
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fro</u>	nt; C if located	<u>elsewhere</u>		
7	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>				
			<u>(</u>	Controls by S	<u>Story</u>		
8	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
9	Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>		
10	<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>		
11	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
12	Automotive Use Category						
13	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
14	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
15	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
16	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>		
17	Entertainment, Arts and Recreation	n Use Category					
18	Entertainment, Arts and Recreation Uses*	<u>\$102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
19	Entertainment, General	<u>§102</u>	<u>C</u>	NP	NP		
19	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	NP	NP		
20	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
21	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
22	Industrial Use Category						
23	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>		
24	Institutional Use Category						
24	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
25	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>		

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	<u>Medical Cannabis Dispensary</u>	<u>§§102.</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>\$102</u>	<u>NP</u>	NP	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	Sales and Service Use Category				
5	Retail Sales and Service Uses*	<u>\$\$102.</u>	<u>P</u>	<u>C</u>	NP
6		<u>202.2(a), 202.3</u>	-		<u></u>
0	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
0	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
11	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant, Limited</u>	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
15	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
16	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	Utility and Infrastructure Use Cate	egory			
21	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

23 (1) C required for 13 or more children

24 (2) C required for seven or more persons.

1	(3)INNER CLEMENT STREET LIQUOR LICENSI	ES EAD BADS			
2	(a) In order to allow wine and/or beer bars to	seek an ABC license type 42 so that wine and beer (but not hard s, a Bar as defined in Section 102 may be permitted as a			
3	Conditional Use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission				
4	<u>finds that:</u> (1) The Bar function is operated as a wine and beer bar with an ABC license type 42, which may include				
7	incidental food services; and				
5		<i>C license type 42. Other ABC license types, except those that are uant to Section 102, are not permitted for those uses subject to this</i>			
6	Section.				
		<u>I Use authorization under this Section, the Planning Commission</u> s Conditional Use authorization should an establishment no longer			
7	comply with any of the above criteria for any lenge				
8	(4) INNER CLEMENT STREET LIQUOR LICENS	ES FOR RESTAURANTS			
0	A Restaurant as defined in Section 102 may only a	dd ABC license types 47, 49 or 75 as a Conditional Use on the			
9		in Section 303, the Planning Commission finds that the Restaurant ed in Section 102 of this Code. Should a Restaurant fail to operate			
10	as a Bona Fide Eating Place for any length of time	e, the Conditional Use authorization shall be subject to immediate			
11	<u>revocation.</u>				
11	(5) FRINGE FINANCIAL SERVICE RESTRICTEL	) USE DISTRICT (FFSRUD).			
12		includes, but is not limited to, the Inner Clement Street			
10	<u>Neighborhood Commercial District.</u> Controls: Within the FESPUD and its 1/4 mile bu	ffer, fringe financial services are NP pursuant to Section 249.35.			
13		e financial services are P subject to the restrictions set forth in			
14	<u>Subsection 249.35(c)(3).</u>	- /····································			
	(6) C : C = Massa WTC Fee il (a. D : C = Missa WTC				
15	(6) C if a Macro WTS Facility; P if a Micro WTS	<u>Faculty.</u>			
16					
10	SEC. 717. OUTER CLEMENT STREE	T NEIGHBORHOOD COMMERCIAL DISTRICT.			
17	* * * *				
18					
10	Table 717. OUTER CLEMENT STR	EET NEIGHBORHOOD COMMERCIAL DISTRICT			
19	ZONI	NG CONTROL TABLE			
20	<u>ZONING CONTROL TABLE</u> <u>Outer Clement</u>				
20	Zoning Category §	<u>Controls</u>			
21	Refere				
22	<b>BUILDING STANDARDS</b>				
	Massing and Setbacks				
23					
24					
25					

	Height and Bulk Limits.	<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheets HT03 and
1	Tergin and Dan Linnis.	106, 250—252,	HT04 for more information. Height sculpting required
2		<u>260, 261.1,</u> 270, 271. See	on Alleys per §261.1.
		also Height	
3		<u>and Bulk</u> <u>District Maps</u>	
4	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
5	<u>Floor Uses</u>	88 120 124	Required at Grade level and at each succeeding level
0	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less than 15
6			feet
7	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
8	Street Frontage and Public Realm	152, 155	
0	Streetscape and Pedestrian	<u>§138.1</u>	Required
9	Improvements	9 1 4 5 1	
10	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required: controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
			railings, and grillwork. Exceptions permitted for
12			historic buildings.
13			
14	Ground Floor Commercial	<u>§ 145.4</u>	<u>Not Required</u>
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
15	<u>Miscellaneous</u> Lot Size (Per Development)	8 102 121 1	P up to 4,999 square feet; C 5,000 square feet and
16		<u>§ 102, 121.1</u>	<u>above</u>
17	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
17	Awning, Canopy or Marquee	<u>§ 136.1</u>	
18	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
19		<u>607, 607.1,</u>	
	Country I A location a Singe	<u>608, 609</u>	ND
20	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
21		<u>608, 609, 610,</u> <u>611</u>	
22	Design Guidelines	General Plan	Subject to the Urban Design Guidelines
23		<u>Commerce and</u> Industry	
		<u>Element</u>	
24			
25	Zoning Category	<u>§</u>	<u>Controls</u>
	<b>_</b>		

4		<b>References</b>			
1	RESIDENTIAL STANDARDS A	ND USES			
2	Development Standards				
3	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u> per unit if common		
4	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>		equired. Certain o	exceptions permitted
5		<u>159 - 161, 166,</u> <u>204.5</u>	parking is provid	ded, car share sp	per <u>§155.2. If car</u> aces are required
6	Dwelling Unit Mix	<u>§ 207.6</u>	<u>when a project h</u> <u>Not required</u>	<u>las 50 units or ma</u>	bre per §100.
7	Use Characteristics	I			
8	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
0	Student Housing	<u>§ 102</u>	<u>P</u>		
9	<u>Residential Uses</u>		1 <sup>st</sup>	Controls By Sta 2 <sup>nd</sup>	$\frac{ory}{3^{rd}+}$
10	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u><u>P</u></u>
11	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 sq</u>		· ·
12			permitted in the whichever is gre		ial District <u>,</u>
13					
14	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a P		ling units otherwise he district and
15				equirements of §	202.2(f)(1). C up to
-			permitted as a P	rincipal Use in th	he district and
16			meeting all request except for § 202.		elated to location.
17	Group Housing Density	<u>§ 208</u>	<u>1 bedroom per 2</u> permitted in the		ot area or the density
18			whichever is gre		<u>lai Districi,</u>
19	Accessory Dwelling Unit Density	<u>§§102,</u> 207(c)(4)	<u>P within the exis</u> allowed in build		velope. 1 ADU ver Dwelling Units.
20		207(0)(1)	No limit in build	ings with 5 or ma	ore Dwelling Units. ce ground-story retail
21	Homeless Shelter Density	<i>§§ 102, 208</i>	or commercial s	pace.	dministrative Code
22		<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	<u> </u>		
23	Loss of Dwelling Units		<u>1st</u>	<u>Controls by Ste</u> <u>2nd</u>	<u>orv</u> <u>3rd+</u>
24	Residential Conversion	<u>§ 317</u>	<u><u> </u></u>	<u>NP</u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u> § 317	<u><u>c</u></u>	<u><u>C</u></u>	<u>C</u>
25	Leskonia Denomon and Herger	<u></u>	<u> </u>	<u> </u>	<u> </u>

1	Zoning Category	<u>§</u>		Control	's
2	NON-RESIDENTIAL STANDA	<u>References</u>	<u> </u>		_
3			<u>,</u>		
4	<u>Development Standards</u>				
5	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>		
6	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 so</u> above	quare feet; C 2,5	500 square feet and
7 8 9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156, 159 - 161, 166, 204.5	No car parking less than 5,000 over 5,000 squa waiver. Bike pa share spaces re	square feet. See are feet. See §16 rking required p quired when a p	upied Floor Area is chart in §151 for uses <u>1 for car parking</u> per Section 155.2. Car project has 25 or more
0	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	parking spaces per §166. None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
1	Commercial Use Characteristics				
2	Drive-up Facility	<u>§102</u>	<u>NP</u>		
	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
3	Hours of Operation	<u>§102</u>	<u>P 6 a.m 11 p.</u>	<u>т.; С 11 р.т 2</u>	<u>2 a.m.</u>
Ļ	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703	<u>B(b)</u>	
	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in f</u>	ront; C if locate	d elsewhere(4)
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
				Controls by	
	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Greenhouse</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Use Category				
	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>NP</u>

	Entertainment, Arts and Recreation	n Use Category	,		
1	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Uses*</u>				
	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Industrial Use Category	F			
7	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Institutional Use Category	-			
8	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
0	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
9	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Medical Cannabis Dispensary	<u>§§102.</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
11	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
13	Sales and Service Use Category				
14	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>NP</u>	<u>NP</u>
	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1 /	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Motel	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
4 د	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
24	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Design Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
0	Utility and Infrastructure Use Cate	egory			
3	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
4	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	(1) C required for 13 or more children.				
7	(2) C required for seven or more persons. (3) FRINGE FINANCIAL SERVICE RES	TRICTED USE DI			
8	1/4 mile buffer includes, but is not limited Controls: Within the FFSRUD and its 1/4	<sup>1</sup> mile buffer, fringe	financial service.	s are NP pursuar	nt to Section 249.35.
9	Outside the FFSRUD and its 1/4 mile buf subsection 249.35(c)(3).				·
10	(4) Outdoor Activity Areas are permitted (5) C if a Macro WTS Facility; P if a Micro		<u>ermitted U if they </u>	<u>existed prior to 1</u>	<u>985.</u>
11	SEC. 718. UPPER FILLMORE	STREET NEI	GHBORHOOD		CIAL DISTRICT.
12	* * * *				
13	Table 718. UPPER FILLMOR	RE STREET NI	EIGHBORHO	OD COMME	RCIAL DISTRICT
-	<u>Table 718. UPPER FILLMOP</u>		EIGHBORHO NTROL TABL		RCIAL DISTRICT
14	<u>Table 718. UPPER FILLMOP</u>		NTROL TABL		
14 15	<u>Table 718. UPPER FILLMOR</u>	<u>ZONING CON</u>	NTROL TABL	<u>E</u>	
14	Zoning Category	ZONING CON	NTROL TABL	<u>E</u> pper Fillmore	
14 15		<u>ZONING CON</u>	NTROL TABL	<u>E</u> pper Fillmore	
14 15 16 17	Zoning Category BUILDING STANDARDS	ZONING COI           \$ <b>References</b> \$\$ 102, 105,	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heig</u>	<u>E</u> pper Fillmore <u>Controls</u> at and Bulk Map	<u>NCD</u> Sheet HT02 for more
14 15 16	Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING COI         §         References         §§ 102, 105, 106, 250-252,	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heigh</u> <u>information. Hei</u>	<u>E</u> pper Fillmore <u>Controls</u> at and Bulk Map	<u>• NCD</u>
14 15 16 17	Zoning Category BUILDING STANDARDS Massing and Setbacks	ZONING COI           \$ <b>References</b> \$\$ 102, 105,	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heig</u>	<u>E</u> pper Fillmore <u>Controls</u> at and Bulk Map	<u>NCD</u> Sheet HT02 for more
14 15 16 17 18 19	Zoning Category BUILDING STANDARDS Massing and Setbacks	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>8</b> <b>8</b> <b>102, 105,</b> <b>106, 250–252,</b> <b>260, 261.1,</b> <b>270, 271.</b> See <b>also Height</b>	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heigh</u> <u>information. Hei</u>	<u>E</u> pper Fillmore <u>Controls</u> at and Bulk Map	<u>NCD</u> Sheet HT02 for more
14 15 16 17 18	Zoning Category BUILDING STANDARDS Massing and Setbacks	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>§</b> 102, 105, 106, 250–252, 260, 261.1, 270, 271. See <u>also Height</u> <u>and Bulk</u>	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heigh</u> <u>information. Hei</u>	<u>E</u> pper Fillmore <u>Controls</u> at and Bulk Map	<u>NCD</u> Sheet HT02 for more
14 15 16 17 18 19	Zoning Category         BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>8</b> <b>106, 250–252,</b> <b>260, 261.1,</b> <b>270, 271.</b> See <b>also Height</b>	<u>NTROL TABL</u> <u>U</u> <u>40-X. See Heigh</u> <u>information. Hei</u>	<u>E</u> pper Fillmore <u>Controls</u> at and Bulk Map	<u>NCD</u> Sheet HT02 for more
14 15 16 17 18 19 20	Zoning Category BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	<b>ZONING CON</b> <b>Š</b> <b>References</b> <b>§</b> <b>106, 250—252,</b> <b>260, 261.1,</b> <b>270, 271. See</b> <b>also Height</b> <b>and Bulk</b> <b>District Maps</b>	<u>VTROL TABL</u> <u>U</u> <u>40-X. See Heigl</u> <u>information. Heigh</u> <u>\$261.1.</u> <u>NP</u> <u>Required at the second</u>	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> <u>at and Bulk Map</u> <u>ight sculpting req</u> Second Story and	<u>NCD</u> Sheet HT02 for more wired on Alleys per
14 15 16 17 18 19 20 21	Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>106, 250–252,</b> <b>260, 261.1,</b> <b>270, 271.</b> See also Height and Bulk <u>District Maps</u> <b>§</b> 263.20	Antipactive       Antipactive         40-X.       See Heigh         information.       Heigh         information.       Heigh         §261.1.       NP         NP       Required at the set or Story of it contains a Dw	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> ut and Bulk Map ight sculpting rea ight sculpting rea Second Story and the building, and elling Unit: 25%	<u>NCD</u> Sheet HT02 for more uired on Alleys per
14 15 16 17 18 19 20 21 22	Zoning Category <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<b>ZONING CON</b> <b>§</b> <b>References</b> <b>§</b> <b>8</b> <b>8</b> <b>102, 105,</b> <b>106, 250–252,</b> <b>260, 261.1,</b> <b>270, 271. See</b> <b>also Height</b> <b>and Bulk</b> <b>District Maps</b> <b>§ 263.20</b> <b>§</b> <b>§ 130, 134,</b>	<u>VTROL TABL</u> <u>U</u> <u>40-X. See Heigh</u> <u>information. Heigh</u> <u>\$261.1.</u> <u>NP</u> <u>Required at the solution</u>	<u>E</u> <u>pper Fillmore</u> <u>Controls</u> ut and Bulk Map ight sculpting rea ight sculpting rea Second Story and the building, and elling Unit: 25%	<u>NCD</u> <u>Sheet HT02 for more</u> <u>nuired on Alleys per</u> <u>l at each succeeding</u> <u>l at the First Story if</u>

1	Front Setback and Side Yard	<u> </u>	Not Required
2	Street Frontage and Public Realm		
2	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>
4	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u>
5			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
6		0.1.45.4	historic buildings.
7	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
1	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>CU required for the entirety of California Street.</u>
8	<u>Miscellaneous</u>	§ 102, 121.1	P up to 4,999 square feet; C 5,000 square feet and
9	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>Above</u>
	Planned Unit Development	<u>§ 304</u>	<u>2</u>
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
11	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> (07, 607, 1	<u>As permitted by Section § 607.1</u>
12		<u>607, 607.1,</u> <u>608, 609</u>	
13 14	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
15 16 17	<u>Design Guidelines</u>	General Plan Commerce and Industry Element	Subject to the Urban Design Guidelines
18 19	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
19	RESIDENTIAL STANDARDS AI	ND USES	
20	Development Standards		
21	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u> <u>per unit if common</u>
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 152, 156	<u>A minimum of one car parking space for every</u>
23		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	<u>Dwelling Unit required. Certain exceptions permitted</u> per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required
24			when a project has 50 units or more per §166.
	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
25	<u>Use Characteristics</u>		

Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>			<u>Controls By S</u>	
		<u>1<sup>st</sup></u>	$\underline{2^{nd}}$	$\underline{3^{rd}}$ +
<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Dwelling Unit Density</u>	<u>§§ 102, 207</u>		<u>square foot lot ar</u>	
		permitted in the nearest Residential District, whichever is greater.		
Senior Housing Density	<u>§§ 102,</u>	P up to twice the number of dwelling units otherwise		
	<u>202.2(f), 207</u>	permitted as a	Principal Use in	the district and
			<u>e requirements of </u> ber of dwelling un	<u>§ 202.2(f)(1). C up</u> its otherwise
			Principal Use in	
			quirements of Sect	
Community Dents	6 200	except for § 202.2(f)(1)(D)(iv), related to location.		
Group Housing Density	<u>§ 208</u>	1 bedroom per 210 square foot lot area or the densitive permitted in the nearest Residential District,		
		whichever is g		
Accessory Dwelling Unit Density	<u>\$\$102,</u>	<i>P</i> within the existing building envelope. 1 ADU		
	<u>207(c)(4)</u>			wer Dwelling Uni
				<u>iore Dwelling Unit</u> ice ground-story r
		or commercia	l space.	
<u>Homeless Shelter Density</u>	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		
Loss of Dwelling Units		<u>Controls by Story</u>		tory
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Zoning Category	<u>\$</u>	Controls		
	<u>References</u>			
<u>NON-RESIDENTIAL STANI</u>	DARDS AND USE	<u>85</u>		
Development Standards				
<u>Development Standards</u>		2.5 to 1		
Floor Area Ratio	<u>§§ 102, 123,</u>	2.5 10 1		
	<u>§§ 102, 123,</u> <u>124</u>	<u>2.3 10 1</u>		
			square feet; C 2,5	00 square feet and

	Off-Street Parking Requirements	§§ 145.1, 150,	No car parking r	equired if Occur	ied Floor Area is
1	Off-Street I arking Kequitements	<u>88 145.1, 150,</u> 151, 153 - 156,			hart in §151 for uses
0		<u> 159 - 161, 166,</u>	over 5,000 squar		
2		<u>204.5</u>			<u>Section 155.2. Car</u> ject has 25 or more
3			parking spaces p		<u>ject nus 25 of more</u>
-	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if	gross floor area	is less than 10,000
4		<u>153 - 155, 161,</u> 204.5	<u>square feet. Exce</u>	<u>eptions permitted</u>	<u>per §161.</u>
5		204.3			
0	Commercial Use Characteristics				
6	Drive-up Facility	<u>§102</u>	<u>NP</u>		
7	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
1	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C_2 a.m 6 a.m	<u>l.</u>
8	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
0	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See Section 703(</u>	<u>b)</u>	
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fro</u>	ont; C if located	elsewhere_
10	Walk-up Facility	<u>§102</u>	<u>P</u>		
				Controls by St	tory
11	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
12	Agriculture, Neighborhood	<u>§§102.</u>	<u>P</u>	<u>P</u>	<u>P</u>
	Agriculture, Large Scale Urban	<u>202.2(c)</u> §§102,	<u>C</u>	<u>C</u>	<u>C</u>
13	Agriculture, Eurge Sedie Orban	$\frac{333102}{202.2(c)}$	0	<u> </u>	<u>c</u>
14	Greenhouse	<u>\$\$102.</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automativa Usa Catagon	<u>202.2(c)</u>			
15	<u>Automotive Use Category</u> Automotive Uses*	<u>§§102, 187.1,</u>	NP	NP	NP
16		$\frac{33102, 107.11}{202.2(b), 202.5}$	<u></u>	111	<u></u>
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	Parking Lot, Private	<u>\$\$102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Public	<u>§§ 102, 142,</u>	<u>C</u>	<u>C</u>	<u>C</u>
10		<u>156</u>			
20	Entertainment, Arts and Recreation				
21	<u>Entertainment, Arts and Recreation</u> Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, General	<u>§102</u>	<u>C</u>	NP	NP
22	Entertainment, Nighttime	<u>§102</u>	<u><u> </u></u>	NP	NP
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP	NP
	Open Recreation Area	<u>§102</u>	<u> </u>	<u><u>C</u></u>	<u>C</u>
24	Passive Outdoor Recreation	<u>§102</u>	<u><u> </u></u>	<u><u>C</u></u>	<u><u> </u></u>
25	Industrial Use Category				

1	<u>Industrial Uses</u>	<u>§§102.</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Institutional Use Category				
Z	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
3	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
5	Philanthropic Admin. Services	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
U	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
7	Sales and Service Use Category				
8	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>
9	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
Ũ	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102.</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(4)(5)</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
18	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	Utility and Infrastructure Use Cate				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
25	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	* Not listed below				
2	(1) C required for 13 or more children				
3	(2) C required for seven or more persons.				
4	(3) A new bar will be allowed with a Conditional Use authorization from the Planning Commission only in conjunction with a Restaurant use.				
4	(4) In considering a Conditional Use for a				
5	proposes lunch service or other daytime un have no daytime activity.	sage in order to lu	<u>nit the number of</u>	<u>such establishme</u>	<u>nts on the block that</u>
6	(5)Formula Retail NP for this use				
7	(6) C if a Macro WTS Facility; P if a Micro	ro WTS Facility.			
8	SEC. 719. HAIGHT STREET N	EIGHBORHO	OD COMMER		ICT.
9	* * * *				
10	<u>Table 719. HAIGHT ST</u>	REET NEIGH	BORHOOD CO	<u>OMMERCIAI</u>	<u>L DISTRICT</u>
11		ZONING CON	TROL TABL	<u>E</u>	
12				Haight Street 1	NCD
10	Zoning Category	8			
13	Zoning Category	<u>§</u> <u>References</u>	1	<u>Controls</u>	
13 14	Zoning Category BUILDING STANDARDS	<u>§</u> <u>References</u>			
	BUILDING STANDARDS Massing and Setbacks			<u>Controls</u>	
14 15	BUILDING STANDARDS	<u>§</u> <u>References</u> <u>§§ 102, 105,</u> 106, 250–252,	40-X. See Heigh	<u>Controls</u> t and Bulk Map S	Sheets HT06 and
14	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u>	40-X. See Heigh	<u>Controls</u> t and Bulk Map S oformation. Heig	
14 15	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> 106, 250—252,	<u>40-X. See Heigh</u> HT07 for more it	<u>Controls</u> t and Bulk Map S oformation. Heig	Sheets HT06 and
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>§</u> 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk	<u>40-X. See Heigh</u> HT07 for more it	<u>Controls</u> t and Bulk Map S oformation. Heig	Sheets HT06 and
14 15 16 17	BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>106</u> , 250–252, <u>260</u> , 261.1, <u>270</u> , 271. See <u>also Height</u>	<u>40-X. See Heigh</u> HT07 for more it	<u>Controls</u> t and Bulk Map S oformation. Heig	Sheets HT06 and
14 15 16 17 18 19	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<u>\$</u> § 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134,	40-X. See Heigh HT07 for more in on Alleys per \$20 <u>NP</u> Required at Grav	<u>Controls</u> t and Bulk Map S oformation. Heig 51.1.	Sheets HT06 and ht sculpting required
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u>	40-X. See Heigh HT07 for more in on Alleys per §20 <u>NP</u> <u>Required at Graa or Story: 25% of</u>	<u>Controls</u> t and Bulk Map S oformation. Heig 51.1.	<u>Sheets HT06 and</u> <u>ht sculpting required</u>
14 15 16 17 18 19	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses         Rear Yard	<u>\$</u> § 102, 105, <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>§ 263.20</u> <u>§ 130 § 134,</u> <u>134(a)(e)</u>	40-X. See Heigh HT07 for more in on Alleys per §20 <u>NP</u> <u>Required at Gra</u> or Story: 25% of feet	<u>Controls</u> t and Bulk Map S oformation. Heig 51.1.	Sheets HT06 and ht sculpting required
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$</u> § 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134,	40-X. See Heigh HT07 for more in on Alleys per §20 <u>NP</u> <u>Required at Graa or Story: 25% of</u>	<u>Controls</u> t and Bulk Map S oformation. Heig 51.1.	Sheets HT06 and ht sculpting required
14 15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard         Front Setback and Side Yard         Street Frontage and Public Realm	<u>\$</u> \$ 102, 105, <u>106, 250–252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$ 130 \$ 134,</u> <u>134(a)(e)</u> <u>\$ \$130, 131,</u> <u>132, 133</u>	40-X. See Heigh HT07 for more in on Alleys per §20 NP Required at Gran or Story: 25% of feet Not Required.	<u>Controls</u> t and Bulk Map S oformation. Heig 51.1.	Sheets HT06 and ht sculpting required
14 15 16 17 18 19 20 21	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard         Front Setback and Side Yard	<u>\$</u> \$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20 § 130 § 134, 134(a)(e) § \$130, 131,	40-X. See Heigh HT07 for more in on Alleys per §20 <u>NP</u> <u>Required at Gra</u> or Story: 25% of feet	<u>Controls</u> t and Bulk Map S oformation. Heig 51.1.	Sheets HT06 and ht sculpting required

		9 1 4 7 1	
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
_			ground floor ceiling height, street-facing ground-level
2			spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for historic buildings.
0			instoric buildings.
4	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
5	Vehicular Access Restrictions	§ 155(r)	<u>None</u>
	<u>Miscellaneous</u>		
6	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
7			above
•	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
3		<u>607, 607.1,</u>	
10		608, 609	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u>	
12		<u>611</u>	
13	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
		<u>Commerce and</u>	
14		<u>Industry</u> Element	
15			
			~ .
16	Zoning Category	<u>§</u>	<u>Controls</u>
17	RESIDENTIAL STANDARDS AN	<u>References</u>	
	Development Standards	<u>ND USES</u>	
18	Usable Open Space [Per Dwelling	§§135, 136	80 square feet per unit if private, or 100 square feet
19	<u>Unit]</u>	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	per unit if common
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>
20		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	<u>Dwelling Unit required. Certain exceptions permitted</u> per §161. Bike parking required per §155.2. If car
21		<u>139 - 101, 100,</u> <u>204.5</u>	parking is provided, car share spaces are required
22		8 <b>2</b> 0 <b>7</b> (	when a project has 50 units or more per §166.
22	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
23	<u>Use Characteristics</u> <u>Single Room Occupancy</u>	<u>§ 102</u>	<u>P</u>
24	Student Housing	<u>§ 102</u> § 102	<u>P</u>
	Residential Uses		<u>Controls By Story</u>
25	<u>Restuentiur Oses</u>		<u>connois by bioly</u>

			<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}}$ +
1	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Dwelling Unit Density	<u>§§ 102, 207</u>	<u>1 unit per 600 sq</u> permitted in the		
3			whichever is great		
4	Senior Housing Density	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a P		ling units otherwise
		<u>202.2(j), 207</u>	meeting all the r	equirements of §	202.2(f)(1). C up to
5			twice the number		
6			meeting all requirements of the second secon		on § 202.2(f)(1), elated to location.
7	Group Housing Density	<u>§ 208</u>			of area or the density
8			permitted in the whichever is great		ial District,
9	Accessory Dwelling Unit Density	<u>§§102,</u>	P within the exis	ting building env	
		<u>207(c)(4)</u>	No limit in build	ings with 5 or ma	<u>ver Dwelling Units.</u> pre Dwelling Units.
10			<u>ADUs may not e</u> or commercial sp		<u>ce ground-story retail</u>
11	Homeless Shelters	<u>§§ 102, 208</u>			dministrative Code
12	Loss of Dwelling Units			Controls by St	<u>ory</u>
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
15		\$			
16	Zoning Category	<u>s</u> References		<u>Controls</u>	
17	NON-RESIDENTIAL STANDAR	DS AND USES	S		
18	Development Standards				
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> 124	<u>1.8 to 1</u>		
20	<u>Use Size</u>	<u>124</u> §§102, 121.2	P up to 2,499 sq	uare feet; C 2,50	0 square feet and
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>above</u>		pied Floor Area is
	Off-street I arking Requirements	<u>151, 153 - 156,</u>	less than 5,000 s	q. ft. See chart in	1 §151 for uses over
22		<u>159 - 161, 166,</u> <u>204.5</u>			ar parking waiver. n 155.2. Car share
23			spaces required parking spaces p	when a project h	
24	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if	gross floor area	<u>is less than 10,000</u>
25		<u>153 - 155, 161,</u> <u>204.5</u>	<u>square feet. Exce</u>	eptions permitted	<u>v per §101.</u>
		I	l		

	Commercial Use Characteristics				
1	Drive-up Facility	<u>§102</u>	NP		
2	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>1.</u>
3	Maritime Use	<u>§102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(	<u>b)</u>	
Б	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fre</u>	ont; C if located	<u>elsewhere</u>
5	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
6				Controls by Sta	<u>ory</u>
7	Agricultural Use Category	00100	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
8	Agriculture, Large Scale Urban	<u>§§102,</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	Greenhouse	<u>202.2(c)</u> §§102,	NP	NP	NP
10		$\frac{202.2(c)}{202.2(c)}$			
10	Automotive Use Category				
11	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Entertainment, Arts and Recreation	n Use Category			
17	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	Amusement Game Arcade	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Movie Theater</u>	<u>§§ 102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Industrial Use Category	88103	ND	ND	ND
	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Institutional Use Category				
24	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
25	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
25	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	Job Training	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	Sales and Service Use Category				
5	<u>Retail Sales and Service Uses*</u>	<u>§§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
•	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Grocery, General</u>	<u>§102, 202.3</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
0	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
9	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
13	<u>Motel</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Pharmacy</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
15	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>NP(3)(4)</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>P</u>
17	Retail Sales and Service, General	<u>§102</u>	<u>P(3)</u>	<u>C(3)</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
19	Services, Health	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>NP</u>
10	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Tobacco Paraphernalia Store	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
21	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
20	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
24	Utility and Infrastructure Use Cate	<u>egory</u>			
0E	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>
25	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

4	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	* Not listed below					
2	(1) C required for 13 or more children.					
3	(2) C required for seven or more persons.					
4	(3) HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT: Retail establishments selling off-sale or on- sale alcoholic beverages are not permitted pursuant to Section 781.9.					
5	(4) HAIGHT STREET RESTAURANTS Boundaries: Applicable to the Haight Stre	eet Neighborhood	Commercial Distr	<u>ict and Haight St</u>	reet Alcohol	
6	<u>Restricted Use Subdivision.</u> <u>Controls: A Restaurant may be permitted</u>	as a Conditional U	Jse on the ground	level if, in additi	on to the criteria set	
	forth in Section 303, the Planning Commi- with this Section. Should a Restaurant per					
7	of use to another principally or conditioned	ally permitted use,				
8	accordance with the terms of this Section.					
9	(5) FRINGE FINANCIAL SERVICE REST				· · · · · · · ·	
4.0	<b>Boundaries:</b> The FFSRUD and its 1/4 mit Commercial District.	le buffer includes,	but is not limited	to, the Haight Sti	<u>eet Neighborhood</u>	
10	Controls: Within the FFSRUD and its 1/4					
11	Outside the FFSRUD and its 1/4 mile buff subsection 249.35(c)(3).	<sup>f</sup> er, fringe financia	<u>l services are P su</u>	ibject to the restr	<u>ictions set forth in</u>	
12					1 1.	
	(6) TOBACCO PARAPHERNALIA ESTAL Establishments" applicable to the Haight					
13	after its initial effective date, unless the Bo	pard of Supervisor	s, on or before tha	ut date, extends of	r re-enacts it.	
14	In the Haight Street Neighborhood Comm Paraphernalia Establishment to be deeme			<u>e for a non-confo</u>	<u>rming Iobacco</u>	
15	(7) C if a Macro WTS Facility; P if a Micro	r <u>o WTS Facility.</u>				
16	(8) Within the Haight Street Neighborhood	d Commercial Dis	trict, that portion	<u>of an General En</u>	<u>tertainment use</u>	
17	comprised of mechanical amusement gam purposes of the Planning Code.	e devices will be c	onsidered an Amu	sement Game Ar	<u>cade Use, for the</u>	
18	SEC. 720. HAYES-GOUGH EX	CELSIOR OU	TER MISSION		RHOOD	
19	COMMERCIAL TRANSIT DIST	RICT.				
20	The Hayes Gough Neighborhood C	Commercial Tre	unsit District is	located within	walking distance	
21	of the Civic Center, lying west of F	ranklin Street a	und east of Lag	una Street, wit	h its southern	
22	edge generally at Lily Street, with e	<del>an extension so</del>	ugh along both	sides of Octav	<del>via Boulevard to</del>	
23	Market Street. This mixed use com	mercial district	contains a lim	ited range of r	<del>etail commercial</del>	
24	activity, which primarily caters to a	t <del>he immediate r</del>	<del>eed of the neig</del>	<del>hborhood. The</del>	<del>? few comparison</del>	
25	<del>goods that it does provide attract c</del>	lientele from a	<del>wider area out</del>	<del>side its neighb</del>	<del>orhood, mostly</del>	

the Performing Arts and Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types of retail activity are limited.

- 3 The Hayes-Gough District controls are designed to allow for growth and expansion that is
- *compatible with the existing building and use scales. Building standards protect the moderate*
- *building and use size and require rear yards at residential levels. To maintain the mixed-use*
- *character of the district, most commercial uses are permitted at the first and second stories and*
- *housing is strongly encouraged at the third story and above. In order to encourage lively*
- *pedestrian-oriented commercial activity, but restrict certain sensitive and problematic uses,*
- *eating and drinking, and entertainment uses are directed to the ground story. Retail sales*
- *activity, especially neighborhood-serving businesses, is further promoted by restricting new*
- 11 ground-story medical, business and professional offices. To protect continuous frontage, drive-
- *up and most automobile uses are prohibited, above-ground parking is required to be setback or*
- *below ground, and active, pedestrian-oriented ground floor uses are required on Hayes Street*
- 14 and portions of Octavia Boulevard.
- *Housing development in new buildings is encouraged above the second story, and is*
- *controlled not by lot area but by physical envelope controls. Existing residential units are*
- *protected by limitations on demolitions, mergers, subdivisions, and upper story conversions.*
- *Given the area's central location and accessibility to the downtown and to the City's transit*
- *network, accessory parking for residential uses is not required. The code controls for this*
- *district are supported and augmented by design guidelines and policies in the Market and*
- 21 Octavia Area Plan of the General Plan.
- 22 <u>The Excelsior Outer Mission Street Neighborhood Commercial District is located along</u>
- 23 Mission Street between Alemany Boulevard and the San Francisco-San Mateo county line. Outer
- 24 <u>Mission Street is mixed use, combining street-fronting retail businesses on the ground floor and</u>
- *housing on upper floors. The range of comparison goods and services offered is varied and often*

Planning Commission BOARD OF SUPERVISORS

1	includes specialty notail stores nest	aunants and not	abbarbaad soming offices. The grag is transit	
1	includes specialty retail stores, restaurants, and neighborhood-serving offices. The area is transit-			
2	oriented and the commercial uses serve residents of the area as well as residents and visitors from			
3	adjacent and other neighborhoods.			
4	The Excelsior Outer Mission	<u>ı Street Neighbo</u>	rhood Commercial District is intended to provide	
5	convenience goods and services to t	he surrounding	neighborhoods as well as limited comparison	
6	shopping goods for a wider market.	Housing develo	pment in new buildings is encouraged above the	
7	second story. Existing residential un	iits are protecte	d by limitations on demolitions and upper-story	
8	conversions. Parking for residential	and commercia	ul uses is not required. Buildings range in height,	
9	with height limits generally allowing	g up to four stor	ies. Lots vary in size, generally small- or medium-	
10	sized with some very large parcels.			
11	Table 720. EXCELSIOR OUT	ER MISSION S	STREET NEIGHBORHOOD COMMERCIAL	
12	<u>DIST</u>	<u>TRICT ZONINC</u>	G CONTROL TABLE	
13			Excelsior Outer Mission NCD	
10	Zoning Category	<u>§ References</u>	<u>Controls</u>	
14	BUILDING STANDARDS	<u>§ References</u>	<u>Controls</u>	
	BUILDING STANDARDS Massing and Setbacks			
14	BUILDING STANDARDS	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>	
14 15	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u>	Generally 40-X. See Height and Bulk Map Sheets	
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>	
14 15 16 17 18	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261,1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	<u>Generally 40-X. See Height and Bulk Map Sheets</u> <u>HT11 and HT12 for more information. Height</u>	
14 15 16 17 18 19	BUILDING STANDARDS Massing and Setbacks Height and Bulk Limits.	\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20 \$\$ 130, 134.	Generally 40-X. See Height and Bulk Map Sheets         HT11 and HT12 for more information. Height         Sculpting on Alleys per § 261.1.         P         Required at the Second Story and at each succeeding	
14 15 16 17 18	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20	Generally 40-X. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height Sculpting on Alleys per § 261.1. <u>P</u>	
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20 \$\$ 130, 134.	Generally 40-X. See Height and Bulk Map Sheets         HT11 and HT12 for more information. Height         Sculpting on Alleys per § 261.1.         P         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if         it contains a Dwelling Unit: 25% of lot depth, but in	
14 15 16 17 18 19 20 21	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20 \$\$ 130, 134.	Generally 40-X. See Height and Bulk Map Sheets         HT11 and HT12 for more information. Height         Sculpting on Alleys per § 261.1.         P         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if         it contains a Dwelling Unit: 25% of lot depth, but in	
14 15 16 17 18 19 20 21 22 23	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard	\$\$ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20 \$\$ 130, 134, 134(a)(e), 136 \$\$130, 131,	Generally 40-X. See Height and Bulk Map Sheets         HT11 and HT12 for more information. Height         Sculpting on Alleys per § 261.1.         P         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if         it contains a Dwelling Unit: 25% of lot depth, but in         no case less than 15 feet	
14 15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard         Front Setback and Side Yard	\$\$ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps \$ 263.20 \$\$ 130, 134, 134(a)(e), 136 \$\$130, 131,	Generally 40-X. See Height and Bulk Map Sheets         HT11 and HT12 for more information. Height         Sculpting on Alleys per § 261.1.         P         Required at the Second Story and at each succeeding         level or Story of the building, and at the First Story if         it contains a Dwelling Unit: 25% of lot depth, but in         no case less than 15 feet	

1	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
3			gates, railings, and grillwork. Exceptions permitted for historic buildings.
4			
_	Ground Floor Commercial	<u>§ 145.4</u>	Not Required.
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<i>P up to 9,999 square feet; C 10,000 square feet and above</i>
0	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
10		<u>607, 607.1, 608,</u> <u>609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u> <u>608, 609, 610,</u> <u>611</u>	
13	Design Guidelines	General Plan	Subject to the Urban Design Guidelines
14		<u>Commerce and</u>	
14		<u>Industry</u> <u>Element</u>	
10			
16	Zoning Category	§ References	<u>Controls</u>
17	RESIDENTIAL STANDARDS AI	ND USES	
10	Development Standards		
18	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u> </u>	<u>80 square feet per unit if private, or 100 square feet</u>
19			per unit if common
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	<u>Car parking not required. P up to one car for each</u> unit; NP above. Bike parking required per §155.2. If
20		<u>156, 166, 204.5</u>	car parking is provided, car share spaces are
21			<u>required when a project has 50 units or more per</u> <u>§166.</u>
22	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Not required
23	<u>Use Characteristics</u>		-
23	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
24	Student Housing	<u>§ 102</u>	P Controls By Story
25	<u>Residential Uses</u>		$\underline{\underline{I}^{st}} \qquad \underline{\underline{2}^{nd}} \qquad \underline{\underline{3}^{rd}} + \underline{\underline{3}^{rd}}$

1	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
I	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area</u>		
2	Senior Housing	<u>§§ 102,</u> 202,2(0), 207			ng units otherwise
3		<u>202.2(f), 207</u>	-	<u>rincipal Use in the</u> equirements of § 2	02.2(f)(1). C up to
3			twice the number	of dwelling units	otherwise
4			-	<u>rincipal Use in the</u> rements of Sectior	
5				2(f)(1)( D)(iv), rel	
5	Group Housing	<u>§ 208</u>		10 square foot lot	
6	Accessory Dwelling Unit	<u>§§102,</u>	_	ing building enve	
7		<u>207(c)(4)</u>			Dwelling Units. No
1				<u>with 5 or more D</u> iminate or reduce	
8			retail or commer	<u>cial space.</u>	
9	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits reg</u>	gulated by the Adn	ninistrative Code
3	Loss of Dwelling Units			Controls by Stor	<u>v</u>
10			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
11					
12	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

13	Zoning Category	<u>§ References</u>	<u>Controls</u>
14	NON-RESIDENTIAL STANDAR	DS AND USES	
15	Development Standards		
16	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>3.6 to 1</u>
17	<u>Use Size</u>	<u>124</u> <u>§102, 121.2</u>	P up to 5,999 square feet; C 6,000 square feet and
18	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>above</u> Car parking not required. Limits set forth in Section
19	Of Sheet Farking Requirements	<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>151.1. Bike parking required per Section 155.2. Car</u> <u>share spaces required when a project has 25 or more</u>
20	Off-Street Freight Loading	<u>§§ 150, 152,</u>	parking spaces per <u>\$166.</u> None required if gross floor area is less than 10,000
21		<u>153 - 155, 161,</u> <u>204.5</u>	square feet. Exceptions permitted per §161.
22	Commercial Use Characteristics		
	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>
23	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
24	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>
24	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>
25	<u>Open Air Sales</u>	<u>§§102, 703.2</u>	<u>See §703.2</u>

	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in front; C if located elsewhere			
1	Walk-up Facility	<u>§102</u>	<u>P</u>	•		
2			Controls by Story			
	Agricultural Use Category		1st	2nd	3rd+	
3	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
4	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
-	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	Automotive Use Category					
6	<u>Automotive Uses*</u>	<u>§§102, 142,</u> 156, 187.1,	<u>C</u>	<u>NP</u>	<u>NP</u>	
7		<u>130, 187.1,</u> 202.2(b), 202.5				
7	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
8	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
9	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Entertainment, Arts and Recreation					
12	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	Arts Activities	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
13	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
14	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
15	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
15	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
16	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17	Industrial Use Category	88100 000 0( I)		ND	ND	
17	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
18	Institutional Use Category	<u>§102</u>	D	D	D	
19	Institutional Uses* Hospital	<u>§102</u> §102	<u>P</u> <u>C</u>	<u>P</u>	<u>P</u> <u>C</u>	
15	<u>Hospital</u> <u>Medical Cannabis Dispensary</u>	<u>§102</u> §§102, 202.2(e)	$\underline{C}$ $\underline{DR(1)}$	<u>C</u> <u>DR(1)</u>	$\underline{C}$ <u>DR(1)</u>	
20	<u>Medical Camados Dispensary</u> Philanthropic Admin. Services	<u>§§102, 202.2(e)</u> <u>§102</u>	<u>NP</u>	$\frac{DR(1)}{NP}$	<u>DR(1)</u> <u>NP</u>	
21	Public Facilities	<u>§102</u> §102	<u><u>C</u></u>	<u>C</u>	<u><u>C</u></u>	
	Sales and Service Use Category	<u>.) 10 –</u>	<u> </u>	<u> </u>	<u> </u>	
22	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
23	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
24	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
24	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
25	<u>Grocery, General</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	

	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>	
1	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
2	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
_	Liquor Store	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>	
3	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
4	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
0	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
7	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
8	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>	
0	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
9	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
10	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12	<u>Storage, Commercial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>	
	Utility and Infrastructure Use Cate	egory				
14	Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
15	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
16	* Not listed below					
17	17					

18
19
20
21
22
23
24

1	
2	
3	<u>(1) MEDICAL CANNABIS DISPENSARIES</u> <u>Controls:</u>
4	(a) A Medical Cannabis Dispensary (MCD) seeking to locate within 500 feet of another MCD use may be allowed as a Conditional Use; provided, however, that any amendments to regulations governing the proximity of
5	an MCD to another MCD that are applicable to MCDs Citywide shall apply in the Excelsior Outer Mission NCD and will supersede the condition use requirement contained in this Section 745.
	(b) In addition to the requirements of Planning Code Section 303, the Planning Commission shall approve the
6	application and authorize the Conditional Use if the facts presented are such to establish that: (i) the MCD will bring measurable community benefits and enhancements to the Excelsior Outer Mission
7	Street Neighborhood Commercial District,
8	(ii) the MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of its patients, (iii) the MCD has demonstrated a commitment to maintaining public safety by actively engaging with the
9	community prior to applying for the Conditional Use, including adequate security measures in the operation of
10	<u>their business and designating a community liaison to deal effectively with current and future neighborhood</u> <u>concerns.</u>
	(c) In addition to the above criteria, in regard to a Conditional Use authorization application, the Planning Commission shall consider the existing concentrations of MCDs within the District.
11	(d) A Medical Cannabis Dispensary may only operate between the hours of 8 am and 10 pm.
12	(e) A Medical Cannabis Dispensary may locate above the first floor only if it shall be accessible to persons with disabilities as required under the California Building Code.
13	<u>alsabilities as required under the California Building Code.</u>
13	(2) OFF-SALE LIQUOR ESTABLISHMENTS Controls:
14	(a) New Liquor Store uses with Type 20 or Type 21 ABC licenses are not permitted in the district; provided, however, that any use within the District with an existing Type 20 or Type 21 ABC license may obtain a new
15	license, if required by the ABC, after it has been closed temporarily for repair, renovation, remodeling, or
	<u>reconstruction.</u> (b) Liquor Store uses may relocate within the district with Conditional Use authorization.
16	(c) General Grocery, Specialty Grocery, and Liquor Store uses with off-sale alcohol licenses shall observe the
17	<u>following good neighbor policies:</u> (i) Liquor establishments shall provide outside lighting in a manner sufficient to illuminate street and
18	sidewalk areas and adjacent parking, as appropriate to maintain security, without disturbing area residences;
10	(ii) Advertisements in windows and clear doors are not permitted, and no more than 25% of the square footage of the windows and clear doors of liquor establishments shall bear signage of any sort, and all signage
19	shall be placed and maintained in a manner that ensures that law enforcement personnel have a clear and
20	<u>unobstructed view of the interior of the premises, including the area in which the cash registers are maintained,</u> <u>from the exterior public sidewalk or entrance to the premises.</u>
21	(3) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
22	<b>Boundaries:</b> The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Excelsior Outer Mission Street Neighborhood Commercial District.
	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.
23	Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in Section 249.35(c)(3).
24	(4) C if a Macro WTS Facility; P if a Micro WTS Facility.
25	

# SEC. 721. UPPER MARKET STREET JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT.

3	The Upper Market Street Neighborhood Commercial District, on Market Street at Castro, is
4	situated at the border of the Eureka Valley, Buena Vista, and Duboce Triangle neighborhoods. Upper
5	Market Street is a multi-purpose commercial district that provides limited convenience goods to
6	adjacent neighborhoods, but also serves as a shopping street for a broader trade area. A large number
7	of offices are located on Market Street within easy transit access to downtown. The width of Market
8	Street and its use as a major arterial diminish the perception of the Upper Market Street District as a
9	single commercial district. The street appears as a collection of dispersed centers of commercial
10	activity, concentrated at the intersections of Market Street with secondary streets.
11	This district is well served by transit and is anchored by the Castro Street Station of the Market
12	Street subway and the F-Market historic streetcar line. The F, K, L, and M streetcar lines traverse the
13	district, and the Castro Station serves as a transfer point between light rail and crosstown and
14	neighborhood bus lines. Additionally, Market Street is a primary bicycle corridor. Residential parking
15	is not required and generally limited. Commercial establishments are discouraged or prohibited from
16	building accessory off-street parking in order to preserve the pedestrian-oriented character of the
17	district and prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage
18	entries) to off-street parking and loading on Market Street to preserve and enhance the pedestrian-
19	oriented character and transit function.
20	The Upper Market Street district controls are designed to promote moderate-scale development
21	which contributes to the definition of Market Street's design and character. They are also intended to
22	preserve the existing mix of commercial uses and maintain the livability of the district and its
23	surrounding residential areas. Large-lot and use development is reviewed for consistency with existing
24	development patterns. Rear yards are protected at residential levels. To promote mixed-use buildings,
25	most commercial uses are permitted with some limitations above the second story. In order to maintain

Planning Commission BOARD OF SUPERVISORS

1	continuous retail frontage and preserve a balanced mix of commercial uses, ground-story
2	neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial
3	service uses are limited. Continuous frontage is promoted by prohibitions of most automobile and
4	drive-up uses.
5	Housing development in new buildings is encouraged above the second story. Existing upper-
6	story residential units are protected by limitations on demolitions and upper-story conversions.
7	Accessory Dwelling Units are permitted on lots within the boundaries of Board of Supervisors District
8	8 pursuant to Subsection 207(c)(4) of this Code.
9	The Japantown Neighborhood Commercial District extends between Geary Boulevard and Post
10	<u>Street from Fillmore Street to Laguna Street, the north side of Post Street from Webster Street to</u>
11	Laguna Street, and Buchanan Street from Post Street to midway between Sutter Street and Bush Street.
12	The character of these streets is largely commercial, including large malls, although there are some
13	residential units above the ground story. Buildings are typically two- to four-stories, although there are
14	two taller hotels. Geary Boulevard, Fillmore Street, and Sutter Street are important public transit
15	corridors. The commercial district provides convenience goods and services to the surrounding
16	neighborhoods as well as shopping, cultural, and entertainment uses that attract visitors from near and
17	<u>far.</u>
18	The Japantown Neighborhood Commercial District controls are designed to encourage and
19	promote development that enhances the walkable, commercial character of this area and to support its
20	local and regional role. New commercial development is required on the ground floor and permitted
21	above. Most neighborhood- and visitor-serving businesses are strongly encouraged, including eating,
22	drinking, and retail uses, as long as they do not create a nuisance. Less active commercial uses are
23	encouraged above the ground floor, along with housing and institutional uses.
24	Table 721. JAPANTOWN NEIGHBORHOOD COMMERCIAL DISTRICT
25	ZONING CONTROL TABLE

Planning Commission BOARD OF SUPERVISORS

4			Japantown NCD
1	Zoning Category	<u>§ References</u>	<u>Controls</u>
2	<b>BUILDING STANDARDS</b>		
3	Massing and Setbacks	F	
0	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	50-X, and 65-A along Fillmore Street. See Height and Bulk Map Sheet HT02 for more information.
4		<u>260, 261.1, 270,</u>	Along Buchanan Street between Post and Sutter, an
5		<u>271. See also</u> Height and Bulk	upper story setback of one foot for every foot above 35 feet in height from the front property line is
C		District Maps	required. Height Sculpting on Alleys per § 261.1.
6			
7	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
8	<u>Floor Uses</u>		
9	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the lowest Story containing a Dwelling</u> Unit, and at each succeeding level or Story of the
10		<u></u>	Building: 25% of lot depth, but in no case less than 15 feet.
11	Front Setback and Side Yard	<u> </u>	Not Required.
12	Street Frontage and Public Realm		
	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
13	Improvements Street Frontage, Above Grade Parking	<u>§ 145.1</u>	Required; controls apply to above-grade parking
14	Setback and Active Uses	<u>§ 145.1</u>	setbacks, parking and loading entrances, active uses,
15			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
			gates, railings, and grillwork. Exceptions permitted
16			<u>for historic buildings.</u>
17	Street Frontage, Ground Floor	<u>§ 145.4</u>	Required on Buchanan Street between Post Street
18	<u>Commercial</u>	<u>x 145.4</u>	and Sutter Street and Post Street between Fillmore
		*	<u>Street and Laguna Street on the south side, between</u> Webster Street and Laguna Street on the north side.
19			webster Street und Lagund Street on the north stae.
20	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on the north side of Post Street from
21			Webster Street to Laguna Street; the south side of
			<u>Post Street from Fillmore Street to Webster Street;</u> and Buchanan Street from Post Street to Sutter
22			<u>Street.</u>
23	<u>Miscellaneous</u>		
24	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
25	Planned Unit Development	<u>§ 304</u>	<u>C</u>

1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
I	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1. All Business Signs,
2		<u>604,</u>	as defined in § 602.3 are also subject to the
		<u>607, 607.1, 608,</u> 609	<u>guidelines in the "Commission Guide for Formula</u> Retail."
3			
4	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u>	<u>NP</u>
4		<u>604,</u> <u>608, 609, 610,</u>	
5		<u>611</u>	
6	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
0		<u>Commerce and</u>	
7		<u>Industry</u> <u>Element</u>	
-		Liemeni	
8			

U						
9	Zoning Category	<u>§ References</u>	<u>Controls</u>			
	<u>RESIDENTIAL STANDARDS AI</u>	ND USES				
10	Development Standards					
11	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common</u>			
12	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not required. P up to 0.75 cars per unit.			
13		<u>156, 166, 204.5</u>	<u>C up to 1.00 cars per unit, NP above. Bike parking</u> required per § 155.2. If car parking is provided, car share spaces are required when a project has 50			
14			units or more per §166.			
4 5	<u>Use Characteristics</u>	6 100				
15	Single Room Occupancy	<u>§ 102</u>	<u>P</u>			
16	Student Housing	<u>§ 102</u>	<u>P</u>			
17	<u>Residential Uses</u>		$\frac{Controls By Story}{\underline{1}^{st}(1)} \qquad \underline{2^{nd}} \qquad \underline{3^{rd}} + 3$			
18	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>			
10	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 400 square foot lot area</u>			
19	Senior Housing	<u>§§ 102, 202.2(f),</u>	<u><i>P</i> up to twice the number of Dwelling Units</u>			
20		<u>207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise			
21			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1).			
22			except for § 202.2(f)(1)(D)(iv), related to location.			
23	Group Housing	§ 208	1 bedroom per 210 square foot lot area			
24	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	<i>P</i> within the existing building envelope. 1 ADU			
25		<u>, _0, (0, 1)</u>	allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units.			

				1 1	1 .	
1			<u>ADUs may not eliminate or reduce ground-story</u> retail or commercial space.			
-			retail of commercial space.			
2	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code			
3	Loss of Dwelling Units			Controls by Sto	<u>ry</u>	
4			<u>1st (1)</u> <u>2nd</u> <u>3rd+</u>			
5	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
6	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
7						
8	Zoning Category	<u>§ References</u>		<u>Controls</u>		
	NON-RESIDENTIAL STANDAR	DS AND USES				
9	Development Standards					
10	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>3.6 to 1</u>			
11	Use Size	<u>§§ 102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and</u>			
	Off-Street Parking Requirements	§§ 145.1, 150,	<u>above</u>			
12 13	<u>Off-street Furking Requirements</u>	<u>\$\$ 145.1, 150.</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>Car parking not required. Maximum permitted as set</u> <u>forth in Section 151.1. Bike parking required per §</u> 155.2.			
15	Off-Street Freight Loading	<u>§§ 150, 153 -</u>	None required if gross floor area is less than 10,000			
14		<u>155, 161, 204.5</u>	<u>square feet.</u>			
15	<u>Commercial Use Characteristics</u>					
	Drive-up Facility	<u>§102</u>	<u>NP</u>			
16	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
17	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.m	<u>1.</u>	
	<u>Maritime Úse</u>	<u>§102</u>	<u>NP</u>			
18	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
19	Outdoor Activity Area	<u>§§102,145.2</u>		ont; C if located	<u>elsewhere</u>	
	<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>			
20		<u>Controls by Story</u>				
21	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>		<u>1st (1)</u>	<u>2nd</u>	3rd+	
00	<u>Agriculture, Neighbornboa</u> <u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u> <u>§§102, 202.2(c)</u>	<u>r</u> <u>C</u>	<u>r</u> <u>C</u>	<u>P</u> <u>C</u>	
22	<u>Agriculture, Large Scale Orban</u> Greenhouse	<u>§§102, 202.2(c)</u> <u>§§102, 202.2(c)</u>		<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>	
23	Automotive Use Category	<u>xx102, 202.2(C)</u>	<u>NP</u>		<u>1v1</u>	
24	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>	
25	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	

	Automotive Sale/Rental	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Parking Garage, Private	§102	<u>C</u>	<u>C</u>	<u>C</u>
3	Parking Garage, Public	<u>§102</u>	<u><u> </u></u>	<u> </u>	<u><u> </u></u>
	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Entertainment and Recreation Use	Category			
6	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Amusement Game Arcade	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
,	Entertainment, General	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
8	Entertainment, Nighttime	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
9	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>P</u>
9	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Industrial Use Category				
	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Institutional Use Category				
13	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
45	Philanthropic Admin. Services	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>
15	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Sales and Service Use Category		5	2	
47	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>C</u>
17	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Animal Hospital</u>	<u>\$102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Bar	<u>§§102, 202.2(a)</u>	<u>P(2)</u>	<u>C(2)</u>	<u>C(2)</u>
19	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Kennel	<u>§102</u> \$102	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Liquor Store</u> Massage Establishment	<u>§102</u> §102	<u>P</u>	<u>C</u>	<u>NP</u> <u>C</u>
21	Massage Establishment Massage, Foot/Chair		<u>C</u>	<u>C</u>	<u>c</u>
22	Massage, Fool/Chair Mortuary	<u>§102</u> §102	<u>P</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>C</u> <u>NP</u>
22	Motel	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	<u>\$\$102, 202.2(a)</u>	<u>P(2)</u>	<u>P(2)</u>	<u>C(2)</u>
24	Restaurant, Limited	<u>\$\$102, 202.2(a)</u> <u>\$\$102, 202.2(a)</u>	$\frac{P(2)}{P(2)}$	$\frac{P(2)}{P(2)}$	<u>C(2)</u>
25	Services, Financial	<u>§102</u>	<u>P(3)</u>	$\underline{C(3)}$	<u>C(3)</u>
25	<u></u>	<u></u>	-10/	<u></u>	<u></u>

4	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
I	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
2	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
	<u>Trade Shop</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>		
5	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
6	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
U	Service, Non-Retail Professional	<u>§102</u>	<u>NP</u>	<u>C</u>	<u>C</u>		
7	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>P</u>		
8	Utility and Infrastructure Use Category						
0	Utility and Infrastructure*	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>		
9	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
10	* Not listed below						

11 (1) The controls for the 1st story shall apply to all development on Blocks 0700 and 0701.

12 (2) No noise or music associated with these uses shall exceed the low frequency ambient noise level defined in Section 2001(f) of the Police Code by more than 8 dPC

12 <u>Section 2901(f) of the Police Code by more than 8 dBC.</u>

(3) Only two Financial Services uses permitted on the ground floor within the District. Above the ground floor, new

13 <u>Financial Services uses are not permitted south of Post Street.</u>

14 (4) C if a Macro WTS Facility; P if a Micro WTS Facility.

## 15 SEC. 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT.

16 The North Beach Neighborhood Commercial District is a nonlinear district centered on 17 Columbus Avenue, located in the valley between Telegraph Hill and Russian Hill north of 18 Broadway. North Beach functions as a neighborhood-serving marketplace, citywide specialty 19 shopping, and dining district, and a tourist attraction, as well as an apartment and residential 20 hotel zone. Traditionally, the district has provided most convenience goods and services for residents of North Beach and portions of Telegraph and Russian Hills. North Beach's eating, 21 22 drinking, and entertainment establishments remain open into the evening to serve a much 23 wider trade area and attract many tourists. The balance between neighborhood-serving 24 convenience stores and Citywide specialty businesses has shifted, as convenience stores 25 have been replaced by restaurants and bars. The proliferation of financial services, limited

financial services, and *business and* professional services has also upset the district's balance
of uses. The relocation of business and professional offices from downtown to North Beach
threatens the loss of upper-story residential units.

The North Beach District controls are designed to ensure the livability and 4 5 attractiveness of North Beach. Building standards limit new development to a small to 6 moderate scale. Rear yards are protected above the ground story and at residential levels. 7 Most new commercial development is permitted at the first two stories. Small-scale, 8 neighborhood-serving businesses are strongly encouraged and formula retail uses are 9 prohibited. Use <u>s</u>izes are controlled to limit future consolidation of spaces and to encourage conversion back to the traditional small-scale commercial spaces. Special controls are 10 necessary because an over-concentration of food and beverage service establishments limits 11 12 neighborhood-serving retail sales and personal services in an area that needs them to thrive 13 as a neighborhood. In order to maintain neighborhood-serving retail sales and personal services and to protect residential livability, additional eating and drinking establishments are 14 15 prohibited in spaces that have been occupied by neighborhood-serving retail sales and personal services. Special controls limit additional ground-story entertainment uses and 16 17 prohibit new walk-up *facilities automated bank teller machines (ATMs)*. Financial services, limited 18 financial services, and ground-story business and professional office uses are prohibited from locating in the portion of the district south of Greenwich Street, while new financial services 19 20 locating in the portion of the district north of Greenwich Street are limited. Restrictions on 21 automobile and drive-up uses are intended to promote continuous retail frontage and maintain 22 residential livability.

In keeping with the district's existing mixed-use character, housing development in new
 buildings is encouraged above the second story. Existing residential units are protected by
 prohibitions of upper-story conversions, *mergers*, and *limitations on*-demolitions. *Per Section*

1	<u>207(c)(4) of this Code</u> ,	Accessory <i>dD</i> welling	#Units are permitte	ed within the	existing building
---	---------------------------------	-----------------------------	---------------------	---------------	-------------------

2 envelope, but may not eliminate or reduce ground-story retail or commercial space district pursuant to

3 Subsection 207(c)(4) of this Code.

/	1	
-	t	

#### Table 722. NORTH BEACH NEIGHBORHOOD COMMERCIAL DISTRICT

<b>ZONING</b>	CONTROL	<b>TABLE</b>

5		ZONING CON	NTROL TABLE
6			North Beach NCD
6	Zoning Category	§	<u>Controls</u>
7		<u>References</u>	
_	BUILDING STANDARDS		
8	Massing and Setbacks		
9	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	40-X. See Height and Bulk Map Sheet HT01 for more information. Height sculpting required on Alleys per
		$\frac{100, 250-252,}{260, 261.1,}$	<u>\$261.1.</u>
10		<u>270, 271. See</u>	
11		<u>also Height</u>	
		<u>and Bulk</u> District Maps	
12	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	NP
10	<u>Floor Uses</u>		
13	Rear Yard	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
14		<u>134(a)-(e), 136</u>	<u>level or Story of the building, and at the First Story if</u> it contains a Dwelling Unit: 25% of lot depth, but in
• •			no case less than 15 feet
15			no cuse less man 15 feer
10		88120 121	
16	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	<u>Not Required.</u>
17	Street Frontage and Public Realm	102,100	
10	Restrictions on Lot Mergers	<u>§121.7</u>	Restrictions on lot mergers resulting in a lot with a
18			single public street or private frontage greater than
19			25 feet. For lots that do not have a street frontage, the
10			merger would not result in a lot width greater than 25 feet.
20	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
04	<u>Improvements</u>		
21	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
22			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
			spaces, transparency and fenestration, and gates,
23			railings, and grillwork. Exceptions permitted for
24			historic buildings.
24			
25	Ground Floor Commercial	<u>§§ 145.4, 780.3</u>	Required within the entire District. Consolidation of

	1	I		il an Canada i al a	<b>:</b> -
1			prohibited.	uil or Commercial s	<u>paces is</u>
2	Vehicular Access Restrictions	<u>§ 155(r) and (t)</u>	Prohibited on Co.	lumbus Avenue bety Streets, Grant Aven	
				e and Filbert Street,	
3				rant Avenue and Co	
4				r <u>y discretionary rev</u> buildings with four	
_	<u>Miscellaneous</u>				
5	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 squ</u> above	<u>are feet; C 5,000 so</u>	<u>quare feet and</u>
6	Planned Unit Development	<u>§ 304</u>	<u>C</u>		
7	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>		
-	Signs	<u>§§ 262, 602-</u>		ection § 607.1. Vin	tage Signs
8		<u>604,</u> <u>607, 607.1,</u>	permitted per Sec	<u>tion 608.14.</u>	
9		<u>608, 609</u>			•
10	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>		
10		<u>604,</u> 608, 609, 610,			
11		<u>611</u>			
12	Design Guidelines	<u>General Plan</u>		neral Plan's Urban	
12		<u>Commerce and</u> Industry		<u>storic resource con</u> District have been	
13		<u>Element</u>		le for National Regi	
14			<u>Register.</u>		
	Zening Category	e		C a se far a la	
15	Zoning Category	<u>S</u> <u>References</u>		<u>Controls</u>	
16	RESIDENTIAL STANDARDS A	ND USES			
17	Development Standards				
17	<u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>		r unit if private, or o	<u>80 square feet per</u>
18	<u>Unit]</u>		<u>unit if common</u>		
19	<u>Off Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>	for each Dwelling	equired. P up to 0.5 g Unit; C up to 0.75	parking spaces
20		<u>156, 166, 204.5</u>		<u>g Unit. (1) Per 155(</u> talling garages in I	
20				parking required pe	
21	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
22	<u>Use Characteristics</u>				
22	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
23	Student Housing	<u>§ 102</u>	<u>P</u>		
	Pasidontial Usas			<b>Controls By Story</b>	
24	<u>Residential Uses</u>		1 <sup>st</sup>		2 <sup>rd</sup>
24 25	Residential Uses	<u>§ 102</u>	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	<u>3<sup>rd</sup>+</u>

1	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 400 square foot lot area or the density</u> <u>permitted in the nearest Residential District,</u> whichever is greater.			
2	Senior Housing	<u>§§ 102,</u>	<i>P</i> up to twice the number of Dwelling Units otherwise			
3		<u>202.2(f), 207</u>	permitted as a Principal Use in the district and			
4			meeting all the requirements of twice the number of Dwelling U	Inits otherwise		
5			permitted as a Principal Use in meeting all requirements of Sec			
			except for § 202.2(f)(1)(D)(iv),			
6	Group Housing	<u>§ 208</u>	<u>1 bedroom per 140 square foot</u>			
7	Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$	<u><i>P</i> within the existing building e</u> allowed in buildings with 4 or f			
8			No limit in buildings with 5 or i ADUs may not eliminate or rea	nore Dwelling Units.		
9	Homeless Shelters	<u>§§ 102, 208</u>	<u>or commercial space.</u> Density limits regulated by the	Administrative Code		
10	Loss of Dwelling Units	<u> </u>	Controls by	Story		
			<u>1st 2nd</u>	<u>3rd+</u>		
11	Residential Conversion	$\frac{\frac{\$ 317}{780.3(c)(4),}}{\frac{1}{2}}$	<u>C</u> <u>NP</u>	<u>NP</u>		
12	Residential Demolition and Merger	<u>§§ 317,</u>	<u>C</u> <u>NP</u>	NP		
13		<u>780.3(c)(4)</u>				
14		8				
15	Zoning Category	<u>References</u>	<u>Control</u>	<u>'s</u>		
	<u>NON-RESIDENTIAL STANDAI</u>	RDS AND USE	<u>S</u>			
16 17	Development Standards					
18	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>			
19	<u>Use Size</u>	<u>§§102, 121.2,</u> 780.3(c)(3)	<u>P up to 1,999 square feet; C 2,0</u> 3,999 square feet; NP 4,000 sq	· · ·		
		780.5(1)(5)	<u>Specialty Grocery use shall not</u>			
20			<u>1,000 square feet within the No</u> District.	<u>rth Beach Special Use</u>		
21	Off Street Parking Requirements	<u>§§ 150, 151,</u>	Car parking not required. Limi			
22	· ·	<u>155(r) and (t),</u> <u>161</u>	<u>Bike parking required per Secto</u> parking is provided, car share			
			when a project has 50 units or	more per §166. See		
23	Off-Street Freight Loading	<u>§§ 150, 152,</u>	restrictions under Vehicular Active None required if gross floor are			
24		<u>153 - 155, 161,</u>	square feet. Exceptions permitt	ed per §161. See		
25		<u>204.5</u>	restrictions under Vehicular Ac	cess.		

1	Storefront Mergers	<u>§ 780.3(c)(3)</u>	Storefront merge shall not exceed the North Beach	a Use Size of 1,0	00 square feet within
2	Commercial Use Characteristics			special ese bisi	
3	Drive-up Facility	<u>§102</u>	<u>NP</u>		
-	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>NP</u>		
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; NP 2 a.m 6 a.	. <u>m.</u>
5	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
•	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section §703	<u>P(b)</u>	
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fro</u>	ont; C if located	elsewhere
7	Walk-up Facility	<u>§102</u>	<u>NP (2)</u>		
0				Controls by Si	tory
8	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Agriculture Uses*</u>	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Agriculture, Neighborhood Agriculture	$\frac{\$\$102,}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>
11	Automotive Use Category				
12	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
13	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
47	Entertainment, Arts and Recreation	n Use Category			
17	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Uses*</u>	8102	<u> </u>	MD	ND
10	<u>Entertainment, General</u> Entertainment, Nighttime	<u>§102</u> §102	<u>C</u>	<u>NP</u> NP	<u>NP</u>
19	<u>Movie Theater</u>	<u>§102</u> §§102, 202.4	<u>C</u> <u>P</u>	<u>NP</u>	<u>NP</u> <u>NP</u>
20	Open Recreation Area	<u>§§102, 202.4</u> <u>§102</u>	<u> </u>	<u><u>C</u></u>	<u><u>C</u></u>
21	Passive Outdoor Recreation	<u>\$102</u>	<u>c</u>	<u><u>c</u></u>	<u>c</u>
21	Industrial Use Category		<u> </u>	<u> </u>	<u> </u>
22	Industrial Uses	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	NP
23	Institutional Use Category	<u>202.2(d)</u>			
24	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
24	Child Care Facility	<u>§102</u>	<u> </u>	<u> </u>	$\underline{P(3)}$
25	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
I					

1	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
	Sales and Service Use Category				
4	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u>	<u>P(10)</u>	<u>P(10)</u>	<u>NP</u>
5	Adult Business	<u>202.2(a), 202.3</u> <u>§102</u>	NP	ND	NP
	Animal Hospital	<u>§102</u> §102	<u><u>N</u><u>r</u> <u>C</u></u>	<u>NP</u> NP	<u>NP</u> NP
6	Bar	<u>§102</u> §§102,	$\frac{C}{C(5)(6)}$	<u>NP</u>	<u>NP</u>
7	<u>bar</u>	$\frac{88102}{202.2(a)}, 780.3$	<u>c (5) (6)</u>	<u>101</u>	<u>111</u>
	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§§102, 303(n)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Restaurant</u>	<u>§§102,</u> 202.2(a), 780.3	<u>C(5)(6)</u>	<u>NP</u>	<u>NP</u>
	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a), 780.3	<u>C(5)</u>	<u>NP</u>	<u>NP</u>
14	Services, Financial	<u>§102, 781.6</u>	<u>C(7)</u>	<u>NP</u>	<u>NP</u>
15	Services, Fringe Financial	<u>§102, 781.6</u>	<u>NP(8)</u>	<u>NP(8)</u>	<u>NP(8)</u>
10	Services, Limited Financial	<u>§102</u>	<u>C(2)(7)</u>	<u>NP</u>	<u>NP</u>
16	Services, Retail Professional	<u>§102</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
17	Specialty Food Manufacturing	<u>§780.3(c)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4.0	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Trade Shop</u>	<u>§102, 790.124</u>	<u>P</u>	<u>C</u>	<u>NP</u>
<u></u>	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Design Professional</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
21	<u>Trade Office</u>	<u>§102, 781.6</u>	<u>C(7)</u>	<u>P</u>	<u>NP</u>
22	<u>Utility and Infrastructure Use Cate</u>		<b>C</b> (0)	<u>C(0)</u>	<i>C</i> (0)
22	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(9)</u>	<u>C(9)</u>	<u>C(9)</u>
23	Power Plant Public Utilities Yand	<u>§102</u> 8102	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>* Not listed below</u>				

1	(1) NORTH BEACH OFF-STREET PARKING, RESIDENTIAL (Section 155(t))
2	<u>Boundaries: North Beach NCD</u> Controls:
2	(a) Installing a garage in an existing residential building of four or more units requires a mandatory
3	Discretionary Review by the Planning Commission; Section 311 notice is required for a building of less than four
4	<i>units. In approving installation of the garage, the Commission shall find that:</i> (i) the proposed garage opening/addition of off-street parking will not cause the "removal" or "conversion of
4	residential unit," as those terms are defined in Section 317 of this Code;
5	(ii) the proposed garage opening/addition of off-street parking will not substantially decrease the livability of
	<u>a dwelling unit without increasing the floor area in a commensurate amount;</u> (iii) the building has not had two or more "no-fault" evictions, as defined in 37.9(a)(7)-(13) of the San
6	Francisco Administrative Code, with each eviction associated with a separate unit(s) within the past ten years,
7	(iv) the garage would not front on a public right-of-way narrower than 41 feet, and
'	(v) the proposed garage/addition of off-street parking installation is consistent with the Priority Policies of
8	<u>Section 101.1 of this Code.</u> (b) Prior to the Planning Commission hearing, or prior to issuance of notification under Section 311(c)(2) of
	this Code, the Planning Department shall require a signed affidavit by the project sponsor attesting to (1), (2), and
9	(3) above, which the Department shall independently verify. The Department shall also have made a determination
10	that the project complies with (4) and (5) above.
10	(2) NORTH BEACH WALK UP FACILITIES: Walk-up facilities are NP in the District, including automated bank
11	teller machines (ATMs).
12	(3) C required for 13 or more children.
13	(4) C required for seven or more persons.
14	(5) NORTH BEACH SPECIAL USE DISTRICT (Section 780.3): Restaurants, Limited-Restaurants and Bars may be
	permitted as a Conditional Use on the First Story per Section 303 only if the Zoning Administrator first determines
15	that the Restaurant, Limited Restaurant, or Bar would occupy a space that is currently or was last occupied by the
10	same use as that being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections 186.1(d) or 178(d) of this Code; and provided further that the following shall apply: (A) a Bar could
16	<u>sections 180.1(a) of 178(a) of this Code</u> , and provided jurner that the following shall apply. (A) a Bar could occupy a space that is currently or was last legally occupied by a Bar, (B) a Restaurant could occupy a space that
17	is currently or was last legally occupied by a Restaurant or Bar, and (C) a Limited Restaurant could occupy a
.,	space that is currently or was last legally occupied by a Limited Restaurant, Restaurant, or Bar.
18	(6) MODTH DEACH LIQUOD LICENCEC EOD DECTAUDANTE (Cartier 790.2); A Distance User was as he ald
	(6) NORTH BEACH LIQUOR LICENSES FOR RESTAURANTS (Section 780.3): A Restaurant Use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in
19	Section 303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place as
20	defined in Section 790.142. Should a Restaurant fail to operate as a Bona Fide Eating Place for any length of time,
20	the Conditional Use authorization shall be subject to immediate revocation. To verify that the Restaurant is
21	continuing to operate as a Bona Fide Eating Place, records of the Restaurant's gross receipts, showing that a minimum of 51% of its gross receipts within the last year is from food sales prepared and sold to guests on the
	premises, shall be provided to the Department upon request. All records and information shall be submitted to the
22	Department under penalty of perjury.
23	7 NOTH DEACH ENANCIAL CEDUICE A MOTED EDVANCIAL CEDUICE AND DUGNINGS OF
20	<u>(7) NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR</u> PROFESSIONAL SERVICE SUBDISTRICT
24	<b>Boundaries:</b> Applicable only for portions of the North Beach NCD south of Greenwich Street as mapped on
	Sectional Map SU01.
25	Controls: Financial Services and Limited Financial Services are NP at all stories; Retail Professional Services,

1	Design Professional, and Trade Office are	e NP at the First si	<u>ory.</u>
2			
3			
4	(8) FRINGE FINANCIAL SERVICE REST Boundaries: The FFSRUD and its 1/4 m		STRICT (FFSRUD) SECTION 249.35 but is not limited to, the North Beach Neighborhood
5	Commercial District. Controls: Within the FFSRUD and its 1/4	4 mile buffer, fring	e financial services are NP pursuant to Section 249.35.
6			l services are P subject to the restrictions set forth in
7	(9) C if a Macro WTS Facility; P if a Mic	ro WTS Facility.	
8			0.3(c)(3) of this Code, Specialty Grocery use shall not
9	exceed a Use Size of 1,000 square feet in storefronts.	order to preserve d	and maintain the district's small-scale, fine grain
10	SEC. 723. POLK STREET NEI	GHBORHOOD	COMMERCIAL DISTRICT.
11	* * * *		
12	Table 723. POLK STR	<u>EET NEIGHB</u>	ORHOOD COMMERCIAL DISTRICT
40			
13		ZONING COI	VTROL TABLE
		ZONING COL	<u>NTROL TABLE</u> <u>Polk Street NCD</u>
14	Zoning Category	<u>\$</u>	
14 15	Zoning Category BUILDING STANDARDS		Polk Street NCD
14	BUILDING STANDARDS Massing and Setbacks	<u>§</u> <u>References</u>	<u>Polk Street NCD</u> <u>Controls</u>
14 15	BUILDING STANDARDS	<u>\$</u> <u>References</u> <u>\$\$ 102, 105,</u> <u>106, 250–252,</u>	Polk Street NCD Controls 65-A, 80-A, and 130-E. See Height and Bulk Map Sheet HT02 for more information. Height sculpting
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See</u>	Polk Street NCD Controls 65-A, 80-A, and 130-E. See Height and Bulk Map
14 15 16 17	BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk</u>	Polk Street NCD Controls 65-A, 80-A, and 130-E. See Height and Bulk Map Sheet HT02 for more information. Height sculpting
14 15 16 17 18	BUILDING STANDARDS Massing and Setbacks	<u>\$</u> <u>References</u> <u>\$\$ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height</u>	Polk Street NCD Controls 65-A, 80-A, and 130-E. See Height and Bulk Map Sheet HT02 for more information. Height sculpting
14 15 16 17 18 19	BUILDING STANDARDS         Massing and Setbacks         Height and Búlk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	§           References           \$\$ 102, 105, 106, 250—252, 260, 261.1, 270, 271. See also Height and Bulk District Maps § 263.20	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per §261.1.         NP
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	§ <b>References</b> <u>\$</u> <u>8</u> <u>106</u> , 250–252, <u>260</u> , 261.1, <u>270</u> , 271. <u>See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per §261.1.         NP         Required at the lowest Story containing a Dwelling         Unit, and at each succeeding level or Story of the         Building; 25% of lot depth, but in no case less than
14 15 16 17 18 19 20 21	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground Floor Uses         Rear Yard	§         References         \$\$ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See         also Height         and Bulk         District Maps         § 263.20         § 130 § 134, 134(a)(e)	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per §261.1.         NP         Required at the lowest Story containing a Dwelling         Unit, and at each succeeding level or Story of the
14 15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Búlk Limits.         5 Foot Height Bonus for Active Ground Floor Uses	<u>\$</u> <u>References</u> <u>\$</u> <u>\$</u> <u>106, 250-252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$ 130 § 134,</u>	Polk Street NCD         Controls         65-A, 80-A, and 130-E. See Height and Bulk Map         Sheet HT02 for more information. Height sculpting         required on Alleys per §261.1.         NP         Required at the lowest Story containing a Dwelling         Unit, and at each succeeding level or Story of the         Building: 25% of lot depth, but in no case less than

1	Street Frontage and Public Realm		
2	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required</u> ; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
3			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
4			gates, railings, and grillwork. Exceptions permitted for historic buildings.
5			
6	<u>Ground Floor Commercial</u> Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	<u>Not Required</u> <u>CU required for the entirety of California Street.</u>
7			
8	<u>Lot Size (Per Development)</u>	<u>§§102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
	<u>Miscellaneous</u>		
9	Planned Unit Development	<u>§ 304</u>	<u>C</u>
10	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
11	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u>	<u>As permitted by Section § 607.1</u>
12		<u>608, 609</u>	
13 14	General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
15 16	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
17			
18	Zoning Category	<u>§</u> References	<u>Controls</u>
19	RESIDENTIAL STANDARDS A	ND USES	
20	<u>Development Standards</u> Usable Open Space [Per Dwelling	<u>§§135, 136</u>	60 square feet per unit if private, or 80 square feet
21	<u>Unit]</u>		per unit if common
22	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> 2015	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u> <u>per §161. Bike parking required per §155.2. If car</u>
23		<u>204.5</u>	parking is provided, car share spaces are required when a project has 50 units or more per §166.
24	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
25	Use Characteristics		
25	Single Room Occupancy	<u>§ 102</u>	<u>P</u>

	Student Housing	<u>§ 102</u>	<u>P</u>			
1	<u>Residential Uses</u>			Controls By Story		
2		1	<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$	
3	<u>Residential Uses</u> Dwelling Units	<u>§ 102</u> §§ 102, 207	<u>P</u>	<u>P</u>	<u>P</u>	
3	<u>Dweiting Onus</u>	<u> </u>	<u>1 unit per 400 square foot lot area; or the density</u> <u>permitted in the nearest Residential District.</u>			
4			whichever is greater.			
5	Senior Housing	<u>§§ 102,</u> 202.2(f), 207		number of Dwelling rincipal Use in the c		
6			meeting all the re	equirements of § 20. of Dwelling Units	2.2(f)(1). C up to	
7			permitted as a Pr	rincipal Use in the c rements of Section	listrict and	
8				2(f)(1)( D)(iv), relat		
9	<u>Residential Density, Group Housing</u>	<u>§ 208</u>		40 square foot lot al nearest Residential		
			whichever is grea		<u>District,</u>	
10	Accessory Dwelling Units	$\frac{\$\$102,}{207(c)(4)}$	P within the existing building envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling Units			
11		207(0)(4)	<u>No limit in buildi</u>	ings with 5 or more	Dwelling Units.	
12			ADUs may not el retail or commer	liminate or reduce g cial space.	<u>ground-story</u>	
13	Homeless Shelters	<u>§§ 102, 208</u>	Density limits reg	gulated by the Admi	nistrative Code	
14	Loss of Dwelling Units		1.4	<u>Controls by Story</u>	2.1.	
15			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
16	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
17		<u>§</u>				
18	Zoning Category	<u>References</u>		<u>Controls</u>		
19	<u>NON-RESIDENTIAL STANDAR</u>	<u>RDS AND USES</u>	<u>S</u>			
20	Development Standards		_			
	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
21	<u>Use Size</u>	<u>§§102, 121.2</u>	· · · ·	uare feet; C 2,500 s	quare feet and	
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>above</u> No car parking r	equired if Occupied	l Floor Area is	
23	2, 2. corrange requirements	<u>151, 153 - 156,</u> 159 - 161, 166,	less than 5,000 s	quare feet. See char quare feet. See S16	<u>t in §151 for</u>	
24		<u>139 - 101, 100,</u> <u>204.5</u>	waiver. Bike park	king required per Se	ection 155.2. Car	
25			<u>share spaces req</u> parking spaces p	uired when a projec <u>er §166.</u>	<u>et has 25 or more</u>	
20						

1	<u>Off-Street Freight Loading</u>	<u>\$\$ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
2	Commercial Use Characteristics		<u> </u>			
3	Drive-up Facility	<u>§102</u>	<u>NP</u>			
4	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
7	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2</u>	a.m.; C 2 a	<u>a.m 6 a.m.</u>	
5	Maritime Use	<u>§102</u>	<u>NP</u>			
6	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section	<u>703(b)</u>		
7	Outdoor Activity Area	<u>§§102,145.2</u>		in front; C	if located els	sewhere
7	Walk-up Facility	<u>§102</u>	<u>P</u>			
8					<u>ols by Stor</u>	
9	<u>Agricultural Use Category</u> Agriculture, Neighborhood	<u></u>	<u>1st</u>	<u>2nd</u>	<u>P</u>	<u>3rd+</u>
	<u>Agriculture, Neighbornooa</u>	$\frac{88102}{202.2(c)}$	<u>P</u>	<u>r</u>	<u>r</u>	
10	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
11	Greenhouse	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	Automotive Use Category	<u>202.2(c)</u>				
1.5	Automotive Uses*	<u>§§102, 187.1,</u>	NP	NP	NP	
13		<u>202.2(b), 202.5</u>				
14	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
. –	<u>Parking Garage, Private</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
15	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
16	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
17	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
18	Entertainment, Arts and Recreation					
10						
19	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>		<u>NP</u>
20	Entertainment, General	<u>§102</u>	<u>C</u>	NP		<u>NP</u>
01	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	NP		<u>NP</u>
21	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	NP		<u>NP</u>
22	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>		<u>C</u>
22	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>		<u>C</u>
23	Industrial Use Category					
24	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>		<u>NP</u>
25	Institutional Use Category			1		·

	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
1	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>	
2	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
3	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>	
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
4	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	
6	Sales and Service Use Category					
7	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>	
8	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
0	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
9	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
4.4	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
11	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	<u>Massage Establishment</u>	<u>§102</u>	<u>C </u>	<u>NP</u>	<u>NP</u>	
4.0	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
13	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
14	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
15	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>C(3)</u>	<u>NP</u>	<u>NP</u>	
16	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>	
17	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>	
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
19	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>	
20	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
21	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
21	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
22	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
23	<u>Utility and Infrastructure Use Cate</u> <u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>	
	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	Public Utilities Yard	<u>§102</u>	NP	NP	NP	
25	(1) C required for 13 or more children	<u></u>				

#### 1 (2) C required for seven or more persons.

2	(3) POLK STREET LIQUOR LICENSES FOR RESTAURANTS: A Restaurant use may only add ABC license types 47, 49 or 75 as a Conditional Use on the ground level if, in addition to the criteria set forth in Section
3	303, the Planning Commission finds that the Restaurant is operating as a Bona Fide Eating Place. Should a
•	Restaurant fail to operate as a Bona Fide Eating Place for any length of time, the Conditional Use
4	authorization shall be subject to immediate revocation.
	(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD): Boundaries: The FFSRUD
5	and its <sup>1</sup> / <sub>4</sub> mile buffer includes, but is not limited to, properties within the North of Market Residential
•	Special Use District; and includes some properties within the Polk Street Neighborhood Commercial
6	<u>District.</u>
7	Controls: Within the FFSRUD and its <sup>1</sup> /4 mile buffer, Fringe Financial Services are NP pursuant to Section
1	249.35. Outside the FFSRUD and its <sup>1</sup> / <sub>4</sub> mile buffer, Fringe Financial Services are P subject to the
8	restrictions set forth in Subsection 249.35(c)(3).
•	(5) TOBACCO PARAPHERNALIA ESTABLISHMENTS PROHIBITION– Tobacco Paraphernalia
9	Establishments are not permitted in the Polk Street Neighborhood Commercial District and within one-
10	quarter mile of the boundaries of that Neighborhood Commercial District. The special definition of
10	"Tobacco Paraphernalia Establishments" applicable to the Polk Street Neighborhood Commercial District
11	shall be repealed six years after its initial effective date, unless the Board of Supervisors, on or before that
11	date, extends or re-enacts it. In the Polk Street Neighborhood Commercial District, the period of non-use for a non-conforming Tobacco Paraphernalia Establishment to be deemed discontinued shall be 18 months.
12	jor a non-conjorning robacco r araphernatia Establishment to be deemed discontinued shall be 18 months.
12	(6) C if a Macro WTS Facility; P if a Micro WTS Facility.
13	
10	

### 14 SEC. 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT.

15

The Sacramento Street District controls are designed to promote adequate growth 16 opportunities for development that is compatible with the surrounding low-density residential 17 neighborhood. The building standards monitor large-scale development and protect rear yards 18 at the grade level and above. Most new commercial development is permitted at the first 19 story; general retail uses are permitted at the second story only if such use would not involve 20 conversion of any existing housing units. Special controls are designed to protect existing 21 neighborhood-serving ground-story retail uses. New Health Medical Service uses, whether 22 Principal or Accessory, require a Conditional Use authorization on the ground story and are 23 permitted above the ground story. Personal and business services are restricted at the ground 24 story and prohibited on upper stories. Limits on new ground-story eating and drinking uses, as 25

\*

\* \*

well as new entertainment and financial service uses, are intended to minimize the
environmental impacts generated by the growth of such uses. The daytime orientation of the
district is encouraged by prohibiting bars and restricting late-night commercial activity. New
hotels and parking facilities are limited in scale and operation to minimize disruption to the
neighborhood. Most new automobile and drive-up uses are prohibited to promote continuous
retail frontage.

7

\* \*

\*

## 8

- 9
- Table 724. SACRAMENTO STREET NEIGHBORHOOD COMMERCIAL DISTRICT

		Sacramento Street NCD
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	40-X. See Height and Bulk Map Sheets HT02 and
	<u>106, 250—252,</u>	<u>HT03 for more information. Height sculpting</u>
	<u>260, 261.1,</u> 270, 271. See	<u>required on Alleys per §261.1.</u>
	also Height	
	and Bulk	
5 Foot Height Popus for Active Crownd	District Maps	NP
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	
Rear Yard	<u>§§ 130, 134,</u>	Required at Grade level and at each succeeding level
	<u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less than 15 feet
		<u>15 feet</u>
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>132, 133</u>	
Street Frontage and Public Realm		
Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
Improvements		

ZONING CONTROL TABLE

23

24

		I	
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u>
1			setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
2			gates, railings, and grillwork. Exceptions permitted
3			for historic buildings.
U			<u>,</u>
4			
	Street Frontage, Ground Floor	<u>§ 145.4</u>	<u>Not Required</u>
5	<u>Commercial</u>		
C	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
'			above
8	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
10		<u>604,</u>	
10		<u>607, 607.1,</u>	
4.4		<u>608, 609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u>	
12		<u>608, 609, 610,</u>	
13		<u>611</u>	
10	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
14		<u>Commerce and</u>	
		<u>Industry</u>	
15		<u>Element</u>	
10			
16	Zoning Category	8	<u>Controls</u>
17	Loning Callgory	<u>x</u> References	<u>controls</u>
17	RESIDENTIAL STANDARDS A		
18		VD USES	
	Dovelopment Standards		
	<u>Development Standards</u>	•	
19	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square feet
		<u>§§135, 136</u>	100 square feet per unit if private, or 133 square feet per unit if common.
19 20	Usable Open Space [Per Dwelling	<u>§§135, 136</u> <u>§§ 145.1, 150,</u>	
20	Usable Open Space [Per Dwelling Unit]	<u> </u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u>
	Usable Open Space [Per Dwelling Unit]	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per
20 21	Usable Open Space [Per Dwelling Unit]	<u> </u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces
20	Usable Open Space [Per Dwelling Unit]	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per
20 21 22	Usable Open Space [Per Dwelling Unit] Off-Street Parking Requirements	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces <u>are required when a project has 50 units or more per</u> §166.
20 21	Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per
20 21 22 23	Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u> <u>\$ 207.6</u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166. <u>Not required</u>
20 21 22 23 24	Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	per unit if common.         A minimum of one car parking space for every         Dwelling Unit required. Certain exceptions         permitted per §161. Bike parking required per         §155.2. If car parking is provided, car share spaces         are required when a project has 50 units or more per         §166.         Not required
20 21 22 23	Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics	<u>\$\$ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u> <u>\$ 207.6</u>	per unit if common. <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u> permitted per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per §166. <u>Not required</u>

	Residential Uses			Controls By Sto	ry
1			<u>1<sup>st</sup></u>	$2^{nd}$	$\underline{3^{rd}}$ +
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
3	<u>Dwelling Units</u>	<u>§§ 102, 207</u>		quare foot lot area nearest Residenti	
4			whichever is gre		<u>ui Districi,</u>
5	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	permitted as a P	rincipal Use in th	
6			twice the numbe	r of dwelling unit	
7			meeting all requ	rincipal Use in th irements of Section .2(f)(1)( D)(iv), re	
8	Group Housing	<u>§ 208</u>	<u>1 bedroom per 2</u>	75 square foot lo	<u>t area.</u>
9	Accessory Dwelling Units	<u>§§102,</u> 207(c)(4)		ting building env ings with 4 or few	<u>elope. 1 ADU</u> ver Dwelling Units.
10				liminate or reduc	ore Dwelling Units. The ground-story
11	Homeless Shelters	<u>§§ 102, 208</u>			lministrative Code
12	Loss of Dwelling Units			Controls by Sto	<u>ry</u>
13			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Residential Demolition and Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Zoning Category	\$		Controls	
	Zoning Category	References	C.	<u>Controls</u>	
17	<u>NON-RESIDENTIAL STANDA</u>	<u>KDS AND USE</u> ,	<u>5</u>		
18	<u>Development Standards</u>				
19	Floor Area Ratio	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>		
20	<u>Use Size</u>	<u>§§102, 121.2</u>	P up to 2,499 sq above	uare <u>feet; C 2,50</u> 0	0 square feet and
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,	No car parking	required if Occup square feet. See cl	<u>ied Floor Area is</u> hart in \$151 for
22		<u>159 - 161, 166,</u> <u>204.5</u>	uses over 5,000	square feet. See §	161 for car parking Section 155.2. Car
23		204.3		uired when a pro	pject has 25 or more
24	Off-Street Freight Loading	<u>§§ 150, 152,</u> 153 - 155, 161,	None required if		<u>is less than 10,000</u> per \$161
25		<u>133 - 133, 101,</u> <u>204.5</u>	<u>squure jeet. Exc</u>	epuons permutea	<u>per §101.</u>

	Commercial Use Characteristics				
1	Drive-up Facility	<u>§102</u>	NP		
2	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
	Hours of Operation	<u>§102</u>	<u>P 6 a.m 12 a.m</u>	п.; С 12 а.т 6 а	1. <u>m.</u>
3	Maritime Use	<u>§102</u>	<u>NP</u>		
4	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(	( <u>b)</u>	
Б	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P</u>		
5	Walk-up Facility	<u>§102</u>	<u>P</u>		
6			-	Controls by St	<u>ory</u>
7	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
8	Agriculture, Large Scale Urban	<u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	C
9	<u>Greenhouse</u>	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Automotive Use Category	<u>202.2(c)</u>			
11	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Entertainment, Arts and Recreation	n Use Category			
16	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Industrial Use Category			[	
21	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Institutional Use Category				
22	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
23	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
24	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>

4	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
•	Sales and Service Use Category				
3	<b><u>Retail Sales and Service Uses*</u></b>	<u>§§102,</u> 202.2(a), 202.3	<u>P</u>	<u>C</u>	<u>NP</u>
4	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	<u>Gym</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Restaurant, Limited	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
4	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
F	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
5	<u>Services, Health</u>	<u>§102</u>	<u>C(4)</u>	<u>P</u>	<u>P</u>
6	Services, Instructional	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
-	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
7	<u>Services, Personal</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Services, Retail Professional	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
0	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
1	<u>Trade Office</u>	<u>§102</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>
2	Utility and Infrastructure Use Ca		C(5)	C(5)	C(5)
2	<u>Utility and Infrastructure*</u>	<u>§102</u> 8102	$\underline{C(5)}$	$\underline{C(5)}$	$\underline{C(5)}$
3	Power Plant Public Utilities Vard	<u>§102</u> 8102	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

(1) C required for 13 or more children

1 (2) C required for	or seven or more	persons.
----------------------	------------------	----------

2	(3) FRINGE FINANCIAL SERVICE REST	TRICTED USE DIS	<u>STRICT (FFSRUD)</u>
		ile buffer includes,	but is not limited to, the Sacramento Street
3	<u>Neighborhood Commercial District.</u>		
4			<u>ge Financial Services are NP pursuant to Section</u> Financial Services are P subject to the restrictions set
4	forth in subsection 249.35(c)(3).	nile Duffer, Fringe	Thancial Services are T subject to the restrictions set
5			
5	(4) A Health Service Use requires a Cond	litional Use author	ization on the ground story whether it is Principal or
6	<u>Accessory.</u>		
U			
7	(5) C if a Macro WTS Facility; P if a Micro	ro WTS Facility.	
8	SEC. 725. UNION STREET NE	IGHBORHOO	D COMMERCIAL DISTRICT.
•			
9	* * * *		
10			
10	<u>Table 725. UNION STR</u>	<u>REET NEIGHE</u>	BORHOOD COMMERCIAL DISTRICT
11		ZONING CON	
••		ZONING COI	NTROL TABLE
12			
			<u>Union Street NCD</u>
13	Zoning Category	8	<u>Controls</u>
		<u>References</u>	
14	<b>BUILDING STANDARDS</b>		
45	Massing and Setbacks		
15	Height and Bulk Limits.	<u>\$\$ 102, 105,</u>	40-X. See Height and Bulk Map Sheet HT02 for more
16	<u>Height and Dark Limits.</u>	<u>106, 250–252,</u>	information. Height sculpting required on Alleys per
10		260, 261.1,	§261.1.
17		270, 271. See	
••		<u>also Height</u>	
18		<u>and Bulk</u>	
		<u>District Maps</u>	
19	<u>5 Foot Height Bonus for Active Ground</u>	<u>§ 263.20</u>	<u>NP</u>
	<u>Floor Uses</u>	88 120 124	
20	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story if
04		$\frac{134(u)(e)}{130}$	it contains a Dwelling Unit: 25% of lot depth, but in
21			no case less than 15 feet
22			
22			
23	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
20		<u>132, 133</u>	
24	Street Frontage and Public Realm		
	Streetscape and Pedestrian	<u>§138.1</u>	Required
25	<u>Improvements</u>		
	L	L	

		0 1 4 5 1	
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
_			ground floor ceiling height, street-facing ground-level
2			spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for historic buildings.
0			nstone buildings.
4	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
5	Vehicular Access Restrictions	§ 155(r)	None
	<u>Miscellaneous</u>		
6	Lot Size (Per Development)	<u>§§102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
7			above
•	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
0		<u>607, 607.1,</u>	
10		<u>608, 609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u>	
12		<u>611</u>	
13	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
10		<u>Commerce and</u>	
14		<u>Industry</u> Element	
15			
10			
16	Zoning Category	8	<u>Controls</u>
17		<u>References</u>	
17	RESIDENTIAL STANDARDS AN	<u>ND USES</u>	
18	Development Standards	88125 126	
19	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>80 square feet per unit if private, or 100 square feet</u> <u>per unit if common</u>
20	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	A minimum of one car parking space for every
20		<u>151, 153 - 156,</u>	<u>Dwelling Unit required. Certain exceptions permitted</u>
21		<u>159 - 161, 166,</u> <u>204.5</u>	per §161. Bike parking required per §155.2. If car parking is provided, car share spaces are required
	•		when a project has 50 units or more per §166.
22	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
23	<u>Use Characteristics</u>	\$ 102	
24	Single Room Occupancy	<u>§ 102</u> 8 102	<u>P</u>
24	Student Housing	<u>§ 102</u>	P Control - Dr. Storm
25	<u>Residential Uses</u>		<u>Controls By Story</u>

			$I^{st}$	<u>2<sup>nd</sup></u>	$3^{rd}+$
1	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 600 squ</u>		
3			permitted in the re- whichever is grea		al District,
4	Senior Housing	<u>§§ 102,</u> 202.2(f), 207	<u>P up to twice the</u> permitted as a Pr		ling Units otherwise e district and
5		<u>202.2(1), 207</u>		quirements of § 2	202.2(f)(1). C up to
6			permitted as a Pr meeting all requi	incipal Use in th	e district and
7			except for § 202.2		
8	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 21</u> permitted in the r whichever is grea	earest Residenti	t area, or the density al District,
9	Accessory Dwelling Units	<u>§§102,</u>	P within the exist	ing building enve	elope. 1 ADU
10		<u>207(c)(4)</u>			er Dwelling Units. re Dwelling Units.
11			<u>ADUs may not el</u> or commercial sp		e ground-story retail
12	Homeless Shelters	<u>§§ 102, 208</u>			ministrative Code
13	Loss of Dwelling Units		<u>1st</u>	Controls by Sto 2nd	<u>3rd+</u>
13 14	Loss of Dwelling Units Residential Conversion	<u> 8.317</u>	<u>1st</u> <u>C</u>		
		<u>\$ 317</u> <u>\$ 317</u>		<u>2nd</u>	<u>3rd+</u>
14	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>2nd</u>	<u>3rd+</u>
14 15	Residential Conversion		<u>C</u>	<u>2nd</u>	<u>3rd+</u>
14 15 16	Residential Conversion Residential Demolition and Merger Zoning Category NON-RESIDENTIAL STANDAR	<u>§ 317</u> <u>§</u> <u>References</u>	<u>C</u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u>
14 15 16 17	Residential Conversion         Residential Demolition and Merger         Zoning Category	<u>§ 317</u> <u>§</u> <u>References</u>	<u>C</u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u>
14 15 16 17 18	Residential Conversion Residential Demolition and Merger Zoning Category NON-RESIDENTIAL STANDAR	<u>§ 317</u> <u>§</u> <u>References</u>	<u>C</u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u>
14 15 16 17 18 19	Residential Conversion         Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards	<u>§ 317</u> <u>§</u> <u>References</u> <u>DS AND USE</u> <u>§§ 102, 123,</u>	<u><u>C</u> <u>C</u> S</u>	2nd C C C Controls	<u>3rd+</u> <u>C</u> <u>C</u> 
14 15 16 17 18 19 20	Residential Conversion         Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio	<u>\$ 317</u> <u>\$</u> <u><b>References</b></u> <u>DS AND USE</u> <u>\$</u> <u>\$</u> <u>124</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>124</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u>	<u>C</u> <u>C</u> <u>S</u> <u>3.0 to 1</u> <u>P up to 2,499 squ</u> <u>above</u> <u>No car parking ro</u>	2nd <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>C</u> <u>C</u> <u>D square feet and</u>
14 15 16 17 18 19 20 21	Residential Conversion         Residential Demolition and Merger         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	<u>§ 317</u> <u>§</u> <u>References</u> <u>DS AND USES</u> <u>\$§ 102, 123, 124</u> <u>§§102, 121,2</u>	<u>C</u> <u>C</u> <u>S</u> <u>3.0 to 1</u> <u>P up to 2,499 squ</u> <u>above</u> <u>No car parking ra</u> <u>less than 5,000 square</u> <u>over 5,000 square</u>	2nd <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>C</u> <u>C</u> <u>O square feet and</u> <u>ied Floor Area is</u> part in §151 for uses

1	<u>Off-Street Freight Loading</u>	<u>\$\$ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	<u>None required if</u> square feet. Exce		<u>is less than 10,000</u> 1 per §161.
2	Commercial Use Characteristics				
3	Drive-up Facility	<u>§102</u>	NP		
	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
4	Hours of Operation	§102	<u> </u>	; C 2 a.m 6 a.m	n.
5	Maritime Use	<u>§102</u>	NP		_
6	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(	<u>(b)</u>	
0	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fractional endergy</u>	ont; C if located	elsewhere
7	Walk-up Facility	<u>§102</u>	<u>P</u>		
8				Controls by St	<u>tory</u>
-	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
10	Agriculture, Large Scale Urban	$\frac{\underline{\$\$102.}}{\underline{\$\$102.}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>
11	Greenhouse	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Automotive Use Category				
13	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Entertainment, Arts and Recreation	n Use Category			
18	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Industrial Use Category		-	-	-
23	<u>Industrial Uses</u>	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
25	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Medical Cannabis Dispensary	<u>§§102.</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>\$102</u>	NP	NP	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
4	Sales and Service Use Category				
5	Retail Sales and Service Uses*	<u>§§102, 202.2</u> (a), 202.3	<u>P</u>	<u>P</u>	<u>NP</u>
6	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
9	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C(3)</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
17	Services, Health	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
10	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
24	Utility and Infrastructure Use Cate				
25	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>

	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	* Not listed below					
3	(1) C required for 13 or more children					
4	(2) C required for seven or more persons. (3) UNION STREET RESTAURANTS: Ap	plicability: The fol	llowing controls a	oply to new uses a	as well to significant	
5	alterations, modifications, and intensificat Controls: The Planning Commission may					
6	Section 303, 1: the use is located on the ga Restaurant would not result in a net total		•		-	
7	<u>Commercial District. The Planning Depar</u> to Conditional Use authorizations require					
8	alterations, modifications, and intensification permitted in the Union Street NCD. Trans					
9	located within the Union Street NCD to an is permitted with Conditional Use authori					
9					<u>500e Section 505.</u>	
10	(4) FRINGE FINANCIAL SERVICE REST <b>Boundaries</b> The EESPUD and its 1/4 mil				ant Noighborhood	
11	Boundaries: The FFSRUD and its 1/4 mi Commercial District.	<u>te buffer includes,</u>	bui is not timiled	<u>to, the Union Stre</u>	<u>eet Netghbornooa</u>	
	Controls: Within the FFSRUD and its 1/4					
12	249.35. Outside the FFSRUD and its 1/4 1 forth in subsection 249.35(c)(3).	<u>nile buffer, Fringe</u>	<u>e Financial Service</u>	<u>s are P subject to</u>	<u>o the restrictions set</u>	
13	(5) C if a Macro WTS Facility; P if a Mid	cro WTS Facility.				
14						
15	SEC. 726. VALENCIA STREET	<u>PACIFIC AVI</u>	E <u>NUE</u> NEIGH	BORHOOD	COMMERCIAL	
16	TRANSIT DISTRICT.					
17	The Valencia Street Commen	<del>rcial Transit Di</del>	<del>strict is locatea</del>	<del>near the cent</del>	<del>er of San Francisco in</del>	
18	the Mission District. It lies along Ve	ilencia Street b	etween 14th an	<del>d Cesar Chave</del>	<del>2z (Army) Street, and</del>	
19	includes a portion of 16th Street ext	ending west tov	<del>vard Dolores S</del>	t <del>reet. The com</del>	<del>mercial area provides</del>	
20	a limited selection of convenience g	<del>oods for the res</del>	<del>sidents of sectio</del>	<del>ns of the Miss</del>	<del>ion and Dolores</del>	
21	Heights. Valencia Street also serves	<del>a wider trade a</del>	<del>area with its re</del>	t <del>ail and whole</del>	<del>sale home furnishings</del>	
22	and appliance outlets. The commerce	<del>rial district also</del>	<del>) has several au</del>	tomobile-relat	t <del>ed businesses. Eating</del>	
23	and drinking establishments contrib	ute to the street	t's mixed-use ch	u <del>aracter and a</del>	<del>ctivity in the evening</del>	
24	hours. A number of upper-story proj	fessional and b	usiness offices of	<del>tre located in</del>	<del>the district, some in</del>	
25	converted residential units.					

Planning Commission BOARD OF SUPERVISORS

1	The Valencia Street District has a pattern of large lots and businesses, as well as a sizable
2	number of upper-story residential units. Controls are designed to permit moderate-scale buildings and
3	uses, protecting rear yards above the ground story and at residential levels. New neighborhood-serving
4	commercial development is encouraged mainly at the ground story. While offices and general retail
5	sales uses may locate at the second story of new buildings under certain circumstances, most
6	commercial uses are prohibited above the second story. In order to protect the balance and variety of
7	retail uses and the livability of adjacent uses and areas, most eating and drinking and entertainment
8	uses at the ground story are limited. Continuous retail frontage is promoted by prohibiting drive-up
9	facilities, some automobile uses, and new nonretail commercial uses. Parking is not required, and any
10	new parking is required to be set back or below ground. Active, pedestrian-oriented ground floor uses
11	are required.
12	Housing development in new buildings is encouraged above the ground story. Housing density
13	is not controlled by the size of the lot but by requirements to supply a high percentage of larger units
14	and by physical envelope controls. Existing residential units are protected by prohibitions on upper-
15	story conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central
16	location and accessibility to the City's transit network, accessory parking for residential uses is not
17	required. Accessory Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4)
18	of this Code.
19	The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of
20	Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the
21	Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-
22	scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience
23	goods to the adjacent neighborhoods.
24	The Pacific Avenue Neighborhood Commercial District controls are designed to promote a
25	small neighborhood serving mixed use commercial street that preserves the surrounding neighborhood

## 1 <u>residential character. These controls are intended to preserve livability in a largely low-rise</u>

2 <u>development residential neighborhood, enhance solar access on a narrow street right-of-way and</u>

- 3 protect residential rear yard patterns at the ground floor. Accessory Dwelling Units are permitted
- 4 *within the district pursuant to subsection 207(c)(4) of this Code.*

#### 5

### Table 726. PACIFIC AVENUE NEIGHBORHOOD COMMERCIAL DISTRICT

6		ZONING CON	NTROL TABLE
7			Pacific Avenue NCD
, 8	Zoning Category	<u>§</u> References	<u>Controls</u>
-	<b>BUILDING STANDARDS</b>		
9	Massing and Setbacks		
10	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	<u>40-X. See Height and Bulk Map Sheets HT01and</u> <u>HT02 for more information. Height sculpting required</u>
11		<u>260, 261.1,</u> 270, 271. See	on Alleys per §261.1.
12		also Height and Bulk District Maps	
13	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>NP</u>
14	<u>Floor Uses</u>		
15	<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succeeding level</u> or Story: 45% of lot depth, averaging not permitted.
15	Front Setback and Side Yard	<u>§§130, 131.</u> <u>132, 133</u>	Not Required.
	Street Frontage and Public Realm		
17	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	Required
18	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
19			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
20			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
21			historic buildings.
22	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
23	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
	<u>Miscellaneous</u>		
24	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
25	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>

	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
1	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
2		<u>604,</u> <u>607, 607.1,</u>	
3		<u>608, 609</u>	
5	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
4		<u>604,</u> <u>608, 609, 610,</u>	
5		<u>611</u>	
6	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
0		Industry	
7		<u>Element</u>	
8			
9	Zoning Category	<u>§</u>	<u>Controls</u>
	RESIDENTIAL STANDARDS A	<u>References</u> ND USES	
10	Development Standards		
11	Usable Open Space [Per Dwelling	<u> </u>	100 square feet per unit if private, or 133 square feet
12	<u>Unit]</u>		per unit if common
	Off-Street Parking Requirements	<u>§§ 151, 161</u>	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions permitted
13			per §161. Bike parking required per §155.2. If car
14			parking is provided, car share spaces are required when a project has 50 units or more per §166.
15	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
	<u>Use Characteristics</u>		
16	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
17	Student Housing	<u>§ 102</u>	P Controls By Storm
18	<u>Residential Uses</u>		$\frac{Controls By Story}{1^{st}} \qquad 3^{rd} +$
	Residential Uses	<u>§ 102</u>	<u> </u>
19	Dwelling Units	§§ 102, 207	1 unit per 1,000 square foot lot area, or the density
20			permitted in the nearest Residential District.
21	Senior Housing	<u>§§ 102,</u>	<u>whichever is greater.</u> <u>P up to twice the number of Dwelling Units otherwise</u>
	~	<u>202.2(f), 207</u>	permitted as a Principal Use in the district and
22			<i>meeting all the requirements of § 202.2(f)(1). C up to</i> <i>twice the number of Dwelling Units otherwise</i>
23			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1),
24			except for § 202.2(f)(1)(D)(iv), related to location.
<u> </u>	L	1	<u> </u>

1 2	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 2</u> permitted in the whichever is grea	nearest Residenti	t area, or the density al District,
3	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling Units.</u> No limit in buildings with 5 or more Dwelling Units.		
4			ADUs may not eliminate or reduce ground-story retail or commercial space.		
5	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		
•	Loss of Dwelling Units		<u>Controls by Story</u>		
6					
6			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
7	Residential Conversion	<u>§ 317</u>	<u>lst</u>	<u>2nd</u> <u>NP</u>	<u>3rd+</u>
8 8	Residential Conversion <u>Residential Demolition</u>	<u>§ 317</u> <u>§ 317</u>	_		
7		-	<u>C</u>	<u></u>	<u></u>

11	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
12	NON-RESIDENTIAL STANDAR		5
13	Development Standards		
14	<u>Floor Area Ratio</u>	<u>\$\$ 102, 123,</u> <u>124</u>	<u>1.5 to 1</u>
15	<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 1,999 square feet; C 2,000 square feet and</u> above
16	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	No car parking required if Occupied Floor Area is
17		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	less than 2,000 square feet. See chart in §151 for uses over 2,000 square feet. See §161 for car parking
18		<u>204.5</u>	waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.
19	Off-Street Freight Loading	<u>§§ 150, 152,</u>	None required if gross floor area is less than 10,000
20		<u>153 - 155, 161,</u> <u>204.5</u>	square feet. Exceptions permitted per §161.
21	Commercial Use Characteristics		
22	Drive-up Facility	<u>§102</u>	<u>NP</u>
22	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
23	<u>Hours of Operation</u>	<u>§102</u>	<u>P 6 a.m 10 p.m.; C 10 p.m 2 a.m.; NP 2 a.m. to 6</u> <u>a.m.</u>
24	Maritime Use	<u>§102</u>	<u>NP</u>
25	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>

	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
1	Walk-up Facility	<u>§102</u>	<u>P</u>			
2		l	Controls by Story		tory	
0	Agricultural Use Category	_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
3	Agriculture, Neighborhood	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>	
4	Agriculture, Large Scale Urban	<u>202.2(c)</u> <u>§§102,</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	Greenhouse	<u>202.2(c)</u> §§102,	NP	NP	NP	
6		<u>202.2(c)</u>	_			
U	<u>Automotive Use Category</u>	88102 1971	ND		ND	
7 8	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
11	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	Entertainment, Arts and Recreation					
13	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
14	Open Recreation Area	<u>§102</u>	<u>C</u>	NP	NP	
15	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
	Industrial Use Category					
16	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
17	Institutional Use Category	<u> </u>				
18	Institutional Uses*	<u>\$\$102,</u> 202.2(e)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
19	Child Care Facility	<u>§102</u>	<u>C(1)</u>	<u>NP</u>	<u>NP</u>	
	Public Facilities	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
20	Residential Care Facility	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>	
21	Sales and Service Use Category					
	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>	
22	Adult Business	<u>\$102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
23	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	Bar	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
25	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	

	Kennel	<u>§102</u>	NP	NP	NP	
1	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP	
2	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP	
	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP	
3	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
4	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>	
6	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>	
7	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
_	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>	
8	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
9	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
U	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
11	<u>Trade Shop</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
11	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	Design Professional	<u>§102</u>	<u>P</u>	<u><u>C</u></u>	<u>NP</u>	
40	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
13	Utility and Infrastructure Use Category					
	ettill, and high astructure ese eare		~	NP	<u>NP</u>	
14	Utility and Infrastructure*	<u>§102</u>	<u>C</u>	111		
		<u>\$102</u> <u>\$102</u>	<u>C</u> <u>NP</u>	<u>NP</u>	<u>NP</u>	
14 15	Utility and Infrastructure*				<u>NP</u> <u>NP</u>	
	Utility and Infrastructure* Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>		
15	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services	<u>\$102</u> <u>\$102</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u>	
15 16	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services         Facility	<u>\$102</u> <u>\$102</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u>	
15 16 17	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services         Facility         * Not listed below         (1) NP for 13 or more children         (2) NP for seven or more persons.	<u>\$102</u> <u>\$102</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>	<u>NP</u>	
15 16 17 18	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services         Facility         * Not listed below         (1) NP for 13 or more children         (2) NP for seven or more persons.         (3) C required if use sells alcohol	<u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>NP</u> <u>NP</u> <u>C(5)</u>	<u>NP</u> <u>NP</u> <u>C(5)</u>	<u>NP</u>	
15 16 17 18 19	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services         Facility         * Not listed below         (1) NP for 13 or more children         (2) NP for seven or more persons.         (3) C required if use sells alcohol         (4) FRINGE FINANCIAL SERVICE REST         Boundaries: The FFSRUD and its 1/4 m.	<u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>NP</u> <u>NP</u> <u>C(5)</u> STRICT (FFSRUE	<u>NP</u> <u>NP</u> <u>C(5)</u>	<u>NP</u> <u>C(5)</u>	
15 16 17 18 19 20	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services         Facility         * Not listed below         (1) NP for 13 or more children         (2) NP for seven or more persons.         (3) C required if use sells alcohol         (4) FRINGE FINANCIAL SERVICE REST	<u>\$102</u> <u>\$102</u> <u>\$102</u> <u>TRICTED USE DI</u> ile buffer includes, 4 mile buffer, fring	<u>NP</u> <u>NP</u> <u>C(5)</u> <u>STRICT (FFSRUE</u> but is not limited the financial service	<u>NP</u> <u>NP</u> <u>C(5)</u> to, the Pacific Av	<u>NP</u> <u>C(5)</u> venue Neighborhood nt to Section 249.35.	
15 16 17 18 19 20 21	Utility and Infrastructure*         Power Plant         Public Utilities Yard         Wireless Telecommunications Services         Facility         * Not listed below         (1) NP for 13 or more children         (2) NP for seven or more persons.         (3) C required if use sells alcohol         (4) FRINGE FINANCIAL SERVICE REST         Boundaries: The FFSRUD and its 1/4 m.         Commercial District.         Controls: Within the FFSRUD and its 1/4	<u>\$102</u> <u>\$102</u> <u>\$102</u> <u>TRICTED USE DI</u> ile buffer includes, 4 mile buffer, fring	<u>NP</u> <u>NP</u> <u>C(5)</u> <u>STRICT (FFSRUE</u> but is not limited the financial service	<u>NP</u> <u>NP</u> <u>C(5)</u> to, the Pacific Av	<u>NP</u> <u>C(5)</u> venue Neighborhood nt to Section 249.35.	

# 1 SEC. 727. <u>RESERVED.</u> 24TH STREET MISSION NEIGHBORHOOD COMMERCIAL

#### 2 TRANSIT DISTRICT.

3 The 24th Street – Mission Neighborhood Commercial Transit District is situated in the Inner Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district 4 5 provides convenience goods to its immediate neighborhood as well as comparison shopping goods and services to a wider trade area. The street has a great number of Latin American restaurants, grocery 6 7 stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open 8 during the day while the district's bars and restaurants are also active in the evening. Dwelling units 9 are frequently located above the ground-story commercial uses. 10 The 24th Street Mission Neighborhood Commercial Transit District controls are designed to provide potential for new development consistent with the existing scale and character. Small-scale 11 12 buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground 13 story and at residential levels are protected. Most commercial uses are encouraged at the ground story, 14 while service uses are permitted with some limitations at the second story. Special controls are 15 necessary to preserve the unique mix of convenience and specialty commercial uses. In order to 16 maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are 17 prohibited, and limitations apply to the development and operation of ground-story full-service 18 restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and 19 encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active,

- 20 *pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set*
- 21 *back or below ground.*
- 22 *Housing development in new buildings is encouraged above the ground story. Housing density*
- 23 *is not controlled by the size of the lot but by requirements to supply a high percentage of larger units*
- 24 and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story
- 25 *conversions and limitations on demolitions, mergers, and subdivisions. Given the area's central*

Planning Commission BOARD OF SUPERVISORS

1	location and accessibility to the City's transit network, accessory parking for residential uses is not					
2	<del>required.</del>					
3	SEC. 728. 24TH STREET – NO	E VALLEY NEI	GHBORHOOD COMMERCIAL DISTRICT			
4	* * * *					
5	<u>Table 728. 24TH STREET – N</u>	OE VALLEY NE	IGHBORHOOD COMMERCIAL DISTRICT			
6		ZONING CONT	T <u>ROL TABLE</u>			
7			24th Street - Noe Valley NCD			
8	Zoning Category	<u>§ References</u>	<u>Controls</u>			
	<b>BUILDING STANDARDS</b>					
9	Massing and Setbacks					
10	Height and Bulk Limits.	<u>§§ 102, 105, 106,</u> 250—252, 260,	Varies, but generally 40-X. See Height and Bulk Map Sheet HT07 for more information. Height			
11		<u>261.1, 270, 271.</u> <u>See also Height</u>	sculpting required on Alleys per §261.1.			
12		<u>and Bulk District</u> <u>Maps</u>				
13	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>			
14 15	<u>Rear Yard</u>	<u>§ 130 § 134,</u> <u>134(a)(e)</u>	Required at Grade level and at each succeeding level or Story: 25% of lot depth, but in no case less than 15 feet			
16	Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.			
17	Street Frontage and Public Realm					
18	Streetscape and Pedestrian Improvements	<u>§138.1</u>	<u>Required</u>			
19	Street Frontage Requirements	<u>§ 145.1</u>	<i>Required; controls apply to above-grade parking</i> <i>setbacks, parking and loading entrances, active</i>			
20			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,			
21			and gates, railings, and grillwork. Exceptions permitted for historic buildings.			
22						
23	Ground Floor Commercial	<u>§ 145.4</u>	Not Required			
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None			
24	<u>Miscellaneous</u>	88 100 101 1				
25	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 4,999 square feet, C 5,000 square feet and above</u>			

	Planned Unit Development	<u>§ 304</u>	<u>C</u>
1	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
2	Signs	<u>§§ 262, 602-604,</u> <u>607, 607.1, 608,</u>	As permitted by Section § 607.1
3		<u>609</u>	
4	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u>	<u>NP</u>
5		<u>611</u>	
6	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> In ductor: Element	Subject to the Urban Design Guidelines
7		<u>Industry Element</u>	
8			

	Zoning Category	§ References	Controls		
9	RESIDENTIAL STANDARDS A				
)	Development Standards				
1	Usable Open Space [Per Dwelling Unit]	<u> </u>	<u>80 square feet if private, or 100 square feet if common</u>		
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions</u>		
1		<u>159 - 161, 166,</u> <u>204.5</u>	<u>permitted per §161. Bike parking required per</u> <u>§155.2</u>		
	Dwelling Unit Mix	<u>§ 207.6</u>	<u>Not required</u>		
1	Use Characteristics				
	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
	Student Housing	<u>§ 102</u>	<u>P</u>		
	<u>Residential Uses</u>		$\underline{\underline{I}^{st}} \qquad \underline{\underline{2}^{nd}} \qquad \underline{\underline{3}^{rd}} + \underline{\underline{3}^{rd}}$		
	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>		
	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 600 square foot lot area, or the density</u>		
			permitted in the nearest Residential District, whichever is greater.		
	Senior Housing	<u>§§ 102, 202.2(f),</u> <u>207</u>	<u>P up to twice the number of Dwelling Units</u> otherwise permitted as a Principal Use in the		
			<u>district and meeting all the requirements of §</u> 202.2(f)(1). C up to twice the number of Dwelling		
			<u>Units otherwise permitted as a Principal Use in the</u> <u>district and meeting all requirements of Section §</u>		
			<u>202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related</u> to location.		

1	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 210 square foot lot area, or the</u> <u>density permitted in the nearest Residential District</u> ,		
2			whichever is greater.		
3	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>	<u>P within the existing building envelope. 1 ADU</u> <u>allowed in buildings with 4 or fewer Dwelling</u> Units. No limit in buildings with 5 or more Dwelling		
4			<u>Units. ADUs may not eliminate or reduce ground-</u> story retail or commercial space.		
5	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		
6	Loss of Dwelling Units		<u>Controls by Story</u> <u>1st</u> <u>2nd</u> <u>3rd+</u>		
7	<u>Residential Conversion</u>	<u>§ 317</u>	C <u>NP</u> <u>NP</u>		
8	Residential Demolition and Merger	<u>§ 317</u>	<u><u>c</u> <u>c</u> <u>c</u></u>		
9					
10	Zoning Category	<u>§ References</u>	<u>Controls</u>		
11	NON-RESIDENTIAL STANDAR	DS AND USES			
12	Development Standards				
13	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
14	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 square feet and</u>		
15	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>above</u> <u>No car parking required if Occupied Floor Area is</u>		
16		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	<u>less than 5,000 square feet. See chart in §151 for</u> uses over 5,000 square feet. See §161 for car		
17		<u>204.5</u>	parking waiver. Bike parking required per Section 155.2. If car parking is provided, car share spaces		
			are required when a project has 50 units or more per §166.		
18	Off-Street Freight Loading	<u>§§ 150, 152, 153</u>	None required if gross floor area is less than 10,000		
19		<u>- 155, 161, 204.5</u>	square feet. Exceptions permitted per §161.		
20	<u>Commercial Use Characteristics</u>	\$102	ND		
21	Drive-up Facility Formula Retail	<u>§102</u> <u>§§102, 303.1</u>	<u>NP</u> <u>C</u>		
22	Hours of Operation	<u>§102</u>	<u>–</u> <u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>		
22	Maritime Use	<u>§102</u>	<u>NP</u>		
23	Open Air Sales	<u>§§102, 703(b)</u>	<u>See 703(b)</u>		
24	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>		
	Walk-up Facility	<u>§102</u>	<u>P</u>		
25			<u>Controls by Story</u>		

	Agricultural Use Category		1st	2nd	<i>3rd</i> +
1	Agriculture, Neighborhood		<u>P</u>	<u>P</u>	<u>P</u>
2	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Automotive Use Category		•		
4	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
C	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Entertainment, Arts and Recreation	n Use Category			
8 9	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
9	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
11	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Passive Outdoor Recreation	<u>§102</u>	<u><u>C</u></u>	<u>C</u>	<u>C</u>
40	Industrial Use Category				
13	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Institutional Use Category				
4.5	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
15	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
16	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
17	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
18	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
19	Sales and Service Use Category		1		
20	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a),</u> <u>202.3</u>	<u>P</u>	<u>C</u>	<u>NP</u>
21	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

	Mortuary	<u>§102</u>	NP	NP	NP
1	<u>Motel</u>	<u>§§102, 202.2(a)</u>	NP	NP	NP
2	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(3)</u>	NP	<u>NP</u>
	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
3	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
_	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
5	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
•	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
9	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
10	Utility and Infrastructure Use Cate			1	
10	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
11	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	* Not listed below				
13	(1) C required for 13 or more children				
14	(2) C required for seven or more persons.				
15	(3) 24th STREET – NOE VALLEY LIQUO	OR LICENSES FOR	RESTAURANTS		
10	Boundaries: Applicable to the 24th Street				
16	<u>Controls: A Restaurant Use may only add</u> if, in addition to the criteria set forth in Se				
17	operating as a Bona Fide Eating Place. S length of time, the Conditional Use autho	hould a Restaurant f	ail to operate as a	Bona Fide Eatin	
18	(4) 24TH STREET – NOE VALLEY SPEC				
19	<b>Boundaries:</b> Only the area within the 24t shall not apply to NC-1 Districts or nonce				
20	and 186. Controls: Formula Retail Limited-Restau	rants are NP.			
21	(5) FRINGE FINANCIAL SERVICE RES				
22	Boundaries: The FFSRUD and its <sup>1</sup> / <sub>4</sub> mile Valley Neighborhood Commercial Distric	<u>et.</u>			
23	Controls: Within the FFSRUD and its <sup>1</sup> / <sub>4</sub> m Outside the FFSRUD and its <sup>1</sup> / <sub>4</sub> mile buffe				
24	subsection 249.35(c)(3).	no WTS Equility			
25	(6) C if a Macro WTS Facility; P if a Mic	io wis racuity.			

	ZONING CONT	TROL TABLE
		West Portal NCD
Zoning Category	§ References	Controls
BUILDING STANDARDS	<u> </u>	
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 270, 271.</u> <u>See also Height</u> <u>and Bulk District</u> <u>Maps</u>	26-X. See Height and Bulk Map Sheets HT HT12 for more information. Height sculpt required on Alleys per §261.1.
5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at Grade level and at each succe</u> <u>level or Story: 25% of lot depth, but in no</u> <u>less than 15 feet</u>
Front Setback and Side Yard	<u>§§130, 131, 132,</u> <u>133</u>	Not Required.
Street Frontage and Public Realm		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	Required; controls apply to above-grade p setbacks, parking and loading entrances, a uses, ground floor ceiling height, street-far ground-level spaces, transparency and fenestration, and gates, railings, and grilly Exceptions permitted for historic building
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
Vehicular Access Restrictions	<u>§ 155(r)</u>	None
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square</u> <u>above</u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>\$\$ 262, 602-604,</u> <u>607, 607.1, 608,</u> <u>609</u>	<u>As permitted by Section § 607.1</u>

1	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u>	
2		<u>611</u>	
3	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
4		Industry Element	
5			
6	Zoning Category	§ References	<u>Controls</u>
_	RESIDENTIAL STANDARDS A	ND USES	
7	Development Standards		
8	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>100 square feet if private, or 133 square feet if</u> <u>common</u>
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	<u>A minimum of one car parking space for every</u>
10		<u>151, 153 - 156,</u> <u>159 - 161, 166,</u> 2015	Dwelling Unit required. Certain exceptions permitted per §161. Bike parking required per
11		204.5	<u>§155.2. If car parking is provided, car share</u> spaces are required when a project has 50 units or
12	Dwelling Unit Mix	<u>§ 207.6</u>	<u>more per \$166.</u> Not required
12	Use Characteristics	<u></u>	
13	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
14	Student Housing	<u>§ 102</u>	<u>P</u>
15	<u>Residential Uses</u>		$\frac{Controls By Story}{1^{st} 2^{nd}} 3^{rd} +$
16	Residential Uses	<u>§ 102</u>	$\underline{\underline{P}} \qquad \underline{\underline{P}} \qquad \underline{\underline{NP}}$
17	Dwelling Units	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> permitted in the nearest Residential District,
			whichever is greater.
18	Senior Housing	§§ 102, 202.2(f),	<i>P</i> up to twice the number of Dwelling Units
19		<u>207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of §
20			202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in
21			the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(
22	Ÿ		$\underline{D}(iv)$ , related to location.
23	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u>
24			<u>density permitted in the nearest Residential</u> <u>District, whichever is greater.</u>
25	1	Ι	1

	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>	P within the existing building envelope. 1 ADU
1			allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more
2			<u>Dwelling Units. ADUs may not eliminate or</u> reduce ground-story retail or commercial space.
3	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative
4			<u>Controls hy Story</u>
5	Loss of Dwelling Units		<u>Controls by Story</u> <u>1st 2nd 3rd+</u>
6	Residential Conversion	<u>§ 317</u>	<u>C</u> <u>NP</u> <u>NP</u>
7	Residential Demolition and Merger	<u>§ 317</u>	<u><u><u></u></u><u><u></u><u></u><u></u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u></u>
8			
9	Zoning Category	<u>§ References</u>	<u>Controls</u>
10	NON-RESIDENTIAL STANDAR	DS AND USES	
11	Development Standards		
12	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>
13	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 square feet; C 2,500 to 3,999 square</u> feet; NP 4,000 square feet and above
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	No car parking required if Occupied Floor Area is
14		<u>151, 153 - 156,</u>	less than 5,000 square feet. See chart in §151 for
15		<u>159 - 161, 166,</u> <u>204.5</u>	uses over 5,000 square feet. See <u>§161 for car</u> parking waiver. Bike parking required per Section
16			<u>155.2. Car share spaces required when a project</u> has 25 or more parking spaces per §166.
47	Off-Street Freight Loading	<u>§§ 150, 152, 153 -</u>	None required if gross floor area is less than
17		<u>155, 161, 204.5</u>	<u>10,000 square feet. Exceptions permitted per</u> §161.
18	Commercial Use Characteristics		
19	Drive-up Facility	<u>§102</u>	<u>NP</u>
20	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>
20	<u>Hours of Operation</u> <u>Maritime Use</u>	<u>§102</u> <u>§102</u>	<u>P 6 a.m 2 a.m., NP 2:00 a.m 6:00 a.m.</u> NP
21	<u>Open Air Sales</u>	<u>§102</u> <u>§§102, 703(b)</u>	<u>See 703(b)</u>
22	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>
23	Walk-up Facility	<u>§102</u>	<u>P</u>
24			<u>Controls by Story</u>
	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u>\$\$102, 202.2(c)</u>	$\begin{array}{c c c c c c c c c c c c c c c c c c c $
25		<u></u>	

	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
1	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Automotive Use Category				
3	<u>Automotive Uses*</u>	<u>§§102, 142, 156,</u> <u>187.1, 202.2(b),</u> <u>202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
6	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	Entertainment, Arts and Recreation				
7	Entertainment and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
0	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Industrial Use Category				
10	<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Institutional Use Category			ſ	
11	Institutional Uses*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	<u>Child Care Facility</u>	<u>§102</u>	<u>P(1)</u>	<u>P(1)</u>	<u>NP</u>
	<u>Hospital</u>	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
13	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Residential Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>NP</u>
15	Sales and Service Use Category				
16	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a),</u> <u>202.3</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
<b>0</b> 4	<u>Massage Establishment</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
1	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	Services, Retail Professional	<u>§102</u>	<u>C(3)</u>	<u>P</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>
3	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Trade Shop	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
6	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
	Utility and Infrastructure Use Cat	<u>egory</u>			
7	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Wireless Telecommunications Services Facilities	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
10	* Not listed below				
11 12 13 14 15 16 17	<ul> <li>(1) C required for 13 or more children.</li> <li>(2) C required for seven or more persons.</li> <li>(3) Boundaries: The entire West Portal Neighborhood Commercial District. Controls: Applicable only for the use of stock brokerage. A stock brokerage may apply for Conditional Use if there are no more than a total of seven financial uses and/or stock brokerages within the district. If there are more than seven financial uses and/or stock brokerages in the district, stock brokerages shall not be permitted.</li> <li>(4) C if a Macro WTS Facility; P if a Micro WTS Facility.</li> </ul>				
18	SEC. 730. INNER SUNSET NE	IGHBORHOOD	COMMERCI	AL DISTRIC	Т.
19	* * * *				
20	Table 730. INNER SUL	NSET NEIGHBO	ORHOOD COM	<u>IMERCIAL L</u>	<u>DISTRICT</u>
21		ZONING CONT	TROL TABLE		
22			<u>In</u>	ner Sunset N	<u>CD</u>
23	Zoning Category	<u>§ References</u>		<u>Controls</u>	
	BUILDING STANDARDS				
24	Massing and Setbacks				
25					

	Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies, but generally 40-X. See Height and Bulk
1		<u>106, 250—252,</u> 260, 261.1, 270,	Map Sheets HT05 and HT06 for more information. Height sculpting required on Alleys per §261.1.
2		271. See also	neight sculpting required on Mileys per §201.1.
3		<u>Height and Bulk</u> <u>District Maps</u>	
4	5 Foot Height Bonus for Active Ground	§ 263.20	NP
	<u>Floor Uses</u>	<u>y 205.20</u>	<u>m</u>
5	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at Grade level and at each succeeding level</u> or Story: 25% of lot depth, but in no case less than
6		<u>10 ((w)(c), 100</u>	<u>15 feet</u>
7	Front Setback and Side Yard	<u>§§130, 131, 132,</u> 133	Not Required.
8	Street Frontage and Public Realm	<u>135</u>	
9	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	Required
10	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required</u> ; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
12			gates, railings, and grillwork. Exceptions permitted for historic buildings.
13			
	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
14	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
15	<u>Miscellaneous</u> Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
16			above
17	<u>Planned Unit Development</u> Awning, Canopy or Marquee	<u>§ 304</u> § 136.1	<u>C</u> P
	Signs	<u>§ 130.1</u> §§ 262, 602-	<u>As permitted by Section § 607.1</u>
18		604,	
19		<u>607, 607.1, 608,</u> <u>609</u>	ND
19 20	General Advertising Signs	<u>607, 607.1, 608,</u> <u>609</u> <u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
	General Advertising Signs	<u>607, 607.1, 608,</u> <u>609</u> <u>§§ 262, 602.7</u>	<u>NP</u>
20	<u>General Advertising Signs</u> <u>Design Guidelines</u>	607, 607.1, 608,         609         §§ 262, 602.7         604,         608, 609, 610,         611         General Plan	<u>NP</u> Subject to the Urban Design Guidelines
20 21		607, 607.1, 608,           609           §§ 262, 602.7           604,           608, 609, 610,           611	
20 21 22		607, 607.1, 608,         609         §§ 262, 602.7         604,         608, 609, 610,         611         General Plan         Commerce and         Industry	

1	RESIDENTIAL STANDARDS A	ND USES			
	Development Standards	99125 126	100		122 6 4
2	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>per unit if comm</u>	• x	<u>, or 133 square feet</u>
3 4	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	Dwelling Unit re	<u>1e car parking sp</u> equired. Certain e	exceptions
4 5		<u>159 - 161, 166,</u> <u>204.5</u>	<u>§155.2. If car pa</u>		, car share spaces
6			<u>§166.</u>	en a project has 5	<u>O units or more per</u>
0	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
7	<u>Use Characteristics</u>	8.102			
8	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
0	Student Housing	<u>§ 102</u>	<u>P</u>		
9	<u>Residential Uses</u>	•	<u>1<sup>st</sup></u>	<u>Controls By Sto</u> <u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
10	Residential Uses		<u>P</u>	<u>P</u>	<u>P</u>
11	Dwelling Units	<u>§§ 102, 207</u>		uare foot lot area nearest Residenti	
12			<u>whichever is gre</u>	ater.	
10	Senior Housing	<u>§§ 102, 202.2(f),</u>	· · · · · · · · · · · · · · · · · · ·	e number of Dwel	0
13		<u>207</u>			el Use in the district of § 202.2(f)(1). C
14					g Units otherwise
15				rincipal Use in th	
15 16				irements of Section .2(f)(1)( D)(iv), re	o <u>n § 202.2(f)(1),</u> elated to location.
10	Group Housing	<u>§ 208</u>		75 square foot lo	
17			density permitted whichever is gre		esidential District,
18	Accessory Dwelling Units	<u>§§102, 207(c)(4)</u>		ting building env	
19			No limit in build	ings with 5 or mo	ver Dwelling Units. re Dwelling Units.
20		88.102.200	retail or commen		· ·
21	<u>Homeless Shelters</u> Loss of Dwelling Units	<u>§§ 102, 208</u>	Density limits re	gulated by the Ac	l <u>ministrative Code</u> ry
22			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
23	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
24		1	1	1	
25	Zoning Category	<u>§ References</u>		<u>Controls</u>	

# NON-RESIDENTIAL STANDARDS AND USES

## **Development Standards**

2	<u>Development Standards</u>				
2	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>1.8 to 1</u>		
3	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 2,499 sq</u>	uare feet; C 2,50	0 square feet and
4		<u>ee 145 1 150</u>	<u>above</u>	: 1/60	
-	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,		requirea if Occup square feet. See c	pied Floor Area is hart in §151 for
5		<u> 159 - 161, 166,</u>	uses over 5,000	square feet. See §	§161 for car
6		<u>204.5</u>			uired per Section when a project has
7				ing spaces required	
7	Off-Street Freight Loading	<u>§§ 150, 152, 153</u>			<i>is less than 10,000</i>
8		<u>- 155, 161,</u> 204.5	<u>square feet. Exc</u>	eptions permitted	<u>per §161.</u>
9	Commercial Use Characteristics				
3	Drive-up Facility	<u>§102</u>	<u>NP</u>		
10	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
11	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.n	<u>n.</u>
11	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
12	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
13	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in front; C if located elsewhere</i></u>		
15	Walk-up Facility	<u>§102</u>	<u>P</u>		
14				Controls by St	
	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
14 15	Agriculture, Neighborhood	<u>\$\$102, 202.2(c)</u>	<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>
	Agriculture, Neighborhood Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>1st</u> <u>P</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u>
15 16	Agriculture, Neighborhood Agriculture, Large Scale Urban Greenhouse		<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>
15	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category	<u>§§102, 202.2(c)</u> <u>§§102, 202.2(c)</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u>
15 16	Agriculture, Neighborhood Agriculture, Large Scale Urban Greenhouse	<u>§§102, 202.2(c)</u>	<u>1st</u> <u>P</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u>
15 16 17 18	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u>
15 16 17	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 122.2(c)</u> <u>\$\$102, 187.1,</u> <u>202.2(b), 202.5,</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u>
15 16 17 18	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u>
15 16 17 18 19 20	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse <u>Automotive Use Category</u> <u>Automotive Uses*</u> <u>Automotive Repair</u>	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u> <u>\$102</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u>
15 16 17 18 19 20 21	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Parking Garage, Private	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 187.1,</u> <u>202.2(b), 202.5,</u> <u>202.5</u> <u>\$102</u> <u>\$102</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>
15 16 17 18 19 20	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public	\$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 187.1, 202.2(b), 202.5, 202.5 \$102 \$102 \$102 \$102	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u>
15 16 17 18 19 20 21 22	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 187.1, 202.2(b), 202.5, 202.5</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>
15 16 17 18 19 20 21 22 23	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation	<u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 202.2(c)</u> <u>\$\$102, 187.1, 202.2(b), 202.5, 202.5</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u> <u>\$102</u>	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>
15 16 17 18 19 20 21 22	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation         Uses*	\$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 187.1, 202.2(b), 202.5, 202.5 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102, 142, 156 \$\$ 102, 142, 156 \$\$ 102	<u>Ist</u> <u>P</u> <u>C</u> <u>NP</u> <u>C</u> <u>NP</u>	2nd         P         C         NP         NP         C         C         C         C         C         C         C         C         C         NP	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>NP</u>
15 16 17 18 19 20 21 22 23	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Parking Garage, Private         Parking Garage, Public         Parking Lot, Private         Parking Lot, Public         Entertainment, Arts and Recreation	\$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 187.1, 202.2(b), 202.5, 202.5 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102 \$102	<u>1st</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>2nd</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>P</u> <u>C</u> <u>NP</u> <u>NP</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u> <u>C</u>

	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
1	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Industrial Use Category				
3	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Institutional Use Category				
_	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
5	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
6	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
7	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
9	Sales and Service Use Category				
10	<u>Retail Sales and Service Uses*</u>	<u>§102, 202.2(a)</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
13	<u>Kennel</u>	<u>§102</u>	<u>Ċ</u>	<u>NP</u>	<u>NP</u>
1 1	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Services, Fringe Financial	<u>§102</u>	<u>NP(3)</u>	<u>NP(3)</u>	<u>NP(3)</u>
	<u>Services, Health</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
20	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u> </u>	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
24	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
25	Utility and Infrastructure Use Cate				
25	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>

	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>			
2	<u>Wireless Telecommunications Services</u> <u>Facility</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>			
3	* Not listed below	* Not listed below						
4	(1) C required for 13 or more children.							
5	(2) C required for seven or more persons	<u>.</u>						
6	(3) FRINGE FINANCIAL SERVICE RES Boundaries: The FFSRUD and its 1/4 n				Sunset Neighborhood			
7	<u>Commercial District.</u> Controls: Within the FFSRUD and its 1.							
8	Outside the FFSRUD and its 1/4 mile buses subsection 249.35(c)(3).							
9	(4) C if a Macro WTS Facility; P if a Mi	cro WTS Facil	<u>ity.</u>		•			
10								
11	SEC. 731. NCT-3 MODERAT	E-SCALE <u>N</u>	ORIEGA STRI	<u>EET</u> -NEIGHB	ORHOOD			
12	COMMERCIAL <i>TRANSIT</i> DIST	RICT.						
13	NCT 3 Districts are transit	oriented mo	derate to high	density mixed	use neighborhoods of			
14	varying scale concentrated near tra	<del>ansit service</del>	s. The NCT-3 D	istricts are mix	<del>ed use districts that</del>			
15	support neighborhood serving com	mercial use	<del>s on lower floor.</del>	s and housing	above. These districts ar			
16	well served by public transit and a	i <del>m to maxim</del>	ize residential a	<del>nd commercia</del>	l opportunities on or nea			
17	major transit services. The district	' <del>s form can l</del>	<del>e either linear c</del>	ulong transit p	riority corridors,			
18	concentric around transit stations,	or broader	<del>areas where trai</del>	<del>nsit services cr</del>	iss cross the			
19	neighborhood. Housing density is l	imited not b	<del>y lot area, but b</del>	<del>y the regulatio</del>	ns on the built envelope			
20	buildings, including height, bulk, s	etbacks, and	<del>lot coverage, a</del>	<del>nd standards f</del> e	or residential uses,			
21	including open space and exposure	<del>, and urban</del>	design guidelin	es. Residential	parking is not required			
22	and generally limited. Commercial	establishme	ents are discoure	<del>aged or prohib</del>	ited from building			
23	accessory off street parking in ord	<del>er to preserv</del>	<del>e the pedestrian</del>	<del>oriented char</del>	acter of the district and			
24	prevent attracting auto traffic. The	r <del>e are prohi</del>	bitions on acces	<del>s (i.e. drivewa</del>	ys, garage entries) to off			
25								

street parking and loading on critical stretches of NC and transit streets to preserve and enhance the

2

pedestrian-oriented character and transit function.

- 3 NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing 4 5 convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some of the longest linear commercial streets in the City, some of which have continuous retail development for 6 7 many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller-8 scaled commercial streets, although the districts may include small as well as moderately scaled lots. Buildings may range in height, with height limits varying from four to eight stories. 9 10 NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards are protected at residential levels. 11 12 A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking, 13 entertainment, and financial service uses generally are permitted with certain limitations at the first 14 15 and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal 16 services and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions. 17 18 Housing development in new buildings is encouraged above the second story. Existing 19 residential units are protected by limitations on demolitions and upper-story conversions. Accessory 20 Dwelling Units are permitted within the district pursuant to Subsection 207(c)(4) of this Code.
- 21 The Noriega Street Neighborhood Commercial District is located in the Outer Sunset
- 22 <u>neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of</u>
- 23 *Noriega Street between 19th and 27th and 30th through 33rd Avenues.*
- 24 *The District provides a selection of convenience goods and services for the residents of the*
- 25 *Outer Sunset District. There are a high concentration of restaurants, drawing customers from*

1	throughout the Ci	ty and the region.	There are also a sign	nificant number of t	professional, realty, and
•	min e mane mine en	, and the region	1.10. 0 th 0 th 80 th 81A.		

- 2 *business offices as well as financial institutions.*
- 3 <u>The Noriega Street Neighborhood Commercial District controls are designed to promote</u>
- 4 *development that is consistent with its existing land use patterns and to maintain a harmony of uses that*
- 5 <u>support the District's vitality. The building standards allow small-scale buildings and uses</u>, protecting
- 6 <u>rear yards above the ground story and at residential levels. In new development, most commercial uses</u>
- 7 *are permitted at the first two stories, although certain limitations apply to uses at the second story.*
- 8 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
- 9 comparison shopping businesses and to protect adjacent residential livability. To protect continuous
- 10 *frontage, drive-up uses are prohibited and active, pedestrian-oriented ground floor uses generally must*
- 11 <u>be provided, unless such uses are authorized by Conditional Use. These controls are designed to</u>
- 12 <u>encourage the street's active retail frontage, and local fabrication and production of goods.</u>
  - Table 731. NORIEGA STREET NEIGHBORHOOD COMMERCIAL DISTRICT

## ZONING CONTROL TABLE

10			
16		C.D.C	<u>Noriega Street NCD</u>
-	Zoning Category	<u>§ References</u>	<u>Controls</u>
17	BUILDING STANDARDS		
18	<u>Massing and Setbacks</u>	00.100.105	
	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT05 and
19		<u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>HT06 for more information. Height sculpting</u> required on Alleys per §261.1.
		271. See also	
20		Height and Bulk	
		District Maps	
21			
	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
22	<u>Floor Uses</u>		
	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding
23		<u>134(a)(e), 136</u>	level or Story of the building, and at the First Story
0.4			if it contains a Dwelling Unit: 25% of lot depth, but
24			<u>in no case less than 15 feet</u>
25			
25			

13

14

		00100 101			
1	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.		
0	Street Frontage and Public Realm	102,100			
2	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>		
3	<u>Improvements</u>		_		
-	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required</u> ; controls apply to above-grade parking		
4			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-		
5			<u>level spaces, transparency and fenestration, and</u> gates, railings, and grillwork. Exceptions permitted		
6			for historic buildings.		
6					
7	Ground Floor Commercial	<u>§ 145.4</u>	Not Required		
8	Vehicular Access Restrictions	<u>§ 155(r)</u>	None		
	Miscellaneous				
9	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and above		
10	Planned Unit Development	§ 304	<u>C</u>		
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u> </u>		
	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1		
12		<u>604,</u>			
40		<u>607, 607.1, 608,</u> 609			
13	General Advertising Signs	<u>§§ 262, 602.7</u>	NP		
14		<u>604,</u>			
		<u>608, 609, 610,</u> 611			
15	Design Cuidelines		Subject to the Urban Design Cuidelines		
16	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines		
10		Industry			
17		<u>Element</u>			
18					
10	Zoning Category	<u>§ References</u>	<u>Controls</u>		
19	RESIDENTIAL STANDARDS AN	ID USES			
20	Development Standards				
01	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u>		
21			<u>per unit if common</u>		
22	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153, 156	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions		
<b>1</b> 2		<u>151, 153 - 156,</u> 159 - 161, 166,	<i>Dwelling Unit required. Certain exceptions</i> permitted per §161. Bike parking required per		
23		204.5	§155.2. If car parking is provided, car share spaces		
24			<u>are required when a project has 50 units or more</u> per §166.		
25	Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
25		_	-		

	Use Characteristics							
1	Single Room Occupancy	<u>§ 102</u>	<u>P</u>					
2	Student Housing	<u>§ 102</u>	<u>P</u>					
•	<u>Residential Uses</u>		Controls By Story					
3			<u>1<sup>st</sup></u>	$2^{nd}$	$\underline{3^{rd}+}$			
4	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>			
5	<u>Dwelling Units</u>	<u>§§ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> <u>permitted in the nearest Residential District,</u> whichever is greater.					
6	Senior Housing	<u>§§ 102,</u>	P up to twice the number of Dwelling Units					
7		<u>202.2(f), 207</u>	otherwise permitted as a Principal Use in the district					
8			and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise					
-			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related to location.					
9								
10	Group Housing	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> <u>whichever is greater.</u>					
11								
12	Accessory Dwelling Unit	$\frac{\$\$102,}{207(c)(4)}$	<u>P within the existing building envelope. 1 ADU</u> allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units.					
		<u>207(C)(4)</u>						
13			ADUs may not eliminate or reduce ground-story retail or commercial space.					
14	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code					
15	Loss of Dwelling Units		Controls by Story					
16		·	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>			
10	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>			
17	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>			
18								
19	Zoning Category	§ References	Controls					
20								
	NON-RESIDENTIAL STANDARDS AND USES							
21	<u>Development Standards</u>							
22	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>					
23	<u>Use Size</u>	<u>124</u> <u>§§102, 121.2</u>	P up to 3,999 square feet; C 4,000 square feet and					

above

25

	Off Street Device Devices	ee 145 1 150	No	1:0	ist Flags Assacia	
1	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> 151, 153 - 156,		equirea ij Occup equare feet. See c.	<u>hied Floor Area is</u> hart in §151 for	
_		<u>159 - 161, 166,</u>		square feet. See §		
2		<u>204.5</u>	parking waiver. Bike parking required per Section			
3			155.2. Car share spaces required when a project has 25 or more parking spaces per §166.			
U	Off-Street Freight Loading	§§ 150, 153 -			<i>is less than 10,000</i>	
4		<u>155, 161, 204.5</u>		eptions permitted		
5	Commercial Use Characteristics					
6	<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>			
0	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
7	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>	
	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
8	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	elsewhere	
	Walk-up Facility	<u>§102</u>	<u>P</u>			
10				Controls by St	ory	
11	Agricultural Use Category		1st	2nd	3rd+	
	Agriculture, Neighborhood	<u></u>	<u>P</u>	<u>P</u>	<u>P</u>	
12	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	NP	
15	Automotive Use Category		1		1	
14	Automotive Uses*	<u> §§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
15	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
	Automotive Service Station	<u>§§102, 187.1,</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
16		<u>202.2(b), 202.5</u>	-			
17	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
4.0	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
18	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
19	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Parking Lot, Public	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	Entertainment, Arts and Recreation	Use Category				
21	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
22	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
23	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
24	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
05	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
25		1	1	1	<u>.                                    </u>	

	Industrial Use Category				
1	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
3	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
4	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
C	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
7	Sales and Service Use Category				
8	<u>Retail Sales and Service Uses*</u>	<u>§§102.</u> 202.2(a), 202.5	<u>P</u>	<u>P</u>	<u>NP</u>
9	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Liquor Store</u>	<u>§102</u>	<u><u>C</u></u>	<u>NP</u>	<u>NP</u>
13	<u>Massage Establishment</u>	<u>§102</u>	<u>c</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
14	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
16	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
17	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
17	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
21	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	Utility and Infrastructure Use Cates				
24	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Public Utilities Yard</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	* Not listed bei	low

- (1) C required for 13 or more children
- 2 <u>(1) C required for 15 of more children</u> (2) C required for seven or more persons.
- 3 (3)Formula Retail NP for this use (4) Subject to Formula Retail Control
- 3 (4) Subject to Formula Retail Controls
- 4 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

#### 5 SEC. 732. PACIFIC AVENUE IRVING STREET NEIGHBORHOOD COMMERCIAL

#### 6 **DISTRICT**.

- 7 The Pacific Avenue Neighborhood Commercial District, on Pacific Avenue from just east of
- 8 Polk Street to all four corners of Pacific Avenue and Jones Street, is situated on the north slope of the
- 9 Nob Hill neighborhood and south of the Broadway Tunnel. Pacific Avenue is a multi-purpose, small-
- 10 *scale mixed-use neighborhood shopping district on a narrow street that provides limited convenience*
- 11 *goods to the adjacent neighborhoods.*
- 12 *The Pacific Avenue Neighborhood Commercial District controls are designed to promote a*
- 13 small, neighborhood serving mixed-use commercial street that preserves the surrounding neighborhood
- 14 *residential character. These controls are intended to preserve livability in a largely low-rise*
- 15 *development residential neighborhood, enhance solar access on a narrow street right-of-way and*
- 16 *protect residential rear yard patterns at the ground floor. Accessory dwelling units are permitted within*
- 17 *the district pursuant to Subsection 207(c)(4) of this Code.*
- 18 <u>The Irving Street Neighborhood Commercial District is located in the Outer Sunset</u>
- 19 <u>neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of</u>
- 20 *Irving Street between 19th and 27th Avenues. The District provides a selection of convenience goods*
- 21 and services for the residents of the Outer Sunset District. There are a high concentration of
- 22 restaurants, drawing customers from throughout the City and the region. There are also a significant
- 23 <u>number of professional, realty, and business offices as well as financial institutions.</u>
- 24 <u>The Irving Street Neighborhood Commercial District controls are designed to promote</u>
- 25 *development that is consistent with its existing land use patterns and to maintain a harmony of uses that*

rear yards above the ground story of	and at residentia	l levels. In new development, most commercia				
are permitted at the first two stories, although certain limitations apply to uses at the second story.						
Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and						
comparison shopping businesses and to protect adjacent residential livability. These controls are						
designed to encourage the street's active retail frontage, and local fabrication and production of						
goods.	<i>,</i>					
-						
<u>Table 732. IRVING ST</u>	<u>REET NEIGHB</u>	CORHOOD COMMERCIAL DISTRICT				
	ZONING CON	TROL TABLE				
Zoning Category	§ References	<u>Irving Street NCD</u> Controls				
<u>BUILDING STANDARDS</u>	<u>s References</u>	Controls				
Massing and Setbacks						
Height and Bulk Limits.	§§ 102, 105,	Varies. See Height and Bulk Map Sheet HT05 for				
	<u>106, 250–252,</u>	more information. Height sculpting required on				
	<u>260, 261.1, 270,</u>	Alleys per §261.1.				
	<u>271. See also</u>					
	Height and Bulk					
	District Maps					
5 Foot Height Bonus for Active Ground	§ 263.20	<u>P</u>				
<u>Floor Uses</u>						
<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the Second Story and at each succeeding				
	<u>134(a)(e), 136</u>	level or Story of the building, and at the First Story i				
		it contains a Dwelling Unit: 25% of lot depth, but in				
		<u>no case less than 15 feet</u>				
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.				
	<u>132, 133</u>					
Street Frontage and Public Realm						
Streetscape and Pedestrian	<u>§138.1</u>	Required				
<u>Improvements</u>						
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking				
		setbacks, parking and loading entrances, active uses				
		ground floor ceiling height, street-facing ground-				
		level spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted				
		gales, rallings, and grillwork. Exceptions permitted				
		for historic buildings.				

support the District's vitality. The building standards allow small-scale buildings and uses, protecting

## BOARD OF SUPERVISORS

	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
1	Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	None
0	Miscellaneous	<u>§ 155(1)</u>	None
2	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
3		<u>, 102, 121.1</u>	<u>above</u>
4	Planned Unit Development	<u>§ 304</u>	<u>C</u>
4	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
5	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
6		<u>607, 607.1, 608,</u> <u>609</u>	
7	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
8		<u>604.</u> <u>608, 609, 610.</u> <u>611</u>	
9	Design Guidelines	General Plan	Subject to the Urban Design Guidelines
10		<u>Commerce and</u> <u>Industry</u> Element	
11		Liemeni	
12	Zoning Category	§ References	Controls
13	RESIDENTIAL STANDARDS A		
13	Development Standards	N <u>D USES</u>	
14			<u>100 square feet per unit if private, or 133 square feet per unit if common</u>
	Development Standards Usable Open Space [Per Dwelling	<u>ND USES</u> <u>§§135, 136</u> <u>§§ 145.1, 150,</u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common</u> <u>A minimum of one car parking space for every</u>
14	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>ND USES</u> <u>§§135, 136</u> <u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u>	<u>100 square feet per unit if private, or 133 square feet</u> <u>per unit if common</u> <u>A minimum of one car parking space for every</u> <u>Dwelling Unit required. Certain exceptions permitted</u>
14 15 16	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>ND USES</u> <u>§§135, 136</u> <u>§§ 145.1, 150,</u>	100 square feet per unit if private, or 133 square feet per unit if commonA minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required
14 15	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements	<u>ND USES</u> <u>§§135, 136</u> <u>§§145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	100 square feet per unit if private, or 133 square feetper unit if commonA minimum of one car parking space for everyDwelling Unit required. Certain exceptions permittedper §161. Bike parking required per §155.2. If carparking is provided, car share spaces are requiredwhen a project has 50 units or more per §166.
14 15 16	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix	<u>ND USES</u> <u>§§135, 136</u> <u>§§ 145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u>	100 square feet per unit if private, or 133 square feet per unit if commonA minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required
14 15 16 17 18	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics	<u>ND USES</u> <u>\$\$135, 136</u> <u>\$\$145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u> <u>\$207.6</u>	100 square feet per unit if private, or 133 square feetper unit if commonA minimum of one car parking space for everyDwelling Unit required. Certain exceptions permittedper \$161. Bike parking required per \$155.2. If carparking is provided, car share spaces are requiredwhen a project has 50 units or more per \$166.Not required
14 15 16 17	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix	<u>ND USES</u> <u>§§135, 136</u> <u>§§145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u>	100 square feet per unit if private, or 133 square feet per unit if commonA minimum of one car parking space for every Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per \$166. Not requiredP
14 15 16 17 18	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics         Single Room Occupancy         Student Housing	<u>ND USES</u> <u>§§135, 136</u> <u>§§145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u> <u>§ 207.6</u> <u>§ 102</u>	100 square feet per unit if private, or 133 square feetper unit if commonA minimum of one car parking space for everyDwelling Unit required. Certain exceptions permittedper \$161. Bike parking required per \$155.2. If carparking is provided, car share spaces are requiredwhen a project has 50 units or more per \$166.Not required
14 15 16 17 18 19	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics         Single Room Occupancy	<u>ND USES</u> <u>§§135, 136</u> <u>§§145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u> <u>§ 207.6</u> <u>§ 102</u>	100 square feet per unit if private, or 133 square feet per unit if common         A minimum of one car parking space for every         Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per \$166.         Not required         P         P <u>L</u> <sup>st</sup> <u>2<sup>nd</sup></u> <u>3<sup>rd</sup>+</u>
14 15 16 17 18 19 20 21	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics         Single Room Occupancy         Student Housing         Residential Uses	ND USES         §§135, 136         §§135, 136         §§145.1, 150,         151, 153 - 156,         159 - 161, 166,         204.5         § 207.6         § 102         § 102	100 square feet per unit if private, or 133 square feet per unit if common         A minimum of one car parking space for every         Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per \$166.         Not required         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P
14 15 16 17 18 19 20	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics         Single Room Occupancy         Student Housing	<u>ND USES</u> <u>§§135, 136</u> <u>§§145.1, 150,</u> <u>151, 153 - 156,</u> <u>159 - 161, 166,</u> <u>204.5</u> <u>§ 207.6</u> <u>§ 102</u>	100 square feet per unit if private, or 133 square feet per unit if common         A minimum of one car parking space for every         Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per \$166.         Not required         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         <
14 15 16 17 18 19 20 21	Development Standards         Usable Open Space [Per Dwelling         Unit]         Off-Street Parking Requirements         Dwelling Unit Mix         Use Characteristics         Single Room Occupancy         Student Housing         Residential Uses	ND USES         §§135, 136         §§135, 136         §§145.1, 150,         151, 153 - 156,         159 - 161, 166,         204.5         § 207.6         § 102         § 102	100 square feet per unit if private, or 133 square feet per unit if common         A minimum of one car parking space for every         Dwelling Unit required. Certain exceptions permitted per \$161. Bike parking required per \$155.2. If car parking is provided, car share spaces are required when a project has 50 units or more per \$166.         Not required         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P         P

- 24
- 25

1	<u>Senior Housing</u>	<u>§§ 102, 202.2(f),</u> <u>207</u>	<u>P up to twice the number of Dwelling Units</u> otherwise permitted as a Principal Use in the district		
2			and meeting all the requirements of § 202.2(f)(1). C up to twice the number of Dwelling Units otherwise		
3			permitted as a Principal Use in the district and meeting all requirements of Section § 202.2(f)(1),		
4			except for § 202.2(f)(1)(D)(iv), related to location.		
4	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u>		
5			whichever is greater.		
6	Accessory Dwelling Unit	<u>§§102,</u> 207(-)(4)	<u>P within the existing building envelope. 1 ADU</u>		
7		$\frac{207(c)(4)}{207(c)(4)}$	allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling Units.		
0			<u>ADUs may not eliminate or reduce ground-story</u> retail or commercial space.		
8	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code		
9	Loss of Dwelling Units		Controls by Story		
10			<u>1st 2nd 3rd+</u>		
11	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>NP</u>		
40	Residential Demolition or Merger	<u>§ 317</u>	<u><u><u></u></u><u><u></u><u><u></u><u></u><u><u></u><u></u><u></u><u><u></u></u><u></u><u><u></u></u><u></u><u></u><u></u><u></u></u></u></u></u>		
12	Γ				
13	Zoning Category	§ References	<u>Controls</u>		
15	<u>Zoning Curegory</u>	<u>3 Rejerences</u>	<u>Controis</u>		
	<u>NON-RESIDENTIAL STANDAR</u>				
13 14 15					
14	NON-RESIDENTIAL STANDAR				
14 15	NON-RESIDENTIAL STANDAR	<u>\$\$ 102, 123.</u>	2.5 to 1 P up to 3,999 square feet; C 4,000 square feet and		
14 15 16 17	NON-RESIDENTIAL STANDAR Development Standards <u>Floor Area Ratio</u>	<u>\$\$ 102, 123, 124</u> <u>\$102, 121.2</u> <u>\$102, 121.2</u> <u>\$\$ 145.1, 150,</u>	2.5 to 1 P up to 3,999 square feet; C 4,000 square feet and <u>above</u> <u>No car parking required if Occupied Floor Area is</u>		
14 15 16	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	<u>\$\$ 102, 123, 124</u> <u>\$102, 121.2</u> <u>\$\$ 145.1, 150, 151, 153 - 156, 156, 156, 156, 156, 156, 156, 156,</u>	2.5 to 1         P up to 3,999 square feet; C 4,000 square feet and above         No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for		
14 15 16 17	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	<u>\$\$ 102, 123, 124</u> <u>\$102, 121.2</u> <u>\$102, 121.2</u> <u>\$\$ 145.1, 150,</u>	2.5 to 1 P up to 3,999 square feet; C 4,000 square feet and <u>above</u> <u>No car parking required if Occupied Floor Area is</u> <u>less than 5,000 square feet. See chart in §151 for</u> <u>uses over 5,000 square feet. See §161 for car parking</u> <u>waiver. Bike parking required per Section 155.2. Car</u>		
14 15 16 17 18 19	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166,	2.5 to 1 P up to 3,999 square feet; C 4,000 square feet and above No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more		
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5         \$\$ 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 152, 150, 150, 150, 150, 150, 150, 150, 150	2.5 to 1         P up to 3,999 square feet; C 4,000 square feet and above         No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.         None required if gross floor area is less than 10,000		
14 15 16 17 18 19	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5         \$\$ 150, 152, 153 - 155, 161, 155, 161, 155, 161, 165	2.5 to 1         P up to 3,999 square feet; C 4,000 square feet and above         No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.		
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics	\$\$ AND USES         \$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5         \$\$ 150, 152, 153 - 155, 161, 204.5	2.5 to 1 P up to 3,999 square feet; C 4,000 square feet and above No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166. None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.		
14 15 16 17 18 19 20 21	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5         \$\$ 150, 152, 153 - 155, 161, 204.5         \$\$ 102	2.5 to 1         P up to 3,999 square feet; C 4,000 square feet and above         No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.         None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.         NP		
14 15 16 17 18 19 20 21 22 23	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility         Formula Retail	\$\$ AND USES         \$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5         \$\$ 150, 152, 153 - 155, 161, 204.5         \$\$ 102         \$\$ 102         \$\$ 102, 303.1	2.5 to 1         P up to 3,999 square feet; C 4,000 square feet and above         No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.         None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.         NP         C		
14 15 16 17 18 19 20 21 21 22	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151, 153 - 156, 159 - 161, 166, 204.5         \$\$ 150, 152, 153 - 155, 161, 204.5         \$\$ 102	2.5 to 1         P up to 3,999 square feet; C 4,000 square feet and above         No car parking required if Occupied Floor Area is less than 5,000 square feet. See chart in §151 for uses over 5,000 square feet. See §161 for car parking waiver. Bike parking required per Section 155.2. Car share spaces required when a project has 25 or more parking spaces per §166.         None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.         NP		

	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
1	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in fr	ont; C if located	elsewhere
2	Walk-up Facility	<u>§102</u>	<u>P</u>		
			Controls by Story		
3	Agricultural Use Category		1st	2nd	3rd+
4	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
F	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Automotive Use Category				
7	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
'	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Automotive Service Station	<u>§§102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	C	<u>C</u>	<u>C</u>
13	Entertainment, Arts and Recreation	n Use Category			
14	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	Industrial Use Category				
19	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	Institutional Use Category Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
20	Child Care Facility	<u>§102</u>	<u> </u>	$\underline{P(1)}$	$\underline{=}$ $P(1)$
21	<u>Hospital</u>	<u>§102</u>	<u> </u>	NP	<u>NP</u>
22	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u><u> </u></u>	NP	NP
	Philanthropic Admin. Services	<u>§102</u>	NP	NP	NP
23	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	Sales and Service Use Category				
25	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>

4	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
_	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
4	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
6	Mortuary	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
8	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
0	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
9	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
11	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
12	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
13	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	Utility and Infrastructure Use Cate	egory			
	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
16	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	* Not listed below				
40					

- 18 (1) C required for 13 or more children (2) C required for seven or more persons.
   19 (3) Formula Retail NP for this use
- 19
   (3)Formula Retail NP for this use

   (4) Subject to Formula Retail Controls
- 20 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

## 21 SEC. 733. UPPER MARKET TARAVAL STREET NEIGHBORHOOD COMMERCIAL

22 **TRANSIT** DISTRICT.

#### 23 The Upper Market Street Neighborhood Commercial Transit District is located on Market

- 24 Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-
- 25 *purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but*

1 also serves as a shopping street for a broader trade area. A large number of offices are located on 2 Market Street within easy transit access to downtown. The width of Market Street and its use as a major arterial diminish the perception of the Upper Market Street Transit District as a single commercial 3 district. The street appears as a collection of dispersed centers of commercial activity, concentrated at 4 5 the intersections of Market Street with secondary streets. This district is well served by transit and is anchored by the Market Street subway (with stations 6 7 at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the 8 City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary 9 bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope 10 of buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses, 11 12 including open space and exposure, and urban design guidelines. Residential parking is not required 13 and generally limited. Commercial establishments are discouraged or prohibited from building accessory off-street parking in order to preserve the pedestrian-oriented character of the district and 14 15 prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to offstreet parking and loading on Market and Church Streets to preserve and enhance the pedestrian-16 oriented character and transit function. 17 18 The Upper Market Street district controls are designed to promote moderate-scale development 19 which contributes to the definition of Market Street's design and character. They are also intended to 20 preserve the existing mix of commercial uses and maintain the livability of the district and its 21 surrounding residential areas. Large-lot and use development is reviewed for consistency with existing development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most 22 23 commercial uses are permitted with some limitations above the second story. In order to maintain 24 continuous retail frontage and preserve a balanced mix of commercial uses, ground-story 25 neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial

Planning Commission BOARD OF SUPERVISORS

1	service uses are limited. Ground floor-commercial space is required along Market and Church Streets.					
2	Most automobile and drive-up uses a	ure prohibited o	r conditional.			
3	Housing development in new	<del>buildings is en</del> e	couraged above the second story. Existing upper-			
4	story residential units are protected l	by limitations o	n demolitions and upper-story conversions.			
5	Accessory Dwelling Units are permit	t <del>ted within the a</del>	listrict pursuant to Subsection 207(c)(4) of this			
6	Code.					
7	The Taraval Street Neighbork	hood Commerci	al District is located in the Outer Sunset			
8	neighborhood and includes the non-r	residential curr	ently-zoned NC-2 properties fronting both sides of			
9	<u>Taraval Street from 19th through 36t</u>	th Avenues. The	District provides a selection of convenience goods			
10	and services for the residents of the (	Outer Sunset Di	strict. There are a high concentration of			
11	restaurants, drawing customers from	throughout the	e City and the region. There are also a significant			
12	number of professional, realty, and b	ousiness offices	as well as financial institutions.			
13	<u>The Taraval Street Neighborl</u>	hood Commerci	al District controls are designed to promote			
14	development that is consistent with it	ts existing land	use patterns and to maintain a harmony of uses that			
15	support the District's vitality. The bu	<u>ilding standard</u>	s allow small-scale buildings and uses, protecting			
16	rear yards above the ground story an	nd at residential	l levels. In new development, most commercial uses			
17	<u>are permitted at the first two stories,</u>	although certa	in limitations apply to uses at the second story.			
18	Special controls are necessary to pre	eserve the equility	brium of neighborhood-serving convenience and			
19	comparison shopping businesses and	l to protect adja	cent residential livability. These controls are			
20	designed to encourage the street's active retail frontage, and local fabrication and production of goods.					
21	Table 733. TARAVAL STI	REET NEIGHI	BORHOOD COMMERCIAL DISTRICT			
22		ZONING CON	TROL TABLE			
23						
24		6 <b>D</b> 6	<u>Taraval Street NCD</u>			
25	Zoning Category BUILDING STANDARDS	<u>§ References</u>	<u>Controls</u>			

1	Massing and Setbacks		
I	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	<u>Varies. See Height and Bulk Map Sheet HT05 for</u> more information. Height sculpting required on
2		<u>100, 230—232,</u> <u>260, 261.1, 270,</u>	Allevs per §261.1.
3		271. See also	
0		<u>Height and Bulk</u> District Maps	
4			
5	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
6	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each</u> succeeding level or Story of the building, and at the
7		<u>15 ((u)(c), 150</u>	First Story if it contains a Dwelling Unit: 25% of
7			<u>lot depth, but in no case less than 15 feet</u>
8			
9	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
10	Street Frontage and Public Realm		
	Streetscape and Pedestrian	<u>§138.1</u>	<u>Required</u>
11	<u>Improvements</u> Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
12	Sireer Frontage Requirements	<u>x1+5.1</u>	setbacks, parking and loading entrances, active
13			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,
			and gates, railings, and grillwork. Exceptions permitted for historic buildings.
14			permited for mislorie buildings.
15	Ground Floor Commercial	8 1 4 5 4	Not Promined
16	Ground Floor Commercial Vehicular Access Restrictions	<u>§ 145.4</u> § 155(r)	<u>Not Required.</u> <u>None</u>
10	Miscellaneous	<u>§155(1)</u>	None
17	Lot Size (Per Development)	<u>§ 102,121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
18		<u>, 102,12111</u>	<u>above</u>
10	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
		<u>607,</u> 607.1, 608 <u>,</u>	
21	General Advertising Signs	<u>609</u> <u>§§ 262, 602.7</u>	<u>NP</u>
22	Seneral Marchising Digns	<u>604,</u>	
		<u>608, 609, 610,</u> <u>611</u>	
23		011	
24			

Planning Commission BOARD OF SUPERVISORS

1 2	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
3		I	
4	Zoning Category	<u>§ References</u>	<u>Controls</u>
	RESIDENTIAL STANDARDS A	ND USES	
5	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	100 square feet per unit if private, or 133 square
6	<u>Unit]</u>	<u>88133, 130</u>	feet per unit if common
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151, 153 - 156,	<u>A minimum of one car parking space for every</u> Dwelling Unit required. Certain exceptions
8		<u> 159 - 161, 166,</u>	permitted per §161. Bike parking required per
9		204.5	<u>\$155.2. If car parking is provided, car share spaces</u> are required when a project has 50 units or more per \$166.
10	Dwelling Unit Mix	<u>§ 207.6</u>	Not required
	Use Characteristics		
11	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
12	Student Housing	<u>§ 102</u>	
13	<u>Residential Uses</u>		$\underline{I^{st}} \qquad \underline{2^{nd}} \qquad \underline{3^{rd}} + 3^$
14	<u>Residential Uses</u>	<u>§ 102</u>	<u>P</u> <u>P</u> <u>P</u>
15	<u>Dwelling Units</u>	<u>\$\$ 102, 207</u>	<u>1 unit per 800 square foot lot area, or the density</u> <u>permitted in the nearest Residential District</u> , whichever is greater.
16	Senior Housing	<u>§§ 102, 202.2(f),</u>	P up to twice the number of Dwelling Units
17		<u>207</u>	otherwise permitted as a Principal Use in the district and meeting all the requirements of §
18			202.2(f)(1). C up to twice the number of Dwelling Units otherwise permitted as a Principal Use in the district and meeting all requirements of Section §
19			<u>202.2(f)(1), except for § 202.2(f)(1)(D)(iv), related</u> to location.
20			
21	<u>Group Housing</u>	<u>§ 208</u>	<u>1 bedroom per 275 square foot lot area, or the</u> <u>density permitted in the nearest Residential District,</u> whichever is greater.
22	Accessory Dwelling Unit	<u>§§102,</u>	<i>P</i> within the existing building envelope. 1 ADU
23	<u>Leccoury Dreams Onn</u>	$\frac{207(c)(4)}{207(c)(4)}$	allowed in buildings with 4 or fewer Dwelling Units. No limit in buildings with 5 or more Dwelling
24			<u>Units. ADUs may not eliminate or reduce ground-</u> story retail or commercial space.
25	Homeless Shelters	<u>§§ 102, 208</u>	Density limits regulated by the Administrative Code

	Loss of Dwelling Units		<u>Controls by Story</u>			
1			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
2	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>	
3	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
4						
5	Zoning Category	§ References		<u>Controls</u>		
6	NON-RESIDENTIAL STANDAR	DS AND USES				
7	Development Standards					
8	Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>			
9	<u>Use Size</u>	<u>§102</u>	<u>P up to 3,999 sq</u> above	uare <u>feet;</u> C 4,00	0 square feet and	
10	Off-Street Parking Requirements	uirements <u>§§ 145.1, 150,</u> No car parking required if Occupied Fl				
11		<u>159 - 161, 166,</u> 204.5				
12		204.5	155.2. Car share	spaces required	when a project	
13	Off-Street Freight Loading	<u> </u>	has 25 or more parking spaces per §166. None required if gross floor area is less than 10,000 square feet. Exceptions permitted per §161.			
14		<u>155, 101, 204.5</u>	square jeel. Exceptions permitted per §101.			
	<u>Commercial Use Characteristics</u> <u>Drive-up Facility</u>	<u>§102</u>	NP			
15	Formula Retail	<u>§102</u> §§102, 303.1	<u>C</u>			
16	Hours of Operation	§102	$\underline{C}$ <u>P 6 a.m 2 a.m.; C 2 a.m 6 a.m.</u>			
47	Maritime Use	<u>\$102</u>	NP			
17	Open Air Sales	<u>\$§102, 703(b)</u>	<u> </u>			
18	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; C if located elsewhere</u>			
19	Walk-up Facility	<u>§102</u>	<u>P</u>			
20		1	-	Controls by St	1	
	<u>Agricultural Use Category</u> Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>	
21	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u> §§102, 202.2(c)	<u> </u>	<u> </u>	<u></u>	
22	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u> <u>§§102, 202.2(c)</u>	<u>v</u>	<u>v</u>	<u>v</u>	
23	<u>Automotive Use Category</u>	1	1		1	
	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
25						

Planning Commission BOARD OF SUPERVISORS

1	Automotive Service Station	<u>\$\$102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Entertainment, Arts and Recreation				
7	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
•	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Entertainment, Nighttime</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
9	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Industrial Use Category				
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Institutional Use Category				
13	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
14	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
47	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
17	Sales and Service Use Category				
18	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
22	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
~~	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>

4	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
2	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
•	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
4	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
•	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
6	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
7	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	Utility and Infrastructure Use Cate	egory			
0	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
9	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	* Not listed below				

<u>\* Not listed below</u>

11	(1) C required for 13 or more children
	(2) C required for seven or more persons

12 (3)Formula Retail NP for this use

(4) Subject to Formula Retail Controls

### 13 (5) C if a Macro WTS Facility; P if a Micro WTS Facility.

14

### 15 SEC. 733A. NCT-1 NEIGHBORHOOD COMMERCIAL TRANSIT CLUSTER DISTRICT.

16 *NC-1 Districts are intended to serve as local neighborhood shopping districts, providing* 

17 *convenience retail goods and services for the immediately surrounding neighborhoods primarily during* 

- 18 *daytime hours. NCT-1 Districts are located near major transit services. They are small mixed use*
- 19 *clusters, generally surrounded by residential districts, with small scale neighborhood serving*
- 20 *commercial uses on lower floors and housing above. Housing density is limited not by lot area, but by*
- 21 *the regulations on the built envelope of buildings, including height, bulk, setbacks, and lot coverage,*
- 22 *and standards for residential uses, including open space and exposure, and urban design guidelines.*
- 23 There are prohibitions on access (i.e. driveways, garage entries) to off street parking and loading on
- 24 *critical stretches of commercial and transit street frontages to preserve and enhance the pedestrian*
- 25 *oriented character and transit function. Residential parking is not required and generally limited.*

2	order to preserve the pedestrian-oriented character of the district and prevent attracting auto traffic.
3	NCT-1 Districts are generally characterized by their location in residential neighborhoods. The
4	commercial intensity of these districts varies. Many of these districts have the lowest intensity of
5	commercial development in the City, generally consisting of small clusters with three or more
6	commercial establishments, commonly grouped around a corner; and in some cases short linear
7	commercial strips with low-scale, interspersed mixed-use (residential-commercial) development.
8	Building controls for the NCT-1 District promote low-intensity development which is compatible with
9	the existing scale and character of these neighborhood areas. Commercial development is limited to
10	one story. Rear yard requirements at all levels preserve existing backyard space.
11	NCT-1 commercial use provisions encourage the full range of neighborhood-serving
12	convenience retail sales and services at the first story provided that the use size generally is limited to
13	3,000 square feet. However, commercial uses and features which could impact residential livability are
14	prohibited, such as auto uses, financial services, general advertising signs, drive-up facilities, hotels,
15	and late-night activity; eating and drinking establishments are restricted, depending upon the intensity
16	of such uses in nearby commercial districts.
17	Existing residential units are protected by prohibitions of conversions above the ground story
18	and limitations on demolitions.
19	* * * *
20	SEC. 734. NCT-2 - SMALL-SCALE JUDAH STREET NEIGHBORHOOD COMMERCIAL
21	TRANSIT DISTRICT.
22	NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial
23	uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-
24	serving commercial uses on lower floors and housing above. These Districts are well-served by public
25	transit and aim to maximize residential and commercial opportunities on or near major transit

Commercial establishments are discouraged from building excessive accessory off-street parking in

Planning Commission BOARD OF SUPERVISORS

1	services. The District's form is generally linear along transit-priority corridors, though may be
2	concentric around transit stations or in broader areas where multiple transit services criss-cross the
3	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of
4	buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,
5	including open space and exposure, and urban design guidelines. There are prohibitions on access
6	(e.g., driveways, garage entries) to off-street parking and loading on critical stretches of commercial
7	and transit street frontages to preserve and enhance the pedestrian-oriented character and transit
8	function. Residential parking is not required and generally limited. Commercial establishments are
9	discouraged from building excessive accessory off-street parking in order to preserve the pedestrian-
10	oriented character of the district and prevent attracting auto traffic.
11	NCT-2 Districts are intended to provide convenience goods and services to the surrounding
12	neighborhoods as well as limited comparison shopping goods for a wider market. The range of
13	comparison goods and services offered is varied and often includes specialty retail stores, restaurants,
14	and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,
15	which approximate or slightly exceed the standard development pattern. Rear yard requirements above
16	the ground story and at residential levels preserve open space corridors of interior blocks.
17	Most new commercial development is permitted at the ground and second stories.
18	Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment
19	uses, however, are confined to the ground story. The second story may be used by some retail stores,
20	personal services, and medical, business and professional offices. Parking and hotels are monitored at
21	all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the
22	livability within and around the district, and promote continuous retail frontage.
23	Housing development in new buildings is encouraged above the ground story. Existing
24	residential units are protected by limitations on demolition and upper-story conversions.
25	

Planning Commission BOARD OF SUPERVISORS

### The Judah Street Neighborhood Commercial District is located in the Outer Sunset

- 2 <u>neighborhood and includes the non-residential currently-zoned NC-2 properties fronting both sides of</u>
- 3 Judah Street from 29th through 33rd Avenues. The District provides a selection of convenience goods
- 4 *and services for the residents of the Outer Sunset District. There are a high concentration of*
- 5 restaurants, drawing customers from throughout the City and the region. There are also a significant
- 6 <u>number of professional, realty, and business offices as well as financial institutions.</u>
- 7 <u>The Judah Street Neighborhood Commercial District controls are designed to promote</u>
- 8 <u>development that is consistent with its existing land use patterns and to maintain a harmony of uses that</u>
- 9 <u>support the District's vitality. The building standards allow small-scale buildings and uses, protecting</u>
- 10 <u>rear yards above the ground story and at residential levels. In new development. most commercial uses</u>
- 11 *are permitted at the first two stories, although certain limitations apply to uses at the second story.*
- 12 Special controls are necessary to preserve the equilibrium of neighborhood-serving convenience and
- 13 <u>comparison shopping businesses and to protect adjacent residential livability. These controls are</u>
- 14 *designed to encourage the street's active retail frontage, and local fabrication and production of*
- 15 goods.
- 16

17

1

#### Table 734. JUDAH STREET NEIGHBORHOOD COMMERCIAL DISTRICT

**ZONING CONTROL TABLE** 

••			
18			Judah Street NCD
10	Zoning Category	<u>\$</u>	<u>Controls</u>
19		<u>References</u>	
00	BUILDING STANDARDS		
20	<u>Massing and Setbacks</u>		
21	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> 106, 250, 252	<u>Varies. See Height and Bulk Map Sheet HT05 for</u>
		<u>106, 250—252,</u> <u>260, 261.1,</u>	<i>more information. Height sculpting required on Alleys</i> <i>per §261.1.</i>
22		270, 271. See	
23		<u>also Height</u>	
20		<u>and Bulk</u> District Maps	
24	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
25	<u>Floor Uses</u>		
20		1	

		I	
1	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story if
I		<u>134(a)(e), 130</u>	it contains a Dwelling Unit: 25% of lot depth, but in
2			no case less than 15 feet
3			
	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
4		<u>132, 133</u>	
5	<u>Street Frontage and Public Realm</u> <u>Streetscape and Pedestrian</u>	<u>§138.1</u>	Required
6	<u>Improvements</u>	<u>x150.1</u>	<u>required</u>
U	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing ground-level
8			spaces, transparency and fenestration, and gates,
0			railings, and grillwork. Exceptions permitted for historic buildings.
9			
10	Ground Floor Commercial	§ 145.4	Not Required
11	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
	Miscellaneous		
12	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
13		8 204	above
	<u>Planned Unit Development</u> <u>Awning, Canopy or Marquee</u>	<u>§ 304</u> § 136.1	<u>C</u> <u>P</u>
14	<u>Awning, Canopy of Marquee</u> <u>Signs</u>	<u>§ 130.1</u> <u>§§ 262, 602-</u>	<i>L</i> As permitted by Section § 607.1
15	Signs	<u>504,</u>	As permitted by Section § 607.1
		<u>607, 607.1,</u>	
16		<u>608, 609</u>	
17	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
4.0		<u>608, 609, 610,</u>	
18		. <u>611</u>	
19	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines
20		<u>Industry</u>	
		<u>Element</u>	
21		1	
22	Zoning Category	<u>§</u> References	<u>Controls</u>
23	RESIDENTIAL STANDARDS A		
24	Development Standards		
	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	<u>100 square feet per unit if private, or 133 square feet</u> per unit if common
25	<u> </u>		<u>por anti q'oonanton</u>

Zoning Category NON-RESIDENTIAL STANDA	<u>References</u>	'S	<u>Control</u>	<u>s</u>
	<u>\$</u>		<i>C</i> / 1	
Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
Residential Conversion	<u>§ 317</u>	<u> </u>	<u></u>	<u></u>
Loss of Dwennig Onus		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Loss of Dwelling Units	<u>101, 200</u>		<u>Controls by S</u>	
Homeless Shelters	<u>§§ 102, 208</u>	or commercial Density limits r		Administrative Code
				nore Dwelling Unit. uce ground-story re
Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	allowed in build		ewer Dwelling Unit
Accessory Ducellin - Unit	88102	whichever is gr		malana 1 ADU
Group Housing	<u> </u>	permitted in the	e nearest Resider	
Group Housing	<u>§ 208</u>			related to location. lot area, or the den
		meeting all requ	uirements of Sec	tion § 202.2(f)(1),
		twice the numb	er of Dwelling U Principal Use in	Inits otherwise
	<u>202.2(f), 207</u>		Principal Use in requirements of	<u>the district and</u> § 202.2(f)(1). C up
Senior Housing	<u>§§ 102,</u>			elling Units otherw
	<u> </u>		e nearest Resider	
<u>Dwelling Units</u>	<u>§ 102</u> <u>§§ 102, 207</u>		_	rea, or the density
Residential Uses	<u>§ 102</u>	<u> </u>	<u>P</u>	<u>5 +</u>
<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By S</u> 2 <sup>nd</sup>	<u>Story</u> 3 <sup>rd</sup> +
Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
Dwelling Unit Mix	<u>§ 207.6</u>	Not required		
		when a project	ided, car share s has 50 units or r	paces are required nore per <u>§166.</u>
	<u>166</u>	per §161. Bike	parking required	<u>1 exceptions permit</u> l per §155.2. If car
Off-Street Parking Requirements	<u>§§ 151, 161,</u>		one car parking s	

**Development Standards** 

1	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>			
·	Use Size	<u>124</u> <u>§§ 102, 121.2</u>	P up to 3 000 s	mare feet: CAD	00 square feet and	
2		<u>88 102, 121.2</u>	<u>above</u>	<i>[uure jeei, C 4,0</i> ]	<u>oo square jeet ana</u>	
3	Off-Street Parking Requirements	<u>§§ 150, 151,</u> 161			pied Floor Area is	
		<u>161</u>			chart in §151 for uses for car parking	
4			waiver. Bike pa	rking required p	er Section 155.2. Car	
5			share spaces re- parking spaces		roject has 25 or more	
6	Off-Street Freight Loading	<u>§§ 150, 153 -</u> <u>155, 161, 204.5</u>		f gross floor are eptions permitte	a is less than 10,000 d per §161.	
7	Commercial Use Characteristics					
0	Drive-up Facility	<u>§102</u>	<u>NP</u>			
8	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
9	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	.; C 2 a.m 6 a.	<u>m.</u>	
10	Maritime Use	<u>§102</u>	<u>NP</u>	7		
10	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
11	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in f</u>	ront; C if located	l elsewhere	
12	Walk-up Facility	<u>§102</u>	<u>P</u>			
12			Controls by Story			
13	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
13 14	Agricultural Use Category Agriculture, Neighborhood		<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>	
14	Agriculture, Neighborhood	<u>202.2(c)</u> <u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>	
14 15 16	<u>Agriculture, Neighborhood</u> <u>Agriculture, Large Scale Urban</u>	<u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u>	<u>Р</u> <u>С</u>	<u>Р</u> <u>С</u>	<u>P</u> <u>C</u>	
14 15 16 17	Agriculture, Neighborhood Agriculture, Large Scale Urban Greenhouse	<u>202.2(c)</u> <u>\$\$102.</u> <u>202.2(c)</u> <u>\$\$102.</u> <u>202.2(c)</u> <u>\$\$102.</u>	<u>Р</u> <u>С</u>	<u>Р</u> <u>С</u>	<u>P</u> <u>C</u>	
14 15 16	Agriculture, NeighborhoodAgriculture, Large Scale UrbanGreenhouseAutomotive Use Category	<u>202.2(c)</u> <u>\$\$102.</u> <u>202.2(c)</u> <u>\$\$102.</u> <u>202.2(c)</u>	<u>P</u> <u>C</u> <u>NP</u>	P <u>C</u> <u>NP</u>	P           C <u>NP</u>	
14 15 16 17	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*	<u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>\$102</u> <u>\$\$102, 187.1,</u>	<u>Р</u> <u>С</u> <u>NP</u> <u>NP</u>	P           C           NP           NP	P           C <u>NP</u>	
14 15 16 17 18	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Repair	<u>202.2(c)</u> <u>\$</u> \$102, <u>202.2(c)</u> <u>\$</u> \$102, <u>202.2(c)</u> <u>\$</u> \$102, <u>202.2(b)</u> <u>\$102</u> <u>\$</u> \$102, 187.1, <u>202.2(b), 202.5</u> <u>\$</u> \$102, 187.1,	<u>Р</u> <u>С</u> <u>NP</u> <u><u>NP</u> <u>С</u></u>	P           C           NP           NP           NP           NP	P           C           NP           NP           NP           NP	
14 15 16 17 18 19	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station	<u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(b)</u> <u>\$102</u> <u>\$\$102, 187.1,</u> <u>202.2(b), 202.5</u>	<u>Р</u> <u>С</u> <u>NP</u> <u>С</u> <u>С</u> <u>С</u>	P           C           NP           NP           NP           NP           NP           NP	P           C           NP	
14 15 16 17 18 19 20 21	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station	<u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>202.2(c)</u> <u>\$\$102,</u> <u>\$102</u> <u>\$\$102, 187.1,</u> <u>202.2(b), 202.5</u> <u>\$\$102, 187.1,</u> <u>202.2(b)</u>	P           C           NP           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C	P           C           NP           NP           NP           NP           NP           NP           NP           C	P           C <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>NP</u> <u>C</u>	
14 15 16 17 18 19 20 21 22	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station         Parking Garage, Private	202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102,	<u>Р</u> <u>С</u> <u>NP</u> <u>С</u> <u>С</u> <u>С</u>	P           C           NP	P           C           NP	
14 15 16 17 18 19 20 21 22 23	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station         Parking Garage, Private         Parking Garage, Public	202.2(c) \$\$102, 202.2(c) <u>\$\$102,</u> 202.2(c) <u>\$\$102,</u> <u>202.2(b)</u> <u>\$102</u> <u>\$\$102, 187.1,</u> 202.2(b), 202.5 <u>\$\$102, 187.1,</u> 202.2(b) <u>\$102</u> <u>\$102</u> <u>\$102</u>	P           C           NP           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C           C	$\begin{array}{c} \underline{P} \\ \underline{C} \\ \underline{NP} \\ \underline{C} \\ \underline{C} \\ \underline{C} \end{array}$	P           C           NP           NP           NP           NP           NP           NP           NP           NP           C           NP           C           C           C           C           C           C           C           C	
14 15 16 17 18 19 20 21 22	Agriculture, Neighborhood         Agriculture, Large Scale Urban         Greenhouse         Automotive Use Category         Automotive Uses*         Automotive Repair         Automotive Service Station         Gas Station         Parking Garage, Private         Parking Lot, Private	202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$\$102, 202.2(c) \$102 \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102, \$\$102,	P         C <u>NP</u> C <u>C</u> C	$\begin{array}{c} \underline{P} \\ \underline{C} \\ \underline{NP} \\ \underline{C} \\ \underline{C} \\ \underline{C} \\ \underline{C} \\ \underline{C} \\ \underline{C} \end{array}$	P         C           NP	

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Industrial Use Category				
6	<u>Industrial Uses</u>	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category				
1	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(1)</u>	<u>P(1)</u>
0	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Job Training	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
10	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
13	Sales and Service Use Category				
14	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
20	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant</u>	<u>§§102.</u> 202.2(a)	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P(3)</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
24	Services, Fringe Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
1	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
•	<u>Trade Shop</u>	<u>§102</u>	<u>P(4)</u>	<u>C(4)</u>	<u>NP</u>
3	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
~	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
5	Utility and Infrastructure Use Cate				
6	Utility and Infrastructure*	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
7	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	· Not fisted below				
9	(1) C required for 13 or more children (2) C required for seven or more persons.				
	(2) C required for seven of more persons. (3)Formula Retail NP for this use				
10	(4) Subject to Formula Retail Controls				
11	(5) C if a Macro WTS Facility; P if a Mic	<u>ro WIS Facility.</u>			
12	SEC. 750. NCT-1 – NEIGHBORH	IOOD COMM	ERCIAL TRAN	NSIT CLUSTI	ER DISTRICT.
13	<u>NC-1 Districts are intended</u>	<u>to serve as loc</u>	al neighborhoo	<u>d shopping dis</u>	stricts, providing
14	convenience retail goods and servic	<u>es for the imme</u>	ediately surroui	nding neighbo	rhoods primarily during
15	daytime hours. NCT-1 Districts are	located near m	najor transit ser	<u>vices. They ar</u>	e small mixed-use
16	<u>clusters, generally surrounded by re</u>	esidential distri	cts, with small-	scale neighbo	rhood-serving
17	<u>commercial uses on lower floors an</u>	<u>d housing abov</u>	ve. Housing den	<u>esity is limited</u>	not by lot area, but by
18	the regulations on the built envelop	e of buildings, i	including heigh	<u>t, bulk, setbac</u>	ks, and lot coverage,
19	and standards for residential uses,	including open	space and expo	osure, and urb	an design guidelines.
20	There are prohibitions on access (i.	e. driveways, g	arage entries) i	to off-street pa	urking and loading on
21	critical stretches of commercial and	l transit street f	frontages to pre	eserve and enh	ance the pedestrian-
22	oriented character and transit funct	tion. Residentia	l parking is not	t required and	generally limited.
23	Commercial establishments are disc	couraged from	building excess	vive accessory	off-street parking in
24	order to preserve the pedestrian-or	iented characte	r of the district	and prevent a	ttracting auto traffic.
25					

3	commercial development in the Cit	<u>y, generally con</u>	sisting of small clusters with three or more	
4	commercial establishments, commo	only grouped are	ound a corner; and in some cases short linear	
5	commercial strips with low-scale, i	nterspersed mix	ed-use (residential-commercial) development.	
6	Building controls for the NCT-1 Di	strict promote l	ow-intensity development which is compatible w	<u>vith</u>
7	the existing scale and character of	these neighborh	ood areas. Commercial development is limited	<u>to</u>
8	one story. Rear yard requirements	at all levels pres	serve existing backyard space.	
9	NCT-1 commercial use prov	visions encourag	ge the full range of neighborhood-serving	
10	convenience retail sales and service	es at the First S	tory provided that the Use Size generally is limi	<u>ted to</u>
11	3,000 square feet. However, comme	<u>ercial uses and j</u>	features which could impact residential livabilit	<u>y are</u>
12	prohibited, such as auto uses, finan	ncial services, ge	eneral advertising signs, drive-up facilities, hote	els,
13	and late-night activity; eating and a	drinking establis	shments are restricted, depending upon the inter	nsity
14	of such uses in nearby commercial	<u>districts.</u>		
15	<u>Existing residential units ar</u>	e protected by p	prohibitions of conversions above the ground sto	<u>ory</u>
16	and limitations on demolitions.			
17	Table 750. NEIGHBORH	HOOD COMMI	ERCIAL TRANSIT CLUSTER DISTRICT NC	<u>'T-1</u>
18		ZONING CO	NTROL TABLE	
19		e	<u>NCT-1</u>	
20	Zoning Category	<u>s</u> <u>References</u>	<u>Controls</u>	
	<b>BUILDING STANDARDS</b>			
21	<u>Massing and Setbacks</u>	0.0.00.005		
22	Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	Varies. See Height and Bulk Map Sheets HT11 and HT12 for more information. Height sculpting	
23		<u>260, 261.1,</u> 270, 271. See	<u>required on Alleys per §261.1.</u>	
24		also Height		
		and Bulk District Maps		
25	L	<u></u>	J	

NCT-1 Districts are generally characterized by their location in residential neighborhoods. The

commercial intensity of these districts varies. Many of these districts have the lowest intensity of

1

1	5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>
•	Rear Yard	<u>§§ 130, 134,</u>	Required at Grade level and at each succeeding
2	<u>Keur Tura</u>	$\frac{88130, 134,}{134(a)(e), 136}$	level or Story: 25% of lot depth, but in no case less
		<u>15 ((u)(c), 150</u>	than 15 feet
3		88120 121	
4	Front Setback and Side Yard	<u>§§130, 131,</u> 132, 133	Not Required.
4	Street Frontage and Public Realm	102,100	
5	Streetscape and Pedestrian	<u>§138.1</u>	Required
6	<u>Improvements</u>		
6	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
7			setbacks, parking and loading entrances, active
•			uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration,
8			and gates, railings, and grillwork. Exceptions
			permitted for historic buildings.
9			
10	Ground Floor Commercial	8 1 4 5 4	Denvis de contrin star de la 9 145 4 femana
	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on certain streets, see § 145.4 for more</u> information.
11	Vehicular Access Restrictions	§ 155(r)	Required on certain streets, see 155(r) for more
4.0			information.
12	Miscellaneous		
13	Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 4,999 square feet; C 5,000 square feet and
			above
14	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
15	<u>Canopy or Marquee</u>	<u>§ 136.1</u>	<u>NP</u>
15	Awning	<u>§ 136.1</u>	<u>P</u>
16	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
		$\frac{604}{607}$ (07.1	
17		<u>607, 607.1,</u> <u>608, 609</u>	
18	General Advertising Signs		ND
10	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
19		$\frac{004}{608}$ , 609, 610,	
		<u>611</u>	
20	Design Guidelines	General Plan	Subject to the Urban Design Guidelines
04		Commerce and	
21		<u>Industry</u>	
22		<u>Element</u>	
		1	
23	Zoning Category	\$	<u>Controls</u>
24		References	

23	Zoning Category	<u>§</u>	<u>Controls</u>
24		<u>References</u>	
	RESIDENTIAL STANDARDS A	ND USES	
25	Development Standards		

1	<u>Usable Open Space [Per Dwelling</u> Unit]	<u> </u>	<u>100 square feet t</u> common	if private, or 133	<u>square feet if</u>		
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not	required. P up to			
3		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>each Dwelling U</u>	ng Units; C up to Init, subject to the	e criteria and		
4			spaces per Dwel	ection 151.1(f); N ling Unit. Bike pa er parking is prov	arking required		
5					<u>ct has 50 units or</u>		
6	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	<u>g Units shall cont</u> 0% of Dwelling U	<u>ain at least two</u> nits shall contain		
7			at least three Be				
8	<u>Use Characteristics</u>	ſ					
0	Single Room Occupancy	<u>§ 102</u>	<u>P</u>	<b></b>			
9	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u>				
10	<u>Residential Uses</u>		<u>1st</u>	Controls By Stor	$\frac{ry}{3^{rd}+}$		
11	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>		
12	Dwelling Units, Senior Housing, and Group Housing.	<u>§ 102, 202.2(f),</u> 207, 208		by lot area. Dens	ity restricted by ght, bulk, setbacks,		
13				osure and other a Codes, as well a	pplicable controls s by applicable		
				s, applicable eler			
14			plans of the General Plan, and design review by the Planning Department.				
15	Accessory Dwelling Unit	<u>§§102,</u>		ting building env			
16		<u>207(c)(4)</u>		ings with 4 or few			
				y not eliminate of	or more Dwelling r reduce ground-		
17				mmercial space.	<u>reance sterna</u>		
18	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits re</u>	gulated by the Ac	lministrative Code		
10	Loss and Division of Dwelling Uni	<u>ts</u>		Controls by Stor	<u>-y</u>		
19			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
20	<u>Residential Conversion</u>	<u>§ 317</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
21	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
22	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Uni	ts P per <u>§207.8</u>		
23							
24		<u> </u>					
25	Zoning Category	<u>\$</u>		<u>Controls</u>			

	<u>References</u>				
NON-RESIDENTIAL STAND	ARDS AND USE	<u>S</u>			
Development Standards					
<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>1.8 to 1</u>			
Use Size	<u>124</u> §§ 102, 121.2	P up to 2,99	9 square feet; C	3,000 square feet	
		above			
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -			imits set forth in So 1 per Section 155.2	
	<u>156, 166, 204.5</u>			a project has 25 o	
		more parkin	g spaces per §1	<u>66.</u>	
<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u>			area is less than 1	
	<u>153 - 155, 161,</u> <u>204.5</u>	<u>square jeet.</u>	<u>Exceptions peri</u>	<u>nitted per §161.</u>	
Commercial Use Characteristic	<u>25</u>				
Drive-up Facility	<u>§102</u>	<u>NP</u>			
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
Hours of Operation	<u>§102</u>	<u>P 6 a.m 11</u>	l p.m.; C 11 p.m	e 2 a.m.	
Maritime Use	<u>§102</u>	<u>NP</u>			
Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in front; <i>C</i> if located elsewhere</u>			
Walk-up Facility	<u>§102</u>	<u>P</u>			
			Controls b		
<u>Agricultural Use Category</u>	88100	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
<u>Agriculture, Neighborhood</u>	$\frac{\$\$102,}{202.2(c)}$	<u>P</u>	<u>P</u>	<u>P</u>	
Agriculture, Large Scale Urban	$\frac{\underline{\$\$102.}}{\underline{\$\$102.}}$ 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
Greenhouse	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Automotive Has Catas and	<u>202.2(c)</u>				
Automotive Use Category Automotive Uses*	<u>§§102, 187.1,</u>	NP	NP	NP	
Automotive Uses	202.2(b), 202.5	<u>111</u>	<u></u>	<u></u>	
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>	
Parking Lot, Public	<u>150</u> <u>§§ 102, 142,</u>	<u>C</u>	NP	NP	
	<u>156</u>	1 -	I —	I —	

1	Entertainment, Arts and Recreation Uses*	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
2	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
2	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>			
3	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
-	Industrial Use Category							
5	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>			
6	Institutional Use Category							
7	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>			
7	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>			
8	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
9	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>			
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
10	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>			
11	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>			
	Sales and Service Use Category							
12	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>			
13	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
14	Animal Hospital	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
14	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
15	Hotel	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
16	<u>Kennel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
10	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
17	Massage Establishment	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
18	Massage, Foot/Chair	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
10	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
19	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>			
20	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C(5)</u>	<u>NP</u>	<u>NP</u>			
21	Services, Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
22	Services, Health	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
23	Services, Instructional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
24	Services, Personal	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
25	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			

	Storage, Self	<u>§102</u>	NP	<u>NP</u>	NP			
1	Tobacco Paraphernalia Store	<u>§102</u>	<u><u> </u></u>	<u>NP</u>	<u>NP</u>			
2	Trade Shop	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
3	Design Professional	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
4	Trade Office	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>			
F	Utility and Infrastructure Use Cat	· ·	1					
5	Utility and Infrastructure*	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>			
6	Power Plant Public Utilities Yard	<u>§102</u> \$102	<u>NP</u>	<u>NP</u>	<u>NP</u>			
7	<u>* Not listed below</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>			
, 8	(1) C required for ground floor Residenti	al Use when stree	t frontage is listed	in $1454(b)$				
0	(2) C required for 13 or more children; N	VP on 3rd floor for	r 13 or more childr	en.				
9	(3) C required for seven or more persons (4) P if located more than <sup>1</sup> / <sub>4</sub> mile from an				a restrictive			
10	controls; otherwise, same as more restric	ctive control.						
11	(5) C if located more than <sup>1</sup> /4 mile from any NC District or Restricted Use Sub district with more restrictive controls; otherwise, same as more restrictive control.							
	(6) C if a Macro WTS Facility: P if a Micro WTS Facility.							
12								
13	3 <u>SEC. 751. NCT-2 – SMALL-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.</u>							
14	NCT-2 Districts are transit-oriented mixed-use neighborhoods with small scale commercial							
15	uses near transit services. The NCT-2 Districts are mixed use districts that support neighborhood-							
16	serving commercial uses on lower floors and housing above. These Districts are well-served by public							
17	transit and aim to maximize residential and commercial opportunities on or near major transit							
18	services. The District's form is generally linear along transit-priority corridors, though may be							
19	concentric around transit stations or in broader areas where multiple transit services criss-cross the							
20	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of							
21	buildings, including height, bulk, setbacks, and lot coverage, and standards for residential uses,							
22	including open space and exposure	, and urban des	sign guidelines.	There are pro	hibitions on access			
23	(e.g., driveways, garage entries) to	off-street parki	ing and loading	on critical str	etches of commercial			
24	and transit street frontages to prese	erve and enhan	ce the pedestria	n-oriented cha	aracter and transit			
25	function. Residential parking is not	required and g	generally limited	l. Commercial	establishments are			
20								

4	1. 1	C	1 11 11	•		CC / /	1.	•	1 .	.1	1 . •
1	discouraged	trom	hulding	oveogenvo	accorron	1 Att_ctroot	narkina	111/	ardor to	nrocorvo tho	nodoctrian_
	discouraged	$\mu o m$	<i>ommanis</i>	CALESSIVE	uccessory	011-311661	ραικιίε	uu		preserve me	

- 2 <u>oriented character of the district and prevent attracting auto traffic.</u>
- 3 <u>NCT-2 Districts are intended to provide convenience goods and services to the surrounding</u>
   4 neighborhoods as well as limited comparison shopping goods for a wider market. The range of
- 5 *comparison goods and services offered is varied and often includes specialty retail stores, restaurants,*

6 *and neighborhood-serving offices. The small-scale district controls provide for mixed-use buildings,* 

7 which approximate or slightly exceed the standard development pattern. Rear yard requirements above

- 8 *the ground story and at residential levels preserve open space corridors of interior blocks.*
- 9 *Most new commercial development is permitted at the ground and second stories.*
- 10 <u>Neighborhood-serving businesses are strongly encouraged. Eating and drinking and entertainment</u>

11 <u>uses, however, are confined to the ground story. The second story may be used by some retail stores,</u>

12 personal services, and medical, business and professional offices. Parking and hotels are monitored at

- 13 *all stories. Limits on late-night activity, drive-up facilities, and other automobile uses protect the*
- 14 *<u>livability within and around the district, and promote continuous retail frontage.</u>*
- 15 *Housing development in new buildings is encouraged above the ground story. Existing*

16 <u>residential units are protected by limitations on demolition and upper-story conversions.</u>

17 18

#### Table 751. SMALL-SCALE NEIGHBORHOOD COMMERCIAL

TRANSIT DISTRICT NCT-2 ZONING CONTROL TABLE

		<u>NCT-2</u>
Zoning Category	<u>\$</u>	<u>Controls</u>
	<u>References</u>	
<u>BUILDING STANDARDS</u>		
<u>Massing and Setbacks</u>		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT08,
		HT11, and HT12 for more information. Height
		<u>sculpting required on Alleys per §261.1</u>
	<u>District Maps</u>	
	BUILDING STANDARDS Massing and Setbacks	References           BUILDING STANDARDS           Massing and Setbacks           Height and Bulk Limits.           \$\$ 102, 105, 106, 250-252, 260, 261.1, 270, 271. See also Height and Bulk

5 Foot Height Bonus for Active Ground Floor Uses	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story</u>
		it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	<u>Not Required.</u>
Street Frontage and Public Realm		
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
		setbacks, parking and loading entrances, active use. ground floor ceiling height, street-facing ground-lev
		spaces, transparency and fenestration, and gates,
		railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Required on certain streets
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Required on certain streets, see 155(r) for more</u> information.
Miscellaneous		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>§§ 262, 602-</u> <u>604,</u> <u>607, 607.1,</u> <u>608, 609</u>	<u>As permitted by Section § 607.1</u>
General Advertising Signs	<u>§§ 262, 602.7</u> <u>604,</u> <u>608, 609, 610,</u> <u>611</u>	<u>NP</u>
<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	Subject to the Urban Design Guidelines
	I	
Zoning Category	§	<u>Controls</u>

Development Standards				
Usable Open Space [Per Dwelling	<u>§§135, 136</u>			e, or 133 square fee
<u>Unit]</u>		per unit if comm	<u>ion</u>	
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to	
	<u>151.1, 153 -</u> <u>156, 166, 204.5</u>		<u>C up to 0.75 space</u> ng required per s	
	<u>150, 100, 201.5</u>	parking is provi	ded, car share sp	paces are required
Develling Heit Min	\$ 207.6		has 50 units or m	
<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>		<u>g Units shall con</u> 0% of Dwelling I	<u>tain at least two</u> Jnits shall contain a
		least three Bedr		
Use Characteristics				
Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
Student Housing	<u>§ 102</u>	<u>P</u>		
<u>Residential Uses</u>	·	<u>1<sup>st</sup></u>	<u>Controls By St</u> <u>2<sup>nd</sup></u>	$\frac{3^{rd}+}{3}$
<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f),</u>			sity restricted by
Group Housing.	<u>207, 208</u>			<u>ght, bulk, setbacks,</u> applicable controls
				by applicable desig
				und area plans of th
		<u>General Plan, a</u> Department.	nd design review	by the Planning
Accessory Dwelling Unit	<i>§§102,</i>		sting building en	velone 1 ADU
	$\frac{207(c)(4)}{207(c)(4)}$	allowed in build	lings with 4 or fe	wer Dwelling Units
				ore Dwelling Units
		or commercial s		<u>ce ground-story ret</u>
Homeless Shelters	<u>§§ 102, 208</u>			dministrative Code
Loss and Division of Dwelling Un	<u>uits</u>		Controls by St	<u>ory</u>
		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Division of Dwelling Units	<i>§207.8</i>	Division of exist	ing Dwelling Un	its P per §207.8
			· ·	-
	Ś		<u>Controls</u>	
Zoning Category				

# NON-RESIDENTIAL STANDARDS AND USES

Area Ratio ize ize reet Parking Requirements reet Freight Loading mercial Use Characteristics -up Facility ula Retail ime Use Air Sales por Activity Area up Facility cultural Use Category ulture, Neighborhood	§§ 102, 123, 124         §§102, 121.2         §§102, 121.2         §§102, 121.2         §§102, 121.2         §§102, 121.2         §§102, 121.2         §§102, 121.2         §§102, 121.2         §§102, 153, 166, 204.5         §§150, 152, 155, 161, 204.5         §102         §\$102, 303.1         §102         §\$102, 703(b)         §\$102, 145.2         §102         §\$102, 145.2         §102	<u>above</u> <u>Car parking no</u> <u>151.1. Bike par</u> <u>share spaces re</u> parking spaces	t required. Lim king required 1 quired when a per §166. if gross floor an eptions permit a.; C 2 a.m 6	a.m. ted elsewhere y Story 3rd+
reet Parking Requirements reet Freight Loading <u>mercial Use Characteristics</u> -up Facility ula Retail s of Operation ime Use Air Sales por Activity Area up Facility cultural Use Category	§§ 145.1, 150, 151.1, 153 - 156, 166, 204.5         §§ 150, 152, 153 - 155, 161, 204.5         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102	aboveCar parking no151.1. Bike parshare spaces reparking spacesNone required tosquare feet. ExcNPCP 6 a.m 2 a.mNPSee §703(b)P if located in fP1st	t required. Lim king required 1 quired when a per §166. if gross floor an eptions permit a.; C 2 a.m 6	nits set forth in Sector per Section 155.2. project has 25 or project has 25 or proj
reet Freight Loading mercial Use Characteristics -up Facility ula Retail s of Operation ime Use Air Sales por Activity Area up Facility cultural Use Category	151.1, 153 -         156, 166, 204.5         \$\$ 150, 152,         153 - 155, 161,         204.5         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102         \$102	Car parking no         151.1. Bike par         share spaces re         parking spaces         None required to         square feet. Exc         NP         C         P 6 a.m 2 a.m         NP         See §703(b)         P if located in f         P         1st	king required p quired when a per §166. if gross floor a ceptions permit a.; C 2 a.m 6 front; C if locat Controls by 2nd	per Section 155.2. project has 25 or 1 rea is less than 10, tted per §161. a.m. ted elsewhere y Story <u>3rd+</u>
mercial Use Characteristics -up Facility ula Retail s of Operation ime Use Air Sales por Activity Area up Facility cultural Use Category	156, 166, 204.5         §§ 150, 152, 153 - 155, 161, 204.5         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102         §102	share spaces reparking spaces         None required is square feet. Exc         NP         C         P 6 a.m 2 a.m         NP         See §703(b)         P if located in f         P         1st	quired when a per §166. if gross floor an eptions permit n.; C 2 a.m 6 ront; C if locat <u>Controls by</u> <u>2nd</u>	project has 25 or 1 rea is less than 10, tted per §161. a.m. ted elsewhere y Story <u>3rd+</u>
mercial Use Characteristics -up Facility ula Retail s of Operation ime Use Air Sales por Activity Area up Facility cultural Use Category	153 - 155, 161, 204.5         \$102         \$\$102, 303.1         \$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102, 703(b)         \$\$102         \$\$102         \$\$102         \$\$102         \$\$102	None required is square feet. Exc NP C P 6 a.m 2 a.m NP See §703(b) P if located in f P <u>Ist</u>	if gross floor an ceptions permit a.; C 2 a.m 6 ront; C if locat <u>Controls by</u> <u>2nd</u>	a.m. ted elsewhere y Story 3rd+
up Facility ula Retail s of Operation ime Use Air Sales oor Activity Area up Facility cultural Use Category	\$\$102, 303.1 \$102 \$102 \$\$102, 703(b) \$\$102,145.2 \$102 \$\$102	<u>C</u> <u>P 6 a.m 2 a.m</u> <u>NP</u> <u>See §703(b)</u> <u>P if located in f</u> <u>P</u> <u>Ist</u>	ront; C if locat Controls by 2nd	v <u>Story</u>
ula Retail s of Operation ime Use Air Sales oor Activity Area up Facility cultural Use Category	\$\$102, 303.1 \$102 \$102 \$\$102, 703(b) \$\$102,145.2 \$102 \$\$102	<u>C</u> <u>P 6 a.m 2 a.m</u> <u>NP</u> <u>See §703(b)</u> <u>P if located in f</u> <u>P</u> <u>Ist</u>	ront; C if locat Controls by 2nd	v <u>Story</u>
s of Operation ime Use Air Sales oor Activity Area up Facility cultural Use Category	\$102 \$102 \$102 \$\$102, 703(b) \$\$102, 145.2 \$102 \$102 \$\$102,	- <u>P 6 a.m 2 a.m</u> <u>NP</u> <u>See §703(b)</u> <u>P if located in f</u> <u>P</u> <u>Ist</u>	ront; C if locat Controls by 2nd	v <u>Story</u>
ime Use Air Sales oor Activity Area up Facility cultural Use Category	\$102 \$\$102, 703(b) \$\$102, 145.2 \$102 \$\$102	<u>NP</u> <u>See \$703(b)</u> <u>P if located in f</u> <u>P</u> <u>1st</u>	ront; C if locat Controls by 2nd	v <u>Story</u>
<u>Air Sales</u> oor Activity Area up Facility cultural Use Category	\$ <u>\$102, 703(b)</u> <u>\$</u> <u>\$102, 145.2</u> <u>\$102</u> <u>\$</u> <u>\$</u>	<u>See §703(b)</u> <u>P if located in f</u> <u>P</u> <u>Ist</u>	Controls by 2nd	<u>v Story</u> <u>3rd+</u>
oor Activity Area up Facility cultural Use Category	<u>\$\$102,145.2</u> <u>\$102</u> <u>\$\$102</u>	<u>P if located in f</u> <u>P</u> <u>1st</u>	Controls by 2nd	<u>v Story</u> <u>3rd+</u>
up Facility cultural Use Category	<u>§102</u> <u>§§102,</u>	<u>P</u> <u>1st</u>	Controls by 2nd	<u>v Story</u> <u>3rd+</u>
cultural Use Category	<u>\$\$102,</u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
			<u>2nd</u>	<u>3rd+</u>
<u>ulture, Neighborhood</u>		1	D	<u>P</u>
	202.2(c)	_	<u>P</u>	<u>1</u>
ulture, Large Scale Urban	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>house</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>motive Use Category</u>			1	I
notive Uses*	<u>§§102,</u> 202.2(b)	<u>NP</u>	<u>NP</u>	<u>NP</u>
notive <u>Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
notive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
tation	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
ng Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
ng Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
ng Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
	88 102 142	<u>C</u>	<u>C</u>	<u>C</u>
,	tation 1g Garage, Private 1g Garage, Public 1g Lot, Private	202.2(b), 202.5           tation         \$\$102, 187.1, 202.2(b)           ng Garage, Private         \$102           ng Garage, Public         \$102           ng Lot, Private         \$\$102, 142, 156	202.2(b), 202.5           tation         §§102, 187.1, 202.2(b)         C           ng Garage, Private         §102         C           ng Garage, Public         §102         C           ng Lot, Private         §\$102, 142, 156         C	202.2(b), 202.5           tation         §§102, 187.1, 202.2(b)         C         NP           ng Garage, Private         §102         C         C           ng Garage, Public         §102         C         C           ng Lot, Private         §8102, 142, 156         C         C

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Entertainment, General	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
-	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
3	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Industrial Use Category				
6	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category				
1	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
8	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	$\underline{P(2)}$
0	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
10	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
12	Sales and Service Use Category				
13	Retail Sales and Service Uses*	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>NP</u>
14	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
16	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Restaurant, Limited	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
23	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
25	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	NP	NP	
1	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u></u>	<u>NP</u>	
2	Non-Retail Sales and Service*	<u>§102</u>	NP	NP	<u>NP</u>	
	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
3	Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
4	Utility and Infrastructure Use Category					
_	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
5	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	<u>* Not listed below</u>					
1	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)					
8	(2) C required for 13 or more children (3) C required for seven or more persons.					
9	(4) C if a Macro WTS Facility; P if a Micro WTS Facility.					
10	SEC. 752. NCT-3 – MODERATE-SCALE NEIGHBORHOOD COMMERCIAL TRANSIT					
11	DISTRICT.					
12						
	<u>NCT-3 Districts are transit-oriented moderate- to high-density mixed-use neighborhoods of</u>					
13	varying scale concentrated near transit services. The NCT-3 Districts are mixed use districts that					
14	support neighborhood-serving commercial uses on lower floors and housing above. These districts are					
15	well-served by public transit and aim to maximize residential and commercial opportunities on or near					
16	major transit services. The district's form can be either linear along transit-priority corridors,					
17	concentric around transit stations, or broader areas where transit services criss-cross the					
18	neighborhood. Housing density is limited not by lot area, but by the regulations on the built envelope of					
19	buildings, including height, bulk, setbacks, and lot coverage, and standards forResidential Uses,					
20	including open space and exposure, and urban design guidelines. Residential parking is not required					
21	and generally limited. Commercial establishments are discouraged or prohibited from building					
22						
22	accessory off-street parking in order to preserve the pedestrian-oriented character of the district and					
23	prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-					
24	street parking and loading on critical stretches of NC and transit streets to preserve and enhance the					
25	pedestrian-oriented character and transit function.					

1	NCT-3 Districts are intended in most cases to offer a wide variety of comparison and specialty					
2	goods and services to a population greater than the immediate neighborhood, additionally provid	e immediate neighborhood, additionally providing				
3	convenience goods and services to the surrounding neighborhoods. NCT-3 Districts include some	neighborhoods. NCT-3 Districts include some of				
4	the longest linear commercial streets in the City, some of which have continuous retail developme	ome of which have continuous retail development for				
5	many blocks. Large-scale lots and buildings and wide streets distinguish the districts from smaller	ide streets distinguish the districts from smaller-				
6	scaled commercial streets, although the districts may include small as well as moderately scaled l	ts may include small as well as moderately scaled lots.				
7	Buildings may range in height, with height limits varying from four to eight stories.					
8	NCT-3 building standards permit moderately large commercial uses and buildings. Rear yards					
9	are protected at residential levels.					
10	A diversified commercial environment is encouraged for the NCT-3 District, and a wide variety					
11	of uses are permitted with special emphasis on neighborhood-serving businesses. Eating and drinking,					
12	entertainment, and financial service uses generally are permitted with certain limitations at the first					
13	and second stories. Auto-oriented uses are somewhat restricted. Other retail businesses, personal					
14	services and offices are permitted at all stories of new buildings. Limited storage and administrative					
15	service activities are permitted with some restrictions.					
16	Housing development in new buildings is encouraged above the second story. Existing					
17	residential units are protected by limitations on demolitions and upper-story conversions. Accessory					
18	Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this Code.					
19	Table 752. MODERATE-SCALE NEIGHBORHOOD COMMERCIAL					
20	TRANSIT DISTRICT NCT-3 ZONING CONTROL TABLE					
21	<u>NCT-3</u>					
22	Zoning Category     §     Controls       References					
22	BUILDING STANDARDS					
23	Massing and Setbacks					
24						
25						

	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT02 and
1		<u>106, 250—252,</u>	HT07 for more information. Height sculpting
		<u>260, 261.1,</u>	required on Alleys per §261.1.
2		<u>270, 271. See</u>	
_		<u>also Height</u>	
3		<u>and Bulk</u>	
		<u>District Maps</u>	
4	<u>5 Foot Height Bonus for Active Ground</u>	<u>§ 263.20</u>	<u>P</u>
	<u>Floor Uses</u>		
5	<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwelling
		<u>134(a)(e), 136</u>	Unit, and at each succeeding level or Story of the
6			Building: 25% of lot depth, but in no case less than
			<u>15 feet</u>
7			
	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
8		132, 133	
	Street Frontage and Public Realm		
9	Streetscape and Pedestrian	<u>§138.1</u>	Required
	<u>Improvements</u>	<u>,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,</u>	<u>nequireu</u>
10	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
	Street Frontage Requirements	<u>§ 145.1</u>	setbacks, parking and loading entrances, active uses,
11			ground floor ceiling height, street-facing ground-
			level spaces, transparency and fenestration, and
12			gates, railings, and grillwork. Exceptions permitted
			for historic buildings.
13			<u>jor historie outdings.</u>
14	Ground Floor Commercial	<u>§ 145.4</u>	Required on certain streets, see § 145.4 for more
	<u>Growna Proof Commercian</u>	<u><u>x 1 15.11</u></u>	information.
15	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Market Street, Church Street, and
		<u>3133(1)</u>	Mission Street. C required on Duboce Street, Haight
16			Street
. –			
17	<u>Miscellaneous</u>		
40	<u>Lot Size (Per Development)</u>	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and</u>
18			<u>above</u>
40	<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
20		604,	
21		607, 607.1,	
21		608, 609	
22	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
22	Seneral Auvernsing Signs	<u>88 202, 002.7</u> 604,	
22		<u>604,</u> 608, 609, 610,	
23		<u>611</u>	
24		<u>011</u>	
24			

1	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the Urban Design Guidelines				
2		<u>Industry</u> <u>Element</u>					
3							
4	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>			
5	RESIDENTIAL STANDARDS AN	ND USES					
6	<u>Development Standards</u> <u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>			or 100 square feet		
7	<u>Unit]</u>	<u>ee 145 1 150</u>	per unit if comm		0.5		
8	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Dwelling Unit; C Unit . Not permi		res per <u>Dwelling</u> paces per <u>Dwelling</u>		
9			parking is provid		aces are required		
10	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	<u>as 50 units or ma</u> g Units shall cont			
11			<u>Bedrooms.</u>				
12	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	D				
	<u>Student Housing</u>	<u>§ 102</u> § 102	<u>P</u>				
13	Residential Uses	<u></u>	7	Controls By Sto	orv		
14	<u>Restuentur Oses</u>		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$		
15	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>		
16	Dwelling Units, Senior Housing, and Group Housing	<u>§ 102,</u> <u>202.2(f),207,</u> 208	restricted by phy		ontrols of height,		
17		<u>208</u>	applicable contr		her Codes, as well		
18			elements and are	design guideline ea plans of the G the Planning De	eneral Plan, and		
19	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)		ting building env ings with 4 or fev	velope. 1 ADU wer Dwelling Units.		
20		207(0)(7)	<u>No limit in build</u> ADUs may not e	ings with 5 or mo liminate or reduc	ore Dwelling Units.		
21	Homeless Shelters	<u>§§ 102, 208</u>	<u>retail or commer</u> Density limits re		dministrative Code		
22	Loss and Division of Dwelling Uni			Controls by Sto			
23			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>		
24	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		
25	<u>Residential Demolition or Merger</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>		

1	Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling Units P per §207.8			
2						
3	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
4	NON-RESIDENTIAL STANDAR	RDS AND USES	S			
5	Development Standards					
6	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>			
7	<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 sc</u> above	uare feet; C 6,0	00 square feet and	
8 9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	<u>151.1. Bike part</u> share spaces rea	king required per quired when a pr	set forth in Section Section 155.2. Car oject has 25 or more	
10	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>			<u>t is less than 10,000</u> per §161.	
11						
12	<u>Commercial Use Characteristics</u>	\$102	ND			
13	Drive-up Facility Formula Retail	<u>§102</u> §§102, 303.1	<u>NP</u> <u>C</u>			
14	Hours of Operation	<u>§102</u>	<u>No Limit</u>			
4 5	Maritime Use	<u>§102</u>	<u>NP</u>			
15	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>			
16	Outdoor Activity Area	<u>§§102,145.2</u>		ront; C if located	<u>elsewhere</u>	
17	Walk-up Facility	<u>§102</u>	<u>P</u>	<u>a</u> , 11 a		
18				Controls by S		
19	<u>Agricultural Use Category</u> <u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2()	<u>1st</u>	<u>2nd</u> <u>P</u>	<u>3rd+</u>	
20	Agriculture, Large Scale Urban	<u>202.2(c)</u> <u>§§102,</u> 202.2(c)	<u>C</u>	<u>C</u>	<u>C</u>	
21	Greenhouse	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	Automotive Use Category					
22 23	<u>Automotive Uses*</u>	<u>§§102, 187.1.</u> <u>202.2(b),</u> 202.5, 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>	
	Automotive Repair	<u>202.3, 202.3</u> <u>§102</u>	<u>C</u>	<u>C</u>	NP	
24	Parking Garage, Private	<u>§102</u>	<u>c</u>	<u><u>c</u></u>	<u><u>C</u></u>	
25	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	

1	Parking Lot, Private	<u> </u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
3	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
4	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
_	Vehicle Storage Lot	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, Arts and Recreation	<u>n Use Category</u>			
6	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
0	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
8	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P</u>	<u>NP</u>
9	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.0	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Industrial Use Category				
11	Industrial Uses	<u>§§102,</u> <u>202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Institutional Use Category				
40	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
15	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Sales and Service Use Category				
17	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>
18	<u>Adult Business</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
19	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
04	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
21	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
00	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
23	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>

1	<u>Restaurant, Limited</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>	
0	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
2	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>	
3	Services, Limited Financial	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>NP</u>	
	Services, Retail Professional	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
4	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
5	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
•	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
6	<u>Non-Retail Sales and Service*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	<u>Design Professional</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
-	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
8	<u>Storage, Commercial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
9	<u>Trade Office</u>	<u>§102</u>	<u>P(3)</u>	<u>P</u>	<u>P</u>	
	Utility and Infrastructure Use Can				<i>a</i> ( <i>t</i> )	
10	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
11	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	<u>Public Utilities Yard</u> * Not listed below	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	(1) C required for ground floor residenti					
14 15 16 17	<ul> <li>3 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)</li> <li>4 Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, the NCT-3 Neighborhood Commercial District.</li> <li>5 Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).</li> </ul>					
18	Boundaries: Applicable only for the para Controls: A Conditional Use authorizati Services, Design Professional, and Trad	on is required for a	Limited Financia			
19	(4) C if a Macro WTS Facility; P if a Mi	cro WTS Facility.				
20		-				
21	<sup>21</sup> SEC. 735. <u>753.</u> SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.					
22	* * * *					
23	Table 753. SOMA NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT					
24		ZONING CO	NTROL TABL	<u>E</u>		
25				<u>SoMa NCT</u>		

Zoning Category	<u>§ References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u> <u>106, 250—252,</u> 260, 261.1, 270,	Varies. See Height and Bulk Map Sheets HT01 and HT08 for more information. Height sculpting required on Alleys per §261.1.
	<u>200, 201.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	required on Aneys per §201.1.
	District Maps	
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the lowest Story containing a Dwelling</u> <u>Unit, and at each succeeding level or Story of the</u>
		Building: 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm		
Streetscape and Pedestrian Improvements	<u>§138.1</u>	Required
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active
		uses, ground floor ceiling height, street-facing ground-level spaces, transparency and
		fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on 6th Street for its entirety within the</u> <u>District</u>
Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on 6th Street for its entirety within the</u> <u>District</u>
Miscellaneous		
Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
	<u>607, 607.1, 608,</u> <u>609</u>	
General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
	<u>604,</u> 608, 609, 610,	

1	<u>Design Guidelines</u>	<u>General Plan</u> Commerce and	Subject to the U	rban Design Guid	<u>delines</u>
2		<u>Industry</u> <u>Element</u>			
3					
4	Zoning Category	§ References		<u>Controls</u>	
	RESIDENTIAL STANDARDS A	ND USES			
5	Development Standards	66125 126	00 6 4	<u> </u>	
6	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>§§135, 136</u>	<u>common</u>	<u>f private, or 100 :</u>	<u>square jeet ij</u>
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -		<u>required. P up to</u> C up to 0.75 spac	
8		<u>151.1, 155 -</u> <u>156, 166, 204.5</u>	<u>Unit. Bike parki</u>	ng required per §	155.2. If car
0				<u>ded, car share sp</u> has 50 units or mo	<u>aces are required</u> pre per §166.
9	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	g Units shall cont	ain at least two
10			<u>Bedrooms, or 30</u> at least three Be		Inits shall contain
11	Use Characteristics				
12	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
	Student Housing	<u>§ 102</u>	<u>P</u>		
13	<u>Residential Uses</u>		- st	Controls By Stor	
14		8.102	<u><u>1</u><sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
15	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
-	<u>Dwelling Units, Senior Housing, and</u> <u>Group Housing</u>	<u>§ 102, 202.2(f),</u> <u>207, 208</u>		by lot area. Dens be controls of heig	
16				pace, exposure and of this and of	nd other her Codes, as well
17			as by applicable	e design guideline	s, applicable
18				ea plans of the G y the Planning De	
19	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)	allowed in build	sting building env lings with 4 or fev	ver Dwelling
20			Dwelling Units.	n buildings with 2 ADUs may not el tail or commercia	liminate or reduce
21	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	egulated by the Ad	
22	Loss and Division of Dwelling Uni	its	<u>Code</u>	Controls by Stor	-v
23		<u></u>	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
24	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
25	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>

Division of Dwelling Units	<u>§207.8</u>	Division of exis	sting Dwelling U	nits P per §207.
Zoning Category	§ References		Controls	
Zoning Category NON DESIDENTIAL STAND			<u>Controls</u>	
NON-RESIDENTIAL STANDA	AKDS AND USES	-		
Development Standards				
Floor Area Ratio	<u>§§ 102, 123,</u> 124	<u>2.5 to 1</u>		
<u>Use Size</u>	<u>§102, 121.2</u>	<u>P up to 3,999 s</u> <u>above</u>	quare feet; C 4,0	000 square feet a
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	Section 151.1. 155.2. Car sha		uired per Sectio ed when a projec
Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>	None required	if gross floor are	
Commercial Use Characteristics	<u>s</u>			
<u>Drive-up Facility</u>	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u><u>C</u></u>		
Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.n</u>	n.; C 2 a.m 6 a	<u>ı.m.</u>
<u>Maritime Use</u>	<u>§102</u>			
<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
Outdoor Activity Area	<u>§§102,145.2</u>		front; C if locate	<u>ed elsewhere</u>
<u>Walk-up Facility</u>	<u>§102</u>	<u>P</u>		
Agricultural Use Category		<u>1st</u>	Controls by S	Story 3rd+
Agriculture, Neighborhood	<u>\$\$102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Automotive Use Category				
<u>Automotive Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
Gas Station	<u>§§102, 187.1,</u> <u>202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>

	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
1	Parking Lot, Public	<u>§§ 102, 142,</u>	<u>C</u>	<u>C</u>	<u>C</u>
2		<u>156</u>			
	<u>Entertainment, Arts and Recreation</u> Entertainment, Arts and Recreation	<u>n Use Category</u> <u>§102</u>	NP	NP	NP
3	Uses*	<u>§102</u>	<u>1<u>v1</u></u>	<u>1<u>v1</u></u>	<u>1<b>11</b></u>
4	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
F	Open Recreation Area	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
5	Passive Outdoor Recreation	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Industrial Use Category				
7	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category				
8	Institutional Uses*	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
0	<u>Child Care Facility</u>	<u>§102</u>	<u>P(2)</u>	<u>P(2)</u>	<u>P(2)</u>
9	Community Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
10	Community Facility, Private	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
12	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Residential Care Facility	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>P(3)</u>
13	Social Service or Philanthropic Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	Sales and Service Use Category				
14	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4.0	Jewelry Store	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
18	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
23	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
24	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>

<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
Trade Shop	<u>§102</u>	<u>P</u>	<u>C</u>	NP	
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>	
Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	NP	
Trade Office	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
Utility and Infrastructure Use (	Category				
Utility and Infrastructure*	<u>§102</u>	<u>P</u>	P	<u>P</u>	
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Wireless Telecommunications Service Facility	<u>\$ §102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
* Not listed below					
(1) C required for ground floor reside	ential use when stree	frontage is listed	<u>in 145.4(b)</u>		
(2) C required for 13 or more children					
(3) C required for seven or more pers					
(4) C if a Macro WTS Facility; P if a Micro WTS Facility.					
SEC. <del>736.</del> <u>754.</u> MISSION STI * * * *	REET NEIGHBO	ORHOOD CO	MMERCIAL	TRANSIT DISTR	
* * * *					
	<u>eet neighbo</u>	RHOOD COM	MERCIAL T		
* * * *	<u>eet neighbo</u>	RHOOD COM	MERCIAL T	RANSIT DISTRIC	
* * * * Table 754. MISSION STR	<u>EET NEIGHBO</u> ZONING CO	RHOOD COM	MERCIAL T LE Mission Stree	<u>RANSIT DISTRIC</u> e <u>t NCT</u>	
* * * *	EET NEIGHBO ZONING CO <u>§</u>	RHOOD COM	MERCIAL T	<u>RANSIT DISTRIC</u> e <u>t NCT</u>	
* * * * <u>Table 754. MISSION STR</u>	<u>EET NEIGHBO</u> ZONING CO	RHOOD COM	MERCIAL T LE Mission Stree	<u>RANSIT DISTRIC</u> e <u>t NCT</u>	
* * * * Table 754. MISSION STR	EET NEIGHBO ZONING CO <u>§</u>	RHOOD COM	MERCIAL T LE Mission Stree	<u>RANSIT DISTRIC</u> e <u>t NCT</u>	
* * * * <u>Table 754. MISSION STRE</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u>	EET NEIGHBO ZONING CO § References §§ 102, 105,	RHOOD COM	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u>	<u>RANSIT DISTRIC</u> et <u>NCT</u> <u>S</u> Map Sheet HT07 for	
* * * * <u>Table 754. MISSION STRI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	EET NEIGHBO ZONING CO § References §§ 102, 105, 106, 250–25	RHOOD COM ONTROL TAB	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	
* * * * <u>Table 754. MISSION STRI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	EET NEIGHBO ZONING CO § References §§ 102, 105,	RHOOD COM ONTROL TAB	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	<u>RANSIT DISTRIC</u> et <u>NCT</u> <u>S</u> Map Sheet HT07 for	
* * * * <u>Table 754. MISSION STRI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	EET NEIGHBO ZONING CO <u>§</u> References <u>\$\$ 102, 105, 106, 250–25</u> 253.4, 260, 261.1, 270, 271. See also	RHOOD COM         DNTROL TAB         DNTROL TAB         Question         Question	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	
* * * * <u>Table 754. MISSION STRI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	EET NEIGHBO ZONING CO <u>\$</u> <u>References</u> <u>\$</u> <u>\$</u> <u>106, 250–25</u> <u>253.4, 260,</u> <u>261.1, 270,</u> <u>271. See also</u> <u>Height and</u>	RHOOD COM         DNTROL TAB         DNTROL TAB         Question         Question	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	
* * * * <u>Table 754. MISSION STRI</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u>	EET NEIGHBO ZONING CO <u>\$</u> <u>References</u> <u>\$</u> <u>106, 250–25</u> <u>253.4, 260,</u> <u>261.1, 270,</u> <u>271. See also Height and Bulk District</u>	RHOOD COM         DNTROL TAB         DNTROL TAB         Question         Question	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	
* * * * <u>Table 754. MISSION STR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Grout</u>	EET NEIGHBO ZONING CO S References \$ \$ 102, 105, 106, 250–25 253.4, 260, 261.1, 270, 271. See also Height and Bulk District Maps	RHOOD COM         DNTROL TAB         DNTROL TAB         Question         Question	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	
* * * * <u>Table 754. MISSION STR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u>	EET NEIGHBO ZONING CO S References \$ \$ 102, 105, 106, 250–25 253.4, 260, 261.1, 270, 271. See also Height and Bulk District Maps	RHOOD COM DNTROL TAB DNTROL TAB DNTROL TAB DNTROL TAB	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	
* * * * <u>Table 754. MISSION STR</u> <u>Zoning Category</u> <u>BUILDING STANDARDS</u> <u>Massing and Setbacks</u> <u>Height and Bulk Limits.</u> <u>5 Foot Height Bonus for Active Grout</u>	EET NEIGHBO ZONING CO S References \$ \$ 102, 105, 106, 250–25 253.4, 260, 261.1, 270, 271. See also Height and Bulk District Maps	RHOOD COM DNTROL TAB DNTROL TAB DNTROL TAB DNTROL TAB	<u>MERCIAL T</u> <u>LE</u> <u>Mission Stree</u> <u>Control</u> <u>feight and Bulk N</u> tion. Buildings	RANSIT DISTRIC et NCT S Map Sheet HT07 for above 65 feet require	

<u>Rear Yard</u>	<u>§§ 130, 134,</u> 134(a)(e), 136	<u>Required at the lowest Story containing a</u> Dwelling Unit, and at each succeeding level or
		Story of the Building 25% of lot depth, but in no case less than 15 feet
Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public Realm	<u>ı</u>	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active
		uses, ground floor ceiling height, street-facing ground-level spaces, transparency and
		fenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Required on Mission Street for the entirety of the District; 16th Street, between Guerrero and Capp
		<u>Streets;22nd Street, between Valencia and Mission</u> <u>Streets</u>
Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Mission Street for the entirety of the District and on 16th Street between Guerrero and
		<u>Capp Streets.</u>
<u>Miscellaneous</u>		
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000 square feet and above</i></u>
<u>Planned Unit Development</u>	<u>§ 304</u>	<u>C</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>§§ 262, 602-</u> <u>604,</u> 607, 607, 1	<u>As permitted by Section § 607.1</u>
	<u>607, 607.1,</u> <u>608, 609</u>	
<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> <u>604,</u>	<u>NP</u>
	<u>608, 609, 610,</u> <u>611</u>	
Design Guidelines	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
	<u>Industry</u> <u>Element</u>	
		1
Zoning Category	<u>§</u> References	<u>Controls</u>

23	Zoning Category	ş	Con
24		References	
25	<u>RESIDENTIAL STANDARDS Al</u> Development Standards	ND USES	

		1			
1	<u>Usable Open Space [Per Dwelling Unit]</u>	<u>§§135, 136</u>	<u>80 square feet if</u> common	f private, or 100 s	<u>quare feet if</u>
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not	required. P up to	
2		<u>151.1, 153 -</u> 156, 166, 204.5		<u>C up to 0.75 space</u> ng required per §	
3		120, 100, 20112	parking is provi	ded, car share sp	aces are required
4	Dwelling Unit Mix	§ 207.6		<u>has 50 units or ma</u> g Units sh <u>all</u> cont	
4	Dwenning Onti Mix	<u>§ 207.0</u>		<u>9% of Dwelling U</u>	
5			<u>at least three Be</u>	edrooms.	
6	Use Characteristics				
_	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
7	Student Housing	<u>§ 102</u>	<u>P</u>		
8	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Stor</u> 2 <sup>nd</sup>	$\frac{y}{3^{rd}+}$
9	<u>Residential Uses</u>		<u>P(1)</u>	<u>P</u>	<u>P</u>
10	Dwelling Units, Senior Housing, Group Housing	<u>§§ 102,</u> 202.2(f), 207,		by lot area. Dens	
11		208	setbacks, open s	pace, exposure a	nd other
				rols of this and oth cable design guid	<u>her Codes, as</u> elines, applicable
12				ea plans of the Ge	
13				y the Planning De	*
	Accessory Dwelling Unit	<u>§§102,</u> 207(c)(4)		<u>sting building env</u> lings with 4 or few	
14		207(0)(4)		n buildings with S	
15				ADUs may not el story retail or con	
10			<u>reauce grouna-s</u>	story retail or con	imerciai space.
16	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits re</u> Code	egulated by the Ad	<u>lministrative</u>
17			<u>Coue</u>	C	
18	Loss and Division of Dwelling Unit	2	14	<u>Controls by Stor</u>	
		1	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Division of Dwelling Units	<u>§207.8</u>	Division of erist	ting Dwelling Uni	ts P ner 8207 8
	Division of Dwenning Units	<u>x207.0</u>	Division of exist	ing Dwennig Oni	<u>13 1 per 8207.0</u>
22			•		
23		<u>§</u>			
	Zoning Category	D.C.		<u>Controls</u>	

23		ş	$C \rightarrow 1$
24	Zoning Category	References	<u>Controls</u>
27	NON-RESIDENTIAL STANDARI	DS AND USES	
25			

<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>3.6 to 1</u>		
<u>Use Size</u>	<u>§§102, 121.2</u>	<u>P up to 5,999 above</u>	square feet; C 6,	000 square fee
Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> <u>151.1, 153 -</u>		ot required. Lim Bike parking rea	
	<u>156, 166, 204.5</u>		ure spaces requine parking spaces	
Off-Street Freight Loading	<u> </u>		if gross floor ar feet. Exceptions	
Commercial Use Characteristics				
Drive-up Facility	<u>§102</u>	<u>NP</u>		
<u>Formula Retail</u>	<u>§§102,303.1</u>	<u>C</u>		
Hours of Operation	<u>§102</u>	<u>No Limit</u>		
Maritime Use	<u>§102</u>	<u>NP</u>		
Open Air Sales	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in</i></u>	front; C if locate	ed elsewhere
Walk-up Facility	<u>§102</u>	<u>P</u>		
Agricultural Use Category		<u>1st</u>	Controls by S	<u>Story</u> 3rd-
Agriculture, Neighborhood	<u>§§102,</u> <u>202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
<u>Agriculture, Large Scale Urban</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Greenhouse</u>	<u>§§102,</u> <u>202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Automotive Use Category				
<u>Automotive Uses*</u>	<u>§§ 102, 142,</u> <u>156</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Automotive Sale/Rental</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Automotive Service Station</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
Automotive Wash	<u>§§102,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
Parking Lot, Private	<u>§§102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
Services, Ambulance	<u>§102</u>	<u>C</u>	NP	NP

1	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
-	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
3	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Movie Theater</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
6	Industrial Use Category				
	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
7	Institutional Use Category				
8	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
0	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
10	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Sales and Service Use Category				
12	Retail Sales and Service Uses*	$\frac{\$\$102}{202.2(a)}$	<u>P</u>	<u>P</u>	<u>P</u>
13	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
14	Animal Hospital	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
15	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
17	Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
18	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Restaurant, Limited	$\frac{\underline{\$\$102,}}{\underline{\$\$102,}}$ 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Services, Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
23	Services, Fringe Financial	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
24	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Utility and Infrastructure Use Ca	tegory			
<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
* Not listed below				
(1) C required for ground floor residenti	al use when street	frontage is listed	in 145.4(b)	
()) EDINCE EINANCIAL SEDVICE DES	TDICTED LICE DI	TDICT (PESDIU		
(2)FRINGE FINANCIAL SERVICE RES Boundaries: The FFSRUD and its ¼ mi.				reet Neighborha
Commercial Transit District.				<u>.</u> .
<u>Controls: Within the FFSRUD and its 1/4</u> unless Fringe Financial Service is a Nor				
uniess r ringe r inancial service is a Noi			s 74 mue bu∏er, fi	nnge jinancial
	set forth in subsect	10n 249.55(C)(5).		
services are P subject to the restrictions		<u>ion 249.33(c)(3).</u>		
services are P subject to the restrictions	cro WTS Facility.		IMERCIAL T	RANSIT DIS
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU	<u>cro WTS Facility.</u> JE NEIGHBOF	RHOOD COM		
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * *	<u>cro WTS Facility.</u> JE NEIGHBOF <u>E NEIGHBOR</u>	RHOOD COM	<u>IERCIAL TR</u>	
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * *	<u>cro WTS Facility.</u> JE NEIGHBOF <u>E NEIGHBOR</u>	RHOOD COM HOOD COMM	<u>IERCIAL TR</u>	ANSIT DIST
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * *	<u>cro WTS Facility.</u> JE NEIGHBOF <u>E NEIGHBOR</u> <u>ZONING CO</u>	RHOOD COM HOOD COMM	<u>IERCIAL TR</u>	<u>ANSIT DIST</u>
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * <u>Table 755. OCEAN AVENU</u> <u>Zoning Category</u>	<u>cro WTS Facility.</u> JE NEIGHBOF <u>E NEIGHBOR</u> <u>ZONING CO</u>	RHOOD COM HOOD COMM	<u>IERCIAL TR</u> <u>LE</u> Dcean Avenue	<u>ANSIT DIST</u>
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS	<u>cro WTS Facility.</u> JE NEIGHBOF <u>E NEIGHBOR</u> <u>ZONING CO</u>	RHOOD COM HOOD COMM	<u>IERCIAL TR</u> <u>LE</u> Dcean Avenue	<u>ANSIT DIST</u>
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS Massing and Setbacks	cro WTS Facility. JE NEIGHBOR <u>E NEIGHBOR</u> <u>ZONING CO</u> <u>§</u> <u>References</u>	RHOOD COM HOOD COMM NTROL TABI	<u>IERCIAL TR.</u> <u>LE</u> <u>Dcean Avenue</u> <u>Controls</u>	<u>ANSIT DIST</u>
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS Massing and Setbacks	cro WTS Facility. JE NEIGHBOR E NEIGHBOR ZONING CO <u>§</u> <u>References</u> <u>§§ 102, 105,</u>	RHOOD COM HOOD COMN NTROL TABI	<u>IERCIAL TR.</u> <u>LE</u> <u>Dcean Avenue</u> <u>Controls</u> erally 45-X. See	ANSIT DIST <u>NCT</u> Height and Bul
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS Massing and Setbacks	cro WTS Facility. JE NEIGHBOR <u>E NEIGHBOR</u> <u>ZONING CO</u> <u>§</u> <u>References</u>	RHOOD COM HOOD COMN NTROL TABI	<u>IERCIAL TR.</u> <u>LE</u> <u>Dcean Avenue</u> <u>Controls</u>	ANSIT DIST NCT Height and Bull nation. Height
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS Massing and Setbacks	cro WTS Facility.         JE NEIGHBOR         E NEIGHBOR         ZONING CO         §         References         §§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See	RHOOD COM HOOD COMN NTROL TABI	IERCIAL TR. <u>E</u> Dcean Avenue <u>Controls</u> erally 45-X. See 2 for more inforr	ANSIT DIST NCT Height and Bull nation. Height
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS Massing and Setbacks	cro WTS Facility.         JE NEIGHBOR         E NEIGHBOR         ZONING CO         §         References         §         References         §         106, 250-252, 260, 261.1, 270, 271. See also Height	RHOOD COM HOOD COMN NTROL TABI	IERCIAL TR. <u>E</u> Dcean Avenue <u>Controls</u> erally 45-X. See 2 for more inforr	ANSIT DIST NCT Height and Bull nation. Height
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * <u>Table 755. OCEAN AVENU</u> <u>Zoning Category</u>	<u>cro WTS Facility.</u> <b>JE NEIGHBOF</b> <b>E NEIGHBOR</b> <b>ZONING CO</b> <b><u>§</u> <b>References</b> <u>§§ 102, 105, 106, 250–252, 260, 261.1, 270, 271. See also Height and Bulk</u></b>	RHOOD COM HOOD COMN NTROL TABI	IERCIAL TR. <u>E</u> Dcean Avenue <u>Controls</u> erally 45-X. See 2 for more inforr	ANSIT DIST NCT Height and Bull nation. Height
services are P subject to the restrictions (3) C if a Macro WTS Facility; P if a Mi SEC737. 755OCEAN AVENU * * * * Table 755. OCEAN AVENU Zoning Category BUILDING STANDARDS Massing and Setbacks	cro WTS Facility.         JE NEIGHBOR         E NEIGHBOR         ZONING CO         §         References         §         References         §         106, 250-252, 260, 261.1, 270, 271. See also Height	RHOOD COM HOOD COMN NTROL TABI	IERCIAL TR. <u>E</u> Dcean Avenue <u>Controls</u> erally 45-X. See 2 for more inforr	ANSIT DIST NCT Height and Bull nation. Height

	<u>Rear Yard</u>	<u>    §§  130,  134,                                 </u>	<u>Required at the Second Story and at each succeeding</u> <u>level or Story of the building, and at the First Story if</u>
			it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
	Street Frontage and Public Realm		
	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> setbacks, parking and loading entrances, active uses,
			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
			gates, railings, and grillwork. Exceptions permitted for historic buildings.
	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on Ocean Avenue within the District,</u> <u>except on the north side of Ocean Avenue between</u> <u>Plymouth and Brighton Avenues.</u>
	Vehicular Access Restrictions	§ 155(r)	Prohibited on Ocean Avenue within the District.
		<u>§155(1)</u>	Tronblied on Ocean Avenue within the District.
	<u>Miscellaneous</u> Lot Size (Per Development)	<u>§ 102, 121.1</u>	P up to 9,999 square feet; C 10,000 square feet and
			above
	Lot Consolidation Planned Unit Development	<u>§ 121.6</u> <u>§ 304</u>	<u>Not Permitted except to create corner lots</u> <u>C</u>
	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>e</u> P
	Signs	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
		<u>607, 607.1,</u> <u>608, 609</u>	
	General Advertising Signs	<u>\$\$ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608, 609, 610,</u> <u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
		<u>Commerce and</u> <u>Industry</u> <u>Element</u>	
l			
	Zoning Category	<u>§</u> Beferences	<u>Controls</u>
	Zoning Category RESIDENTIAL STANDARDS A	References	<u>Controls</u>

	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	100 square feet	per unit if private	, or 133 square feet
1	<u>Unit]</u>	<u></u>	per unit if comm	• •	· · · · · · · · ·
2	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. P up to	
3		<u>151.1, 153 -</u> <u>156, 166, 204.5</u>			arking required per d, car share spaces
			are required who §166.	en a project has 5	50 units or more per
4	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling	y Units shall cont	
5			<u>Bedrooms, or 30</u> least three Bedro		<u>'nits shall contain at</u>
6	Use Characteristics				
7	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
0	Student Housing	<u>§ 102</u>	<u>P</u>		
8	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Sto</u> <u>2<sup>nd</sup></u>	$\frac{3^{rd}+}{3}$
9	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
10	Dwelling Units, Senior Housing, Group	<u>§ 102, 202.2(f),</u>		by lot area. Dens	
11	Housing.	<u>207, 208</u>	open space, expo	osure and other a	<u>ght, bulk, setbacks,</u> <u>pplicable controls</u>
12				<u>Codes, as well a</u> s, applicable eler	• • • •
13				eral Plan, and de	esign review by the
15	Accessory Dwelling Unit	<u>§§102,</u>		<u>ting building env</u>	elone 1 ADU
14	<u>Accessory Dwealing Onli</u>	$\frac{33102}{207(c)(4)}$	allowed in build	ings with 4 or few	ver Dwelling Units.
15				<u>ings with 5 or ma</u> liminate or redua	ere Dwelling Units. The ground-story
16			retail or commen		0
	Homeless Shelters	<u>§§ 102, 208</u>	Density limits re	gulated by the Ac	lministrative Code
17	Loss and Division of Dwelling Uni	ts		Controls by Sto	<u>ry</u>
18			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
19	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Uni	ts P per <u>§207.8</u>
22					
	Zoning Catagory	<u>§</u>		Controls	
23	Zoning Category	<u>References</u>	· · · · ·	<u>Controls</u>	
24	NON-RESIDENTIAL STANDAR	DS AND USES			
25	Development Standards				
20					

	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>		
1		<u>88 102, 123,</u> <u>124</u>	2.5 10 1		
0	<u>Use Size</u>	<u>§§102, 121.2</u>	P up to 3,999 sq	uare feet; C 4,00	0 square feet and
2		<u></u>	above		<u> </u>
3	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>			set forth in Section
-		<u>151.1, 153 -</u> 156, 166, 204.5			<u>Section 155.2. Car</u> oject has 25 or more
4		<u>150, 100, 201.5</u>	parking spaces [		sjeet nus 25 of more
5	Off-Street Freight Loading	<u>§§ 150, 152,</u>	· ·	~ ~	<u>is less than 10,000</u>
Ũ		<u>153 - 155, 161,</u> 204.5	<u>square feet. Exc</u>	<u>eptions permitted</u>	<u>l per §161.</u>
6	Commercial Use Characteristics	20110			
7	Drive-up Facility	<u>§102</u>	<u>NP</u>		
'	Formula Retail	<u>§§102, 303.1</u>	<u>C</u>		
8	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>
9	Maritime Use	<u>§102</u>	<u>NP</u>		
9	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
10	Outdoor Activity Area	§§102,145.2	P if located in fr	ont; C if located	elsewhere
11	Walk-up Facility	<u>§102</u>	<u>P</u>		
11				Controls by St	torv
12	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
13	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
14	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
15	Greenhouse	<u>\$§102,</u>	<u>NP</u>	<u>NP</u>	NP
15		<u>202.2(c)</u>			
16	<u>Automotive Use Category</u>	88103	ND	ND	ND
17	<u>Automotive Uses*</u>	<u>§§102,</u> 202.2(b)	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Automotive Service Station	<u>§§102, 187.1,</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
19		<u>202.2(b), 202.5</u>	<i>C</i>	ND	ND
	Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
20	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	Parking Garage, Public	<u>§102</u>	<u> </u>	<u> </u>	<u> </u>
	Parking Lot, Private	<u>§§102, 142,</u>	<u> </u>	<u><u> </u></u>	<u> </u>
22		<u>156</u>			
23	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	Entertainment, Arts and Recreation				
	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
25					

	<u>Entertainment, General</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
1	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
2	Movie Theater	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
3	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Industrial Use Category				
5	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
0	Institutional Use Category				
6	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
7	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Medical Cannabis Dispensary	<u>§§102,</u> 202.2(e)	<u>DR</u>	<u>NP</u>	<u>NP</u>
9	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
11	Sales and Service Use Category				
12	<b>Retail Sales and Service Uses*</b>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
4.0	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
14	<u>Bar</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
17	Massage Establishment	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
18	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
20	<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
21	<u>Restaurant, Limited</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
22	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
0.4	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
25	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>

	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
2	Utility and Infrastructure Use Cate	egory			
3	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>
4	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>* Not listed below</u> (1) C required for ground floor residentia	l usa whan streat f	contago is listed i	145 A(b)	
6	(2) C required for 13 or more children	i use when sireei ji	oniage is listed in	<u>t/14J.4(D)</u>	
7	(3) C required for seven or more persons. (4) C if a Macro WTS Facility; P if a Mic.				
	$(4) \subset ij \ a \ macro \ wrs \ Faculty, \ F \ ij \ a \ macro$	<u>ro wis racuny.</u>			
8					
9	SEC. 738. 756. GLEN PARK NE	IGHBORHOO	D COMMER	CIAL TRANS	SIT DISTRICT.
10	* * * *				
-					
11	<u>Table 756. GLEN PARK N</u>	<u>EIGHBORHO</u>	<u>OD COMMEI</u>	RCIAL TRAN	<u>SIT DISTRICT</u>
12		ZONING CON	TROL TABL	E	
					07
13				Glen Park N	CT
13	Zoning Category	§ References		<u>Glen Park N</u> <u>Controls</u>	<u>CT</u>
13 14	Zoning Category BUILDING STANDARDS	<u>§ References</u>			<u>CT</u>
14		<u>§ References</u>			<u>CT</u>
14 15	BUILDING STANDARDS	<u>\$\$ 102, 105.</u>		Controls	Bulk Map Sheet
14	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u>	HT11 for more	Controls See Height and information. Hei	Bulk Map Sheet
14 15	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u>	HT11 for more	Controls	Bulk Map Sheet
14 15 16 17	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	HT11 for more	Controls See Height and information. Hei	Bulk Map Sheet
14 15 16	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u>	HT11 for more	Controls See Height and information. Hei	Bulk Map Sheet
14 15 16 17	BUILDING STANDARDS Massing and Setbacks	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u>	HT11 for more	Controls See Height and information. Hei	Bulk Map Sheet
14 15 16 17 18	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground	<u>\$\$ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	HT11 for more required on All	<u>Controls</u> See Height and information. Hei leys per §261.1.	Bulk Map Sheet ight sculpting
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u>	HT11 for more         required on All         P         Required at the succeeding level	<u>Controls</u> See Height and information. Hei leys per §261.1.	Bulk Map Sheet ight sculpting id at each building, and at the
14 15 16 17 18 19	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	HT11 for more         required on All         P         Required at the         succeeding leve         First Story if it	<u>Controls</u> See Height and information. Hei leys per §261.1.	Bulk Map Sheet ight sculpting id at each building, and at the ling Unit: 25% of
14 15 16 17 18 19 20	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses	<u>\$\$ 102, 105,</u> <u>106, 250–252,</u> <u>260, 261.1, 270,</u> <u>271. See also</u> <u>Height and Bulk</u> <u>District Maps</u> <u>\$ 263.20</u> <u>\$\$ 130, 134,</u>	HT11 for more         required on All         P         Required at the         succeeding leve         First Story if it	<u>Controls</u> See Height and information. Hei leys per §261.1. Second Story an el or Story of the contains a Dwell	Bulk Map Sheet ight sculpting id at each building, and at the ling Unit: 25% of
14 15 16 17 18 19 20 21	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses         Rear Yard	§§ 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,         134(a)(e), 136         §§130, 131, 132,	HT11 for more         required on All         P         Required at the         succeeding leve         First Story if it         lot depth, but it	<u>Controls</u> See Height and information. Hei leys per §261.1. Second Story an el or Story of the contains a Dwell	Bulk Map Sheet ight sculpting id at each building, and at the ling Unit: 25% of
14 15 16 17 18 19 20 21 22	BUILDING STANDARDS         Massing and Setbacks         Height and Bulk Limits.         5 Foot Height Bonus for Active Ground         Floor Uses         Rear Yard         Front Setback and Side Yard	§§ 102, 105,         106, 250—252,         260, 261.1, 270,         271. See also         Height and Bulk         District Maps         § 263.20         §§ 130, 134,         134(a)(e), 136         §§130, 131, 132,	HT11 for more         required on All         P         Required at the         succeeding leve         First Story if it         lot depth, but it	<u>Controls</u> See Height and information. Hei leys per §261.1. Second Story an el or Story of the contains a Dwell	Bulk Map Sheet ight sculpting id at each building, and at the ling Unit: 25% of

	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
1		<u>.</u>	setbacks, parking and loading entrances, active uses, ground floor ceiling height, street-facing
2			ground-level spaces, transparency and fenestration,
3			and gates, railings, and grillwork. Exceptions permitted for historic buildings.
5	Ground Floor Commercial	<u>§ 145.4</u>	Required on Diamond and Chenery Streets within
4			the District.
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Chenery and Diamond Streets within</u> <u>the District.</u>
6	<u>Miscellaneous</u>		
7	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 4,999 square feet; C 5,000 square feet and</u> above
o	Planned Unit Development	<u>§ 304</u>	<u>C</u>
8	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
9	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
10		<u>607, 607.1, 608,</u> <u>609</u>	
11	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>P</u>
12		<u>608, 609, 610,</u>	
12		<u>611</u>	
13	<u>Design Guidelines</u>	<u>General Plan</u> <u>Commerce and</u>	Subject to the Urban Design Guidelines
14		Industry	
15		<u>Element</u>	
15			
16	Zoning Category	<u>§ References</u>	<u>Controls</u>
17	RESIDENTIAL STANDARDS AN	ND USES	
4.0	Development Standards Usable Open Space [Per Dwelling]	§§135, 136	100 square feet per unit if private, or 133 square
18	<u>Unit]</u>	<u>, 88153, 130</u>	<u>feet per unit if common</u>
19	Off-Street Parking Requirements	<u>§§ 151, 161, 166</u>	Car parking not required. P up to one space per Dwelling Unit; NP above. Bike parking required
20			per § 155.2. If car parking is provided, car share spaces are required when a project has 50 units or
21			<u>more per §166.</u>
22	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	<u>40% of Dwelling Units shall contain at least two</u> <u>Bedrooms, or 30% of Dwelling Units shall contain</u>
23	Use Channed anisti		at least three Bedrooms.
24	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>
<u> </u>		<u></u>	-
25	Student Housing	<u>§ 102</u>	<u>P</u>

	Residential Uses			Controls By Stor	'V
1	<u>Restuctutut 0.565</u>		<u>1<sup>st</sup></u>	<u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
2	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>
3	Dwelling Units, Senior Housing, and	<u>§ 102, 202.2(f),</u> 207, 208	No density limit		
4	<u>Group Housing</u>	<u>207, 208</u>	open space, expo	osure and other a	ht, bulk, setbacks, pplicable controls
-			of this and other design guidelines		
5			plans of the Gene Planning Depart		sign review by the
6	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	<u>P within the exist</u>		elope, 1 ADU
7			allowed in buildi Units. No limit in	ings with 4 or few	ver Dwelling
8			Dwelling Units.	ADUs may not el	iminate or reduce
9	Homeless Shelters	<u>§§ 102, 208</u>	ground-story reta Density limits re;		<u>l space.</u> Iministrative Code
-	Loss and Division of Dwelling Un	its		Controls by Stor	<u>v</u>
10		_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
11	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
12	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Division of Dwelling Units	<u>§ 207.8</u>	Division of existi	ng Dwelling Uni	ts P ner 8207 8
13					<u></u>
13				<u></u>	<u></u>
13 14	Zoning Category	<u>§ References</u>		<u>Controls</u>	<u></u>
	Zoning Category NON-RESIDENTIAL STANDAR			• •	
14	<u>NON-RESIDENTIAL STANDAR</u>			• •	
14 15 16	NON-RESIDENTIAL STANDAR	RDS AND USES		• •	
14 15 16 17	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio	<u>805 AND USES</u> <u>88 102, 123, 124</u>	<u>2.5 to 1</u>	<u>Controls</u>	
14 15 16	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio Use Size	RDS AND USES		<u>Controls</u>	
14 15 16 17	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio	<u>\$\$ AND USES</u> <u>\$\$ 102, 123, 124</u> <u>\$102, 121.2</u> <u>\$\$ 145.1, 150,</u>	<u>2.5 to 1</u> <u>P up to 3,999 squabove</u> <u>Car parking not</u>	<u>Controls</u> <u>uare feet; C 4,000</u> required. Limits :	) square feet and set forth in Section
14 15 16 17 18	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio Use Size	<u>\$\$ 102, 123, 124</u> <u>\$102, 121.2</u>	2.5 to 1 <u>P up to 3,999 squabove</u> <u>Car parking not</u> <u>151.1. Bike parking share spaces req</u>	<u>Controls</u> <u>Controls</u> <u>uare feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u>	) square feet and set forth in Section Section 155.2. Car
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDAR Development Standards Floor Area Ratio Use Size	<u>\$\$ AND USES</u> <u>\$\$ 102, 123, 124</u> <u>\$102, 121.2</u> <u>\$\$ 145.1, 150, 151.1, 153 -</u>	2.5 to 1 P up to 3,999 squ above Car parking not 151.1. Bike parking share spaces req more parking space None required if	<u>Controls</u> <u>Controls</u> <u>uare feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u> <u>aces per §166.</u> <u>gross floor area</u>	2) square feet and 2) square feet and 5) section 155.2. Car 5) ject has 25 or 1) s less than
14 15 16 17 18 19 20 21	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5	2.5 to 1 P up to 3,999 squ above Car parking not 151.1. Bike parking share spaces req more parking space None required if	<u>Controls</u> <u>Controls</u> <u>uare feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u> <u>aces per §166.</u> <u>gross floor area</u>	) square feet and set forth in Section Section 155.2. Car ject has 25 or
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5         \$\$ 150, 153 - 155, 161, 204.5	2.5 to 1 <u>P up to 3,999 squabove</u> <u>Car parking not</u> <u>151.1. Bike parking spaces req</u> <u>more parking spaces req</u> <u>Mone required iff</u> <u>10,000 square fe</u>	<u>Controls</u> <u>Controls</u> <u>uare feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u> <u>aces per §166.</u> <u>gross floor area</u>	2) square feet and 2) square feet and 5) section 155.2. Car 5) ject has 25 or 1) s less than
14 15 16 17 18 19 20 21	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5         \$\$ 150, 153 - 155, 161, 204.5         \$\$ 102	2.5 to 1 <u>P up to 3,999 squ</u> <u>above</u> <u>Car parking not</u> <u>151.1. Bike parking spaces req</u> <u>more parking spaces req</u> <u>more parking spaces</u> <u>None required if</u> <u>10,000 square fer</u>	<u>Controls</u> <u>Controls</u> <u>uare feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u> <u>aces per §166.</u> <u>gross floor area</u>	2) square feet and 2) square feet and 5) section 155.2. Car 5) ject has 25 or 1) s less than
14 15 16 17 18 19 20 21 22 23	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics	\$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5         \$\$ 150, 153 - 155, 161, 204.5	2.5 to 1 <u>P up to 3,999 squabove</u> <u>Car parking not</u> <u>151.1. Bike parking spaces req</u> <u>more parking spaces req</u> <u>Mone required iff</u> <u>10,000 square fe</u>	<u>Controls</u> <u>Controls</u> <u>ware feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u> <u>aces per §166.</u> <u>gross floor area</u> <u>et. Exceptions pe</u>	) square feet and set forth in Section Section 155.2. Car ject has 25 or is less than rmitted per §161.
14 15 16 17 18 19 20 21 21	NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility         Formula Retail	\$\$ AND USES         \$\$ AND USES         \$\$ 102, 123, 124         \$102, 121.2         \$\$ 145.1, 150, 153 - 156, 166, 204.5         \$\$ 150, 153 - 155, 161, 204.5         \$\$ 102         \$\$ 102         \$\$ 102         \$\$ 102         \$\$ 102         \$\$ 102         \$\$ 102, 303.1	2.5 to 1 P up to 3,999 squ above Car parking not 151.1. Bike parking share spaces req more parking spon None required if 10,000 square fer NP C	<u>Controls</u> <u>Controls</u> <u>ware feet; C 4,000</u> <u>required. Limits s</u> <u>ing required per s</u> <u>uired when a pro</u> <u>aces per §166.</u> <u>gross floor area</u> <u>et. Exceptions pe</u>	) square feet and set forth in Section Section 155.2. Car ject has 25 or is less than rmitted per §161.

	Outdoor Activity Area	<u>§§102,145.2</u>	P if located in fr	ont; C if located	elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>	·	
2				Controls by Ste	ory
	Agricultural Use Category		<u>1st</u>	2nd	3rd+
3	<u>Agriculture, Neighborhood</u>	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
7	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	Automotive Use Category				
6	Automotive Uses*	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	Automotive Service Station	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
8	Gas Station	<u>§§102, 187.1,</u> 202.2(b)	<u>C</u>	<u>NP</u>	<u>NP</u>
9	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Entertainment, Arts and Recreation	n Use Category			
13	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, General	<u>§102</u>	<u>P</u>	NP	NP
14	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>NP</u>	NP
15	Movie Theater	<u>§</u> §102, 202.4	<u>P</u>	<u>NP</u>	<u>NP</u>
10	Open Recreation Area	<u>\$102</u>	<u><u>C</u></u>	<u><u>C</u></u>	<u>C</u>
16	Passive Outdoor Recreation	<u>\$102</u>	<u><u>c</u></u>	<u><u>c</u></u>	<u> </u>
17	Industrial Use Category				
	Industrial Uses	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	NP
18	Institutional Use Category				
19	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>
20	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
24	Sales and Service Use Category	88102 202 2( )	D	α	ND
27	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u> §102	<u>P</u> NB	<u>P</u> NB	<u>NP</u>
25	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

4	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
1	Bar	<u>§§102, 202.2(a)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
2	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
3	Liquor Store	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
4	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
_	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
5	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
Ū	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
7	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
8	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
0	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
9	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
10	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
11	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>	
10	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
13	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
	Utility and Infrastructure Use Cate	<u>egory</u>				
14	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(4)</u>	<u>C(4)</u>	<u>C(4)</u>	
15	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
16	<u>* Not listed below</u>					
17	(1) C required for ground floor residentia (2) C required for 13 or more children	il use when street fre	ontage is listed in	<u>145.4(b)</u>		
18	(3) C required for seven or more persons. (4) C if a Macro WTS Facility; P if a Mic					
19						
20	SEC. 743. 757. FOLSOM STRE			IMERCIAL T	RANSIT DISTRICT.	
21	21 * * * *					
22	22 <u>Table 757. FOLSOM STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT</u>					
23		ZONING CON	TROL TABLE	2		
24			I	Folsom Street	NCT	
05	Zoning Category	<u>§ References</u>		<u>Controls</u>		
25		·	I			

<u>Massing and Setbacks</u>		
<u>Height and Bulk Limits.</u>	<u>\$\$ 102, 105, 106,</u> <u>250—252, 260,</u> <u>261.1, 263.29,</u> <u>270, 271,</u> <u>823(c)(11). See</u> <u>also Height and</u> <u>Bulk District</u> <u>Maps</u>	65-X to 75-X. See Height and Bulk Map Sheet HT01, HT07, and HT08 for more information Height sculpting required on alleys per § 261
<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>NP</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136,</u> <u>823(c)</u>	<u>Required at the Second Story and at each</u> <u>succeeding level or Story of the building, and</u> <u>the First Story if it contains a Dwelling Unit:</u> 25% of lot depth, but in no case less than 15 f
Front Setback and Side Yard	<u> </u>	Not Required.
Street Frontage and Public Realm Streetscape and Pedestrian Improvements	<u>§138.1</u>	Required
Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade park setbacks, parking and loading entrances, acti- uses, ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates, railings, and grillwor Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	Not Required
<u>Vehicular Access Restrictions</u> Miscellaneous	<u>§ 155(r)</u>	None
Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feand above</u>
Planned Unit Development	<u>§ 304</u>	<u>C</u>
<u>Awning, Canopy, or Marquee</u> <u>Signs</u>	<u>§ 136.1</u> <u>§§ 262, 602-604,</u> <u>607, 607.1, 608,</u>	<u>P</u> <u>As permitted by Section § 607.1</u>
General Advertising Signs	<u>609</u> <u>§§ 262, 602.7 604,</u> 608, 609, 610, 611	<u>NP</u>

1	<u>Design Guidelines</u>	<u> </u>	<u>WSoMa Design</u> Guidelines.	Standards and the	e Urban Design
2		Commerce and Industry Element			
3					
4	Zoning Category	<u>§ References</u>		<u>Controls</u>	
	<u>RESIDENTIAL STANDARDS AN</u>	ND USES			
5	Development Standards Usable Open Space [Per Dwelling	§§135, 136,	80 square feet p	er unit if private,	or 100 square
6	<u>Unit]</u>	<u>823(c)(2)</u>		ommon - roof dec	
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not	t required. P up to	
8		<u>151.1, 153 - 156,</u> <u>166, 204.5</u>	Unit. Bike parki	C up to 0.75 space ing required per §	155.2. If car
9				ided, car share spo a project has 50 ui	
10	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwellin	g Units shall cont	
11				<u>0% of Dwelling U</u> three Bedrooms.	<u>nits shall</u>
12	Use Characteristics				
4.0	Single Room Occupancy	<u>§§ 102, 823(c)(7)</u>	<u>P</u>		
13	Student Housing	<u>§ 102</u>	<u>C in newly constructed buildings, NP otherwise.</u>		
14	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By Story</u> <u>2<sup>nd</sup></u>	$\underline{3^{rd}+}$
15	<u>Residential Uses (except for Group</u> <u>Housing, see below)</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	Group Housing	<u>§§ 102, 208</u>	<u>C(1)</u>	<u>C</u>	<u>C</u>
17	Dwelling Units, Senior Housing, Group Housing	<u>§§ 102, 202.2(f),</u> 207, 208		by lot area. Dens	
18				space, exposure, rent of the second s	
19			of this and other	r Codes, as well a es, applicable elem	s by applicable
20			plans of the Gen the Planning De	ieral Plan, and de partment.	rsign review by
21	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	allowed in build	sting building env lings with 4 or few	ver Dwelling
22			Dwelling Units.	in buildings with 5 ADUs may not el	iminate or
23	Homeless Shelters	<u>§§ 102, 208</u>	, , , , , , , , , , , , , , , , , , ,	story retail or con egulated by the Ad	-
24	11011111055 511011015	<u>XX 102, 200</u>	<u>Code</u>	-5 нинси <i>0 у те А</i> и	ununusu unive
25	Loss and Division of Dwelling Uni	<u>ts</u>		Controls by Story	2

1			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
I	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
3					
4	Division of Dwelling Units	<u>§ 207.8</u>	<u>Division of exist</u>	ing Dwelling Uni	<u>ts P per §207.8</u>
5		I			

5					
•	Zoning Category	<u>§ References</u>		<u>Controls</u>	
6	NON-RESIDENTIAL STANDAL	RDS AND USES			
7	Development Standards				
8	<u>Floor Area Ratio</u>	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
9	<u>Use Size</u>	<u>§102, 121.2</u>	above		0 square feet and
10	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 - 156,		required. Limits Rike parking requ	
10		<u>166, 204.5</u>		e spaces required	*
11		88 150 152 153		parking spaces pe	
12	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152, 153 -</u> 155, 161, 204.5		f gross floor area eet. Exceptions pe	
12			<u>§161.</u>	<u>_</u>	
13	Commercial Use Characteristics				
14	Drive-up Facility	<u>§102</u>	<u>NP</u>		
15	<u>Formula Retail</u>	<u>§§102, 303.1,</u> <u>823(c)(10)</u>	<u>C</u>		
	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m</u>	.; C 2 a.m 6 a.n	<u>n.</u>
16	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
17	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
18	<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P at 1st and 2na</u> <u>C if located else</u>	<u>l Floors if located</u> <u>where</u>	<u>l in front;</u>
4.0	Walk-up Facility	<u>§102</u>	<u>P</u>		
19			<u>(</u>	Controls by Sto	ory
20	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
21	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
21	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Automotive Use Category		-		
23	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> 202.2(b), 202.5,	<u>NP</u>	<u>NP</u>	<u>NP</u>
24		<u>202.2(b), 202.3,</u> <u>202.5</u>			
25	Automotive Repair	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>

4	Entertainment, Arts and Recreation	n Use Category			
1	Entertainment, Arts and Recreation	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
2	<u>Uses*</u>				
	<u>Livery Stable</u>	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
3	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
4	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Industrial Use Category		Γ		
5	<u>Industrial Uses*</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Manufacturing, Light	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
-	Institutional Use Category				
7	Institutional Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
0	<u>Community Facility</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
9	Community Facility, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
4.0	Job Training	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
10	Philanthropic Admin. Services	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>
11	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>NP</u>	<u>C(3)</u>	<u>C(3)</u>
12	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	Social Service or Philanthropic Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Sales and Service Use Category				
14	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Animal Hospital</u>	<u>§§102,</u> 823(c)(9)(B)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
16	Bar	<u>§§102, 202.2(a)</u>	<u>P</u>	NP	NP
17	Cat Boarding	<u>§§102,</u>	P(4)	NP	NP
4.0		<u>823(c)(9)(B)</u>			
18	<u>Gym</u>	<u>§102</u>	<u>P(8)</u>	<u>P</u>	<u>NP</u>
19	<u>Hotel</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>P(5)</u>
20	<u>Kennel</u>	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
21	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
22	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
00	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
	Restaurant, Limited	<u>§§102, 202.2(a)</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
25	Services, Financial	<u>§102</u>	<u>P(7)(8)</u>	<u>NP</u>	<u>NP</u>

	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
1	Services, Health	<u>§102</u>	<u>P(7)(8)</u>	NP	<u>NP</u>	
2	Services, Instructional	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>	
	Services, Limited Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
3	Services, Personal	<u>§102</u>	<u>P(8)</u>	<u>P(8)</u>	<u>NP</u>	
4	Services, Retail Professional	<u>§102</u>	<u>P(7)(8)</u>	<u>P</u>	<u>NP</u>	
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
5	Tobacco Paraphernalia Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u><u>C</u></u>	<u>NP</u>	
Ũ	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
7	Design Professional	<u>§102</u>	<u>P(7)</u>	<u>NP</u>	<u>NP</u>	
8	<u>Trade Office</u>	<u>§102</u>	<u>P(7)</u>	<u>NP</u>	<u>NP</u>	
0	Wholesale Sales	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
9	Utility and Infrastructure Use	<u>Category</u>				
10	<b>Utility and Infrastructure</b> *	<u>§102</u>	<u>C(9)</u>	<u>C(9)</u>	<u>C(9)</u>	
10	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
12 13 14 15 16 17 18 19 20	<ul> <li>* Not listed below <ul> <li>(1) NP on 1st floor on lots with more than 25 feet of street frontage</li> <li>(2) Ingress/egress onto alleys, as defined in the Western SoMa Community Plan, containing RED or RED-MX</li> <li>Districts is NP</li> <li>(3) NP for seven or more persons <ul> <li>(4) P for grooming and daycare only; no 24 hour care.</li> </ul> </li> <li>(5) NP above 25 rooms per Hotel. <ul> <li>(6) NP above 10,000 Gross Square Feet per Lot.</li> </ul> </li> <li>(7) Must be primarily open to the general public on a client- oriented basis, NP if not. <ul> <li>(8) P on first or second floor, but not both.</li> <li>(9) C if a Macro WTS Facility; P if a Micro WTS Facility.</li> </ul> </li> <li>8EC. 744. <u>758.</u> REGIONAL COMMERCIAL DISTRICT.</li> </ul></li></ul>					
21		ZONING CON	TROL TARLE			
	ZONING CONTROL TABLE  Regional Commercial District					
22	Zoning Category	§ References	Regiona	<u>Controls</u>	- 1-1511100	
23		<u></u>		<u> </u>		
	<b>BUILDING STANDARDS</b>					
24	<u>BOILDING STANDARDS</u> <u>Massing and Setbacks</u>					

1			
1	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u>	55-X, 65-X. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height sculpting
2		<u>260, 261.1,</u> <u>263.29, 270,</u>	required on narrow streets
3		<u>271, 823(c)(11).</u> See also Height	
		and Bulk	
4		<u>District Maps</u>	
5	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>NP</u>
6	<u>Rear Yard</u>	<u>§§ 130, 134,</u> 124(a)(a), 126	<u>Required at the Second Story and at each succeeding</u>
7		<u>134(a)(e), 136,</u> <u>823(c)</u>	level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in
8			<u>no case less than 15 feet</u>
9	Front Setback and Side Yard	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
10	Street Frontage and Public Realm	102, 100	
11	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
12	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking setbacks, parking and loading entrances, active uses,
13			ground floor ceiling height, street-facing ground- level spaces, transparency and fenestration, and
14			gates, railings, and grillwork. Exceptions permitted for historic buildings.
15			
16	Ground Floor Commercial	<u>§ 145.4</u>	Not Required
	Vehicular Access Restrictions	<u>§ 155(r)</u>	None
17	<u>Miscellaneous</u>		
18	<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
19	Planned Unit Development	<u>§ 304</u>	<u>C</u>
19	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
20	<u>Signs</u>	<u>§§ 262, 602-</u> <u>604,</u>	<u>As permitted by Section § 607.1</u>
21		<u>607, 607.1, 608,</u> <u>609</u>	
22	General Advertising Signs	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
23		<u>608, 609, 610,</u> <u>611</u>	
24			

1 2	<u>Design Guidelines</u>	<u>§823(b), and</u> <u>General Plan</u> <u>Commerce and</u> <u>Industry</u> <u>Element</u>	<u>WSoMa Design S</u> <u>Guidelines.</u>	Standards and the U	Jrban Design
3	Zoning Category	§ References		Controls	
4	<u>RESIDENTIAL STANDARDS A</u>			<u>controns</u>	
5	Development Standards				
6	<u>Usable Open Space [Per Dwelling</u> <u>Unit]</u>	<u>\$\$135, 136,</u> <u>823(c)(2)</u>		r unit if private, or on - roof decks do n	
7	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -		required. P up to 0. up to 0.75 spaces	
8		<u>151.1, 155 -</u> <u>156, 166, 204.5</u>	<u>Unit. Bike parkin</u>	g required per § 1.	55.2. If car
9				ed, car share space as 50 units or more	
10	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain at least three Bedrooms.		
11	Use Characteristics				
12	Single Room Occupancy	<u>§§ 102,</u> <u>823(c)(7)</u>	<u>P. except on the ground floor</u>		
13	Student Housing	<u>§ 102</u>	<u>NP</u>		
14	<u>Residential Uses</u>		<b>≁</b> st	Controls By Story	
			<u>1<sup>st</sup></u>	$\frac{2^{nd}}{2}$	$\underline{3^{rd}+}$
15	<u>Residential Uses (Except for Group</u> <u>Housing, see below)</u>	<u>§ 102</u>	<u>P</u>	<u>P</u>	<u>P</u>
16	Group Housing	<u>§ 102, 208</u>	<u>C(1)</u>	<u>C</u>	С
4 -					
17	Dwelling Units, Group Housing and Senior Housing	<u>§§ 102,</u> 202.2(f), 207,		y lot area. Density	restricted by
	<u>Dwelling Units, Group Housing and</u> <u>Senior Housing</u>	<u>\$\$ 102,</u> 202.2(f), 207, 208	physical envelope open space, expo	y lot area. Density controls of height sure, required dwe	restricted by , bulk, setbacks, lling unit mix,
17 18 19		<u>202.2(f), 207,</u>	physical envelope open space, expo and other applice Codes, as well as applicable eleme	y lot area. Density e controls of height sure, required dwe able controls of this by applicable desi nts and area plans	<u>restricted by</u> <u>s</u> , bulk, setbacks, <u>lling unit mix,</u> <u>s and other</u> <u>gn guidelines,</u> <u>of the General</u>
18	Senior Housing	<u>202.2(f), 207,</u> 208	physical envelope open space, expo and other applica Codes, as well as applicable eleme Plan, and design	y lot area. Density oy lot area. Density sure, required dwe able controls of this by applicable desi nts and area plans review by the Plan	restricted by bulk, setbacks, lling unit mix, s and other gn guidelines, of the General ning Department.
18 19		<u>202.2(f), 207,</u>	physical envelope open space, expo and other applica Codes, as well as applicable eleme Plan, and design <u>P within the exist</u> allowed in buildi	y lot area. Density e controls of height sure, required dwe able controls of this by applicable desi nts and area plans review by the Plan ting building envelo ngs with 4 or fewer	restricted by c restricted by c bulk, setbacks, lling unit mix, s and other gn guidelines, of the General ning Department. ope. 1 ADU Dwelling Units.
18 19 20	Senior Housing	202.2(f), 207, 208 \$\$102,	physical envelope open space, expo and other applica Codes, as well as applicable eleme Plan, and design P within the exist allowed in buildi No limit in buildi	by lot area. Density or lot area. Density sure, required dwe able controls of this by applicable desi nts and area plans review by the Plan ing building envelo ngs with 4 or fewer ngs with 5 or more iminate or reduce y	<i>c</i> restricted by <i>c</i> restricted by <i>c</i> bulk, setbacks, <i>lling unit mix,</i> <i>s and other</i> <i>s and other</i> <i>gn guidelines,</i> <i>of the General</i> <i>ning Department.</i> <i>ppe. 1 ADU</i> <i>Dwelling Units.</i> <i>Dwelling Units.</i>
18 19 20 21	Senior Housing	202.2(f), 207, 208 \$\$102,	physical envelope open space, expo and other applica Codes, as well as applicable eleme Plan, and design P within the exist allowed in buildi No limit in buildi ADUs may not el retail or commer	by lot area. Density or lot area. Density sure, required dwe able controls of this by applicable desi nts and area plans review by the Plan ing building envelo ngs with 4 or fewer ngs with 5 or more iminate or reduce y	restricted by c restricted by c, bulk, setbacks, lling unit mix, s and other gn guidelines, of the General oning Department. ope. 1 ADU Dwelling Units. Dwelling Units. ground-story
18 19 20 21 22	Senior Housing           Senior Housing           Accessory Dwelling Unit	202.2(f), 207, 208 <u>\$\$102,</u> 207(c)(4)	physical envelope open space, expo and other applica Codes, as well as applicable eleme Plan, and design P within the exist allowed in buildi No limit in buildi ADUs may not el retail or commer	y lot area. Density oy lot area. Density sure, required dwe able controls of this by applicable desi nts and area plans review by the Plan ing building envelo ngs with 4 or fewer ngs with 5 or more iminate or reduce y cial space.	restricted by crestricted by bulk, setbacks, lling unit mix, s and other gn guidelines, of the General ning Department. ope. 1 ADU Dwelling Units. Dwelling Units. ground-story inistrative Code

Planning Commission BOARD OF SUPERVISORS

Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>NP</u>
Residential Demolition and Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Division of Dwelling Units	<u>§ 207.8</u>	Division of exist	ing Dwelling Uni	its P per <u>\$207.8</u>

4	Zoning Category	§ References		<b>Controls</b>		
5	NON-RESIDENTIAL STANDAR	DS AND USES				
6	Development Standards					
	Floor Area Ratio	<u>§§ 102, 123,</u>	<u>2.5 to 1</u>			
7	<u>Use Size</u>	<u>124</u> <u>§102, 121.2</u>		quare feet; C abo		
8			<u>25,000 square fe</u> Facilities	et except for Sch	ools and Child Care	
9	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		required. Limits	set forth in Section	
10		<u>151.1, 153 -</u> 156, 166, 204.5		· · ·	Section 155.2. Car oject has 25 or more	
11			parking spaces p	per <u>§166.</u>		
	Off-Street Freight Loading	<u>§§ 150, 152,</u> 153 - 155, 161,		<sup>e</sup> gross floor area eptions permitted	<u>is less than 10,000</u> per §161.	
12		204.5				
13	<u>Commercial Use Characteristics</u> Drive-up Facility	<u>§102</u>	ND			
14	Formula Retail	<u>§102</u> §§102, 303.1,	<u>NP</u> <u>C</u>			
		<u>823(c)(10)</u>				
15	Hours of Operation	<u>§102</u>		; C 2 a.m 6 a.m	<u>n.</u>	
16	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>			
17	<u>Open Air Sales</u> Outdoor Activity Area	<u>§§102, 703(b)</u> §§102,145.2	<u>See §703(b)</u> B at 1st and 2nd	Floors if located	l in front, C if	
	<u>Outdoor Activity Area</u>	<u>88102,145.2</u>	located elsewher		<u>i în front, C îf</u>	
18	Walk-up Facility	<u>§102</u>	<u>P</u>			
19				Controls by Si	tory	
20	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
20	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>	
21	<u>Agriculture, Large Scale Urban</u>	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>	
22	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	Automotive Use Category	44102 107 1	MD	ND	1 VD	
23	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5,	<u>NP</u>	<u>NP</u>	<u>NP</u>	
24		<u>202.5</u>				
	<u>Automotive Repair</u>	<u>§102</u>	<u>C(2)</u>	<u>NP</u>	<u>NP</u>	
25	Parking Garage, Private	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	

2

	Parking Garage, Public	<u>§102, 158.1</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Parking Lot, Private	<u>§§102, 142,</u> 156, 158.1	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Parking Lot, Public	<u>§§ 102, 142,</u> 156, 158.1	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Entertainment, Arts and Recreation				
4	Entertainment, Arts and Recreation	<u>§§102, 202.4</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Uses*</u> Open Recreation Area	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
6	Passive Outdoor Recreation	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
Ū	Industrial Use Category				
7	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
8	Manufacturing, Light	<u>§§102, 202.2(d)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
U	Institutional Use Category				
9	Institutional Uses*	<u>§102, 202.2(e)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Child Care Facility	<u>§102</u>	<u>P(3)</u>	<u>P(3)</u>	<u>NP</u>
10	Community Facility	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
11	Community Facility, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Job Training	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
12	Public Facilities	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
13	Residential Care Facility	<u>§102</u>	<u>NP</u>	<u>C(4)</u>	<u>C(4)</u>
	<u>School</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
14	Social Service or Philanthropic Facility	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Sales and Service Use Category				
16	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
10	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
18	<u>Bar</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Cat Boarding	<u>§§102,</u> <u>823(c)(9)(B)</u>	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
20	<u>Hotel</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Kennel</u>	<u>§§102,</u> 823(c)(9)(B)	<u>P(8)</u>	<u>NP</u>	<u>NP</u>
21	Liquor Store	<u>§102</u>	<u>C</u>	NP	NP
22	Massage Establishment	<u>§102</u> §102	<u>C</u>	<u>C</u>	<u>NP</u>
	Massage, Foot/Chair	<u>§102</u> §102	<u>P</u>	<u>c</u>	<u>NP</u>
23	<u>Massage, 100/Chair</u> <u>Mortuary</u>	<u>§102</u> §102	<u>I</u> <u>NP</u>	<u>C</u> <u>NP</u>	<u>NP</u>
24	Motel	<u>§102</u> §§102, 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Restaurant</u>	$\underline{\$\$102, 202.2(a)}$ $\underline{\$\$102, 202.2(a)}$	$\frac{\underline{NI}}{\underline{P(5)}}$	<u>NP</u>	<u>NP</u>
25	<u>ACSEMM MIL</u>	xx102, 202.2(u)	<u>+ (-)</u>	<u></u>	<u> </u>

	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P(5)</u>	<u>NP</u>	<u>NP</u>
1	Services, Financial	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
	Services, Fringe Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Services, Health	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
	Services, Instructional	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
	Services, Limited Financial	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Services, Personal	<u>§102</u>	<u>P(7)</u>	<u>P</u>	<u>NP</u>
	Services, Retail Professional	<u>§102</u>	<u>P(6)(7)</u>	<u>NP</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Tobacco Paraphernalia Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	NP
	Storage, Commercial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Trade Office	<u>§102</u>	<u>P(6)</u>	<u>NP</u>	<u>NP</u>
	Wholesale Sales	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	Utility and Infrastructure Use Ca	tegory			
	Utility and Infrastructure*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
2	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	* Not listed below		,		
	(1) NP on 1st floor on lots with more the	an 25 feet of street fr	ontage.		
	(2) Allowed with C so long as there is n			ed in the Westerr	n SoMa Community
	Plan, containing RED or RED-MX Dist	<u>ricts</u>			
		(3) C required for 13 or more children.			
	(4) NP for facilities with seven or more (5) P up to 10,000 gross square feet per				
	(6) P when primarily open to the genero		oriented basis.		
	(7) P on first or second floor, but not on		s in Historic Build	<u>dings.</u>	
	(8) P for grooming and daycare only; n	o 24 hour care.			
	SEC. 746. 759. DIVISADERO S	STREET NEIGH	IBORHOOD	COMMERC	IAL TRANSIT
	DICTDICT				
	DISTRICT.				
	* * * *				
	Table 759. DIVISADERO STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRIC				
	ZONING CONTROL TABLE				
			<u> </u>		lero St. NCT
	Zoning Category	§ Reference	25		ontrols
	Loning Curcy OI y	<u>s nejerence</u>			

	<b>BUILDING STANDARDS</b>			
1	Massing and Setbacks			
2	Height and Bulk Limits.	<u>§§ 102, 105, 106, 250—252,</u> 260, 261.1, 270, 271. See	<u>65-X, and 40-X south of Oak Street.</u> <u>See Height and Bulk Map Sheets</u>	
3		also Height and Bulk District Maps	<u>HT02 and HT07 for more</u> information. Height sculpting	
4			required on Alleys per §261.1.	
5	5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>	
6	<u>Floor Uses</u> <u>Rear Yard</u>	<u>§§ 130, 134, 134(a)(e), 136</u>	Required at the Second Story and at	
7			<u>each succeeding level or Story of the</u> <u>building, and at the First Story if it</u>	
8			contains a Dwelling Unit: 25% of lot depth, but in no case less than 15	
9	Front Setback and Side Yard	<u>§§130, 131, 132, 133</u>	<u>feet</u> <u>Not Required.</u>	
10	Street Frontage and Public Realm			
11	Streetscape and Pedestrian Improvements	<u>\$138.1</u>	<u>Required</u>	
12	Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-</u> grade parking setbacks, parking and	
13			loading entrances, active uses, ground floor ceiling height, street-	
14			<u>facing ground-level spaces,</u> <u>transparency and fenestration, and</u>	
15			gates, railings, and grillwork. Exceptions permitted for historic buildings.	
16 17	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required along Divisadero Street</u> for the entirety of the District	
	Vehicular Access Restrictions	§ 155(r)		
18	<u>Vencular Access Restrictions</u> Miscellaneous	<u>×155(1)</u>	<u>None</u>	
19	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 9,999 square feet; C 10,000</i></u> square feet and above	
20	Planned Unit Development	<u>§ 304</u>	<u>C</u>	
21	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>	
22	Signs	<u>§§ 262, 602-604,</u> 607, 607.1, 608, 609	<u>As permitted by Section § 607.1</u>	
23	General Advertising Signs	<u>§§ 262, 602.7 604,</u> <u>608, 609, 610, 611</u>	<u>NP</u>	
24	Design Guidelines	General Plan Commerce and Industry Element	<u>Subject to the Urban Design</u> Guidelines	
25			<u></u>	

1	Zoning Category	<u>§ References</u>	<u>Controls</u>
-	RESIDENTIAL STANDARDS AND	USES	
2	Development Standards	<u>88125 126</u>	
3	<u>Usable Open Space [Per Dwelling Unit]</u>	<u> </u>	<u>100 square feet per unit if private, or</u> <u>133 square feet per unit if common</u>
4	Off-Street Parking Requirements	<u>§§ 145.1, 150, 151.1, 153 -</u> <u>156, 166, 204.5</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit, C up
5			to 0.75 cars per Dwelling Unit; NP above. Bike parking required per §
6			<u>155.2. If car parking is provided,</u> <u>car share spaces are required when</u>
7			<u>a project has 50 units or more per</u> <u>§166.</u>
8	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two Bedrooms, or 30% of
9			Dwelling Units shall contain at least three Bedrooms.
10	<u>Use Characteristics</u>	9,102	D
4.4	Single Room Occupancy	<u>§ 102</u>	<u>P</u>
11	<u>Student Housing</u>	<u>§ 102</u>	<u>P</u> <u>Controls By Story</u>
12	<u>Residential Uses</u>		$\underline{1^{st}} \qquad \underline{2^{nd}} \qquad \underline{3^{rd}+}$
13	Residential Uses	<u>§ 102</u>	<u>P(1)</u> <u>P</u> <u>P</u>
14	Dwelling Units, Senior Housing, Group Housing	<u>§§ 102, 202,2(f), 207, 208</u>	No density limit by lot area. Density restricted by physical envelope
15			<u>controls of height, bulk, setbacks,</u> open space, exposure, required
16			<u>dwelling unit mix, and other</u> applicable controls of this and other
17			<u>Codes, as well as by applicable</u> <u>design guidelines, applicable</u>
18			<u>elements and area plans of the</u> <u>General Plan, and design review by</u>
19	Accessory Dwelling Unit	<u>§§102, 207(c)(4)</u>	the Planning Department. <u>P within the existing building</u>
20			envelope. 1 ADU allowed in buildings with 4 or fewer Dwelling
21			Units. No limit in buildings with 5 or more Dwelling Units. ADUs may not
22	The second secon	AA 102 200	eliminate or reduce ground-story retail or commercial space.
23	Homeless Shelters	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u> <u>Administrative Code</u>
24	Loss and Division of Dwelling Units	·	<u>Controls by Story</u>
25		e 217	$\underline{1st}$ $\underline{2nd}$ $\underline{3rd+}$
25	<u>Residential Conversion</u>	<u>§ 317</u>	<u>C</u> <u>C</u> <u>NP</u>

Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
Division of Dwelling Units	<u>\$207.8</u>	Division of of per §207.8	existing Dwe	lling Units P

4	Zoning Category	§ References		Cont	rols
5	NON-RESIDENTIAL STANDAR	DS AND USES			
	Development Standards				
6	Floor Area Ratio	<u>§§ 102, 123, 124</u>	<u>2.5 to 1</u>		
7	<u>Use Size</u>	<u>§§102, 121.2</u>			eet; C 4,000
8			<u>square feet</u>		
9	<u>Off-Street Parking Requirements</u>	<u>§§ 145.1, 150, 151.1, 153 -</u> 156, 166, 204.5			ed. Limits set Bike parking
3			required pe	r Section 13	55.2. Car
10			<u>share space</u> project has		
11			spaces per	<u> \$166.</u>	
	Off-Street Freight Loading	<u>§§ 150, 152, 153 - 155, 161,</u> 204 5	None requir less than 10		<u>floor area is</u>
12		<u>204.5</u>	Exceptions		
13					
4.4	Drive-up Facility	<u>§102</u>	<u>NP</u>		
14	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
15	Hours of Operation	<u>§102</u>		a.m.; C 2	<u>a.m 6 a.m.</u>
10	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
16	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>	-	
17	<u>Outdoor Activity Area</u>	<u>§§102,145.2</u>	<u>P if located</u> <u>elsewhere</u>	in front; C	<u>if located</u>
18	Walk-up Facility	<u>§102</u>	<u>P</u>		
10			Con	ntrols by	Story
19	Agricultural Use Category		<u>1st</u>	2nd	3rd+
20	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
21	<u>Greenhouse</u>	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Automotive Use Category				
	<u>Automotive Uses*</u>	<u>§§102, 202.2(b)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
24	Automotive Service Station	<u>§§102, 187.1, 202.2(b),</u> 202.5	<u>C</u>	<u>NP</u>	<u>NP</u>
25	Gas Station	<u>§§102, 187.1, 202.2(b)</u>	<u>C</u>	<u>NP</u>	<u>NP</u>

2

	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
1	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
2	Parking Lot, Private	<u>§§102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	Parking Lot, Public	<u>§§ 102, 142, 156</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
5	Entertainment, Arts and Recreation U	lea Catagory		L	
4	Entertainment, Arts and Recreation Uses*	<u>§102</u>	NP	<u>NP</u>	NP
5	Amusement Game Arcade	<u>§102</u>	<u><u> </u></u>	<u>NP</u>	NP
	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
6	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
7	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
-	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
8	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	Industrial Use Category			·	
	<u>Industrial Uses</u>	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	Institutional Use Category			-	
11	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
12	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Medical Cannabis Dispensary</u>	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
10	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>P(2)</u>	<u>NP</u>
14	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(4)</u>	<u>P(4)</u>
10	Sales and Service Use Category				
16	<u>Retail Sales and Service Uses*</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
17	<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
18	Bar	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>
19	Grocery, General	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
19	<u>Grocery, Specialty</u>	<u>§102</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>
20	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
21	Liquor Store	<u>§102</u>	<u>NP(5)</u>	<u>NP</u>	<u>NP</u>
22	<u>Massage Establishment</u> Massage, Foot/Chair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u></u>		<u>§102</u>	<u>P</u> NP	<u>NP</u>	<u>NP</u>
23	<u>Mortuary</u>	<u>\$102</u> \$\$102, 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	<u>Motel</u> Rostaurant	<u>§§102, 202.2(a)</u> <u>§§102, 202.2(a)</u>	<u>NP</u> P	$\underline{NP}$	<u>NP</u> <u>NP</u>
05	<u>Restaurant</u> Limitad		<u>P</u>	$\underline{P(2)}$	
25	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>

	Retail Sales and Service, General	<u>§§102, 202.3</u>	<u>P(5)</u>	<u>P(5)</u>	<u>NP</u>	
1	Services, Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
2	Services, Fringe Financial	<u>§102</u>	<u>NP(6)</u>	<u>NP(6)</u>	<u>NP(6)</u>	
	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
3	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
4	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
_	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>NP</u>	
5	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
6	Design Professional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
-	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>	
7	Utility and Infrastructure Use Catego				_	
8	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(7)</u>	<u>C(7)</u>	<u>C(7)</u>	
	<u>Power Plant</u>	<u>§102</u>	NP	<u>NP</u>	<u>NP</u>	
9	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
10	* Not Listed Below					
	(1) C required for ground floor residential us			1 . D		
11	(2) P on the Second Story of existing building otherwise NP.	<u>gs which have had no immediate</u>	ely prior secon	d-story Res	<u>sidential Use,</u>	
12	(3) C required for 13 or more children					
12	(4) C required for seven or more persons.		7			
13	(5) (a) Liquor Stores are not permitted within		*			
14	inactive for more than 180 days may not be r district with Conditional Use authorization;	<u>eestablished. A lawfully existing</u>	<u>g Liquor Store</u>	may reloce	ate within the	
14	(b) Liquor Stores, General Grocery Store.	s, and Specialty Grocery Stores	shall comply	with the fol	lowing Good	
15	Neighbor requirements:					
16	(i) The business operator shall maintain subject property in a clean and sanitary cond		•			
10	Sidewalk Maintenance Standards. In addition	*				
17	sidewalk within a one-block radius of the sub	•				
18	<u>the business during business hours in accordance with Article 1 Section 34 of the San Francisco Police Code.</u> For information about compliance, contact Bureau of Street Use and Mapping, Department of Public Works.					
19	(ii) The business operator shall provide outside lighting in a manner sufficient to illuminate street and sidewalk areas and adjacent parking as appropriate to maintain security, without disturbing area residences.					
20	(iii) No more than one-third of the square footage of the windows and clear doors of the business shall bear					
04	advertising or signage of any sort and all advertising and signage shall be placed and maintained in a manner that					
21	<u>ensures that law enforcement personnel have a clear and unobstructed view of the interior of the premises</u> including the area in which the cash registers are maintained from the exterior public sidewalk or entrance to the					
22	<u>premises.</u> (6) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)					
23	<u>Boundaries: The FFSRUD and its 1/4 mile b</u> Street NCD.	uffer includes, but is not limited	to, properties	within the	<u>Divisadero</u>	
24	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.					
25	<u>Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in</u> <u>Section 249.35(c)(3).</u>					

(7) C if a Macro WTS Facility; P if a Micro WTS Fa
----------------------------------------------------

## 2 SEC. 747. <u>760.</u> FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT

- 3 **DISTRICT.** 
  - \* \* \* \*
- 5

4

1

## Table 760. FILLMORE STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

ZONING CONTROL TABLE		
		<u>Fillmore St. NCT</u>
Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
<b>BUILDING STANDARDS</b>		
Massing and Setbacks		
Height and Bulk Limits.	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u>	Varies, but generally 50-X south. See Height and Bulk Map Sheet HT02 for more information. Height sculpting required on Alleys per §261.1.
	<u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u>	
<u>5 Foot Height Bonus for Active</u> <u>Ground Floor Uses</u>	<u>District Maps</u> <u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>	<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	Required at the lowest Story containing a Dwelling Unit, and at each succeeding level or Story of the Building: 25% of lot depth, but in no case less than 1: feet
Front Setback and Side Yard	<u>\$\$130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontage and Public	<u>Realm</u>	
<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	<u>Required</u>
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
		spaces, transparency and jenestration, and gates, railings, and grillwork. Exceptions permitted for historic buildings.
Ground Floor Commercial	<u>§ 145.4</u>	<u>Required along Fillmore Street from Bush Street to</u> <u>McAllister Street</u>
Vehicular Access Restrictions	§ 155(r)	None

<u>Miscellaneous</u>	. 102 121 1	
<u>Lot Size (Per Development)</u>	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet of above</u>
Planned Unit Development	<u>§ 304</u>	<u>above</u>
Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
-	<u>604,</u>	
	<u>607, 607.1,</u> 608, 609	
General Advertising Signs		ND
<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
	<u>608,</u> 609, 610,	
	<u>611</u>	
Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
	<u>Commerce and</u> Industry	
	<u>Industry</u> Element	
<u>Zoning Category</u>	<u>§</u>	<u>Controls</u>
RESIDENTIAL STANDARDS	<b>References</b>	
RFSINFNIIAI SIANDARDS		
	IND COLD	
Development Standards		
Development Standards Usable Open Space [Per Dwelling	<u>\$\$135, 136</u>	
<u>Development Standards</u> Usable Open Space [Per Dwelling Unit]	<u>\$\$135, 136</u>	<u>unit if common</u>
Development Standards Usable Open Space [Per Dwelling Unit]	<u>\$\$135, 136</u> <u>\$\$145.1, 150.</u>	unit if common Car parking not required. P up to 0.5 spaces pe
Development Standards Usable Open Space [Per Dwelling Unit]	<u>\$\$135, 136</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin
Development Standards Usable Open Space [Per Dwelling Unit]	<u>\$\$135, 136</u> <u>\$\$145.1, 150,</u> <u>151.1, 153 -</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. I parking is provided, car share spaces are requi
<u>Development Standards</u> Usable Open Space [Per Dwelling Unit] Off-Street Parking Requirements	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. I parking is provided, car share spaces are required when a project has 50 units or more per §166.
<u>Development Standards</u> Usable Open Space [Per Dwelling Unit] Off-Street Parking Requirements	<u>\$\$135, 136</u> <u>\$\$145.1, 150,</u> <u>151.1, 153 -</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. If parking is provided, car share spaces are required when a project has 50 units or more per §166. 40% of Dwelling Units shall contain at least two
Development Standards Usable Open Space [Per Dwelling	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. If parking is provided, car share spaces are requi when a project has 50 units or more per §166. 40% of Dwelling Units shall contain at least two
<u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u> Off-Street Parking Requirements Dwelling Unit Mix	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. If parking is provided, car share spaces are requi when a project has 50 units or more per §166. 40% of Dwelling Units shall contain at least tw Bedrooms, or 30% of Dwelling Units shall cont
<u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u> Off-Street Parking Requirements Dwelling Unit Mix <u>Use Characteristics</u>	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u> <u>\$207.6</u>	unit if common Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. If parking is provided, car share spaces are requi when a project has 50 units or more per §166. 40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall cont least three Bedrooms.
<u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u> Off-Street Parking Requirements Dwelling Unit Mix <u>Use Characteristics</u> <u>Single Room Occupancy</u>	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u> <u>\$207.6</u> <u>\$102</u>	unit if common         Car parking not required. P up to 0.5 spaces per         Dwelling Unit; C up to 0.75 spaces per Dwellin         NP above. Bike parking required per § 155.2. If         parking is provided, car share spaces are requi         when a project has 50 units or more per §166.         40% of Dwelling Units shall contain at least two         Bedrooms, or 30% of Dwelling Units shall contain         least three Bedrooms.
Development Standards Usable Open Space [Per Dwelling Unit] Off-Street Parking Requirements Dwelling Unit Mix Use Characteristics Single Room Occupancy Student Housing	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u> <u>\$207.6</u>	unit if common         Car parking not required. P up to 0.5 spaces per         Dwelling Unit; C up to 0.75 spaces per Dwelling         NP above. Bike parking required per § 155.2. If         parking is provided, car share spaces are required         when a project has 50 units or more per §166.         40% of Dwelling Units shall contain at least two         Bedrooms, or 30% of Dwelling Units shall cont         least three Bedrooms.         P         P
<u>Development Standards</u> <u>Usable Open Space [Per Dwelling Unit]</u> Off-Street Parking Requirements Dwelling Unit Mix <u>Use Characteristics</u> <u>Single Room Occupancy</u>	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u> <u>\$207.6</u> <u>\$102</u>	unit if common         Car parking not required. P up to 0.5 spaces per         Dwelling Unit; C up to 0.75 spaces per Dwellin         NP above. Bike parking required per § 155.2. If         parking is provided, car share spaces are requi         when a project has 50 units or more per §166.         40% of Dwelling Units shall contain at least two         Bedrooms, or 30% of Dwelling Units shall contained three Bedrooms.         P         P         Controls By Story
Development Standards Usable Open Space [Per Dwelling Unit] Off-Street Parking Requirements Dwelling Unit Mix Use Characteristics Single Room Occupancy Student Housing	<u>\$\$135, 136</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u> <u>\$207.6</u> <u>\$102</u>	Car parking not required. P up to 0.5 spaces per Dwelling Unit; C up to 0.75 spaces per Dwellin NP above. Bike parking required per § 155.2. If parking is provided, car share spaces are requir when a project has 50 units or more per §166. 40% of Dwelling Units shall contain at least two Bedrooms, or 30% of Dwelling Units shall contain least three Bedrooms.

		ee 100		•
1	Dwelling Units, Senior Housing, and Group Housing	<u>§§ 102,</u> 202.2(f), 207,	<u>No density limit by lot area. De</u> physical envelope controls of h	• •
0		208	open space, exposure, required	dwelling unit mix, and
2			other applicable controls of this well as by applicable design gu	
3			elements and area plans of the	General Plan, and
4			design review by the Planning	*
4	Accessory Dwelling Unit	$\frac{\$\$102,}{207(c)(4)}$	<u>P within the existing building e</u> in buildings with 4 or fewer Dw	
5		207(0)(4)	buildings with 5 or more Dwell	
6			not eliminate or reduce ground commercial space.	-story retail or
Ũ	Homeless Shelters	<u>§§ 102, 208</u>	<u>Density limits regulated by the</u>	Administrative Code
7	Loss and Division of Dwelling U	nits	Controls by	<u>Story</u>
8			<u>1st</u> <u>2nd</u>	<u>3rd+</u>
9	Residential Conversion	<u>§ 317</u>	<u>C</u> <u>NP</u>	<u>NP</u>
	Residential Demolition and Merger	<u>§ 317</u>	<u>C</u> <u>C</u>	<u>C</u>
10	Division of Dwelling Units	<u>§207.8</u>	Division of existing Dwelling U	Inits P per §207.8
11				
12				
13	Zoning Category	<u>§</u>	Contro	<u>ls</u>
13 14		References		ls
	Zoning Category <u>NON-RESIDENTIAL STANDA</u> <u>Development Standards</u>	References		<u>ls</u>
14	NON-RESIDENTIAL STANDA	References		<u>ls</u>
14 15	NON-RESIDENTIAL STANDA	References RDS AND USI <u>\$\$ 102, 123,</u>	<u>3.6 to 1</u> <u>P up to 5,999 square feet; C 6,0</u>	
14 15 16 17	NON-RESIDENTIAL STANDA Development Standards Floor Area Ratio	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150,	<u>3.6 to 1</u> <u>P up to 5,999 square feet; C 6,0 above</u> Car parking not required. Limi	000 square feet and ts set forth in Section
14 15 16 17 18	NON-RESIDENTIAL STANDA	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 -	2 <u>S</u> <u>3.6 to 1</u> <u>P up to 5,999 square feet; C 6,0 <u>above</u> <u>Car parking not required. Limi</u> <u>151.1. Bike parking required point</u></u>	000 square feet and ts set forth in Section er Section 155.2. Car
14 15 16 17	NON-RESIDENTIAL STANDA	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150,	25 <u>3.6 to 1</u> <u>P up to 5,999 square feet; C 6,0</u> <u>above</u> <u>Car parking not required. Limi</u> <u>151.1. Bike parking required poshare spaces required when a p</u> <u>parking spaces per §166.</u>	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more
14 15 16 17 18 19	NON-RESIDENTIAL STANDA	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5           \$\$ 150, 152, 150, 152, 150, 152, 150, 152, 150, 155, 150, 155, 155, 155, 155, 155	3.6 to 1 <u>P up to 5,999 square feet; C 6,0</u> <u>above</u> <u>Car parking not required. Limi</u> <u>151.1. Bike parking required po</u> <u>share spaces required when a p</u> <u>parking spaces per \$166.</u> <u>None required if gross floor are</u>	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5	25 <u>3.6 to 1</u> <u>P up to 5,999 square feet; C 6,0</u> <u>above</u> <u>Car parking not required. Limi</u> <u>151.1. Bike parking required poshare spaces required when a p</u> <u>parking spaces per §166.</u>	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000
14 15 16 17 18 19	NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5           \$\$ 150, 152, 153 - 155, 204.5	3.6 to 1 <u>P up to 5,999 square feet; C 6,0</u> <u>above</u> <u>Car parking not required. Limi</u> <u>151.1. Bike parking required po</u> <u>share spaces required when a p</u> <u>parking spaces per \$166.</u> <u>None required if gross floor are</u>	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000
14 15 16 17 18 19 20	NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5           \$\$ 150, 152, 153 - 155, 204.5	3.6 to 1 <u>P up to 5,999 square feet; C 6,0</u> <u>above</u> <u>Car parking not required. Limi</u> <u>151.1. Bike parking required po</u> <u>share spaces required when a p</u> <u>parking spaces per \$166.</u> <u>None required if gross floor are</u>	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000
14 15 16 17 18 19 20 21 22	NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5           \$\$ 150, 152, 153 - 155, 204.5	3.6 to 1         P up to 5,999 square feet; C 6,0         above         Car parking not required. Limit         151.1. Bike parking required parking required parking spaces required when a p         parking spaces per \$166.         None required if gross floor are         square feet. Exceptions permitted	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000
14 15 16 17 18 19 20 21 22 23	NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility	References         RDS AND USI         \$\$ 102, 123, 124         \$\$ 102, 121.2         \$\$ 145.1, 150, 151.1, 153, 156, 166, 204.5         \$\$ 150, 152, 153, 155, 204.5         \$\$ 102	3.6 to 1 <u>P</u> up to 5,999 square feet; C 6,0 <u>above</u> <u>Car parking not required. Limi</u> 151.1. Bike parking required postare spaces required when a p <u>parking spaces per §166.</u> None required if gross floor are <u>square feet. Exceptions permitte</u> <u>NP</u>	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000
14 15 16 17 18 19 20 21 22	NON-RESIDENTIAL STANDA         Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility         Formula Retail	References           RDS AND USI           \$\$ 102, 123, 124           \$\$ 102, 121.2           \$\$ 145.1, 150, 151.1, 153 - 156, 166, 204.5           \$\$ 150, 152, 153 - 155, 204.5           \$\$ 102           \$\$ 102           \$\$ 102, 303.1	3.6 to 1         P up to 5,999 square feet; C 6,0         above         Car parking not required. Limit         151.1. Bike parking required person         share spaces required when a person         parking spaces per \$166.         None required if gross floor are         square feet. Exceptions permitted         NP         C	000 square feet and ts set forth in Section er Section 155.2. Car project has 25 or more ea is less than 10,000

	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>		
2				Controls by S	Story
0	Agricultural Use Category		<u>1st</u>	2nd	3rd+
3	<u>Agriculture, Neighborhood</u>	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	<u>202.2(c)</u> §§102,	<u>C</u>	C	<u>C</u>
5	Agriculture, Large Scale Orban	$\frac{88102.}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>c</u>
5	Greenhouse	<u>§§102,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Automotive Use Category	<u>202.2(c)</u>			
7	Automotive Uses*	<u>§§ 102, 142,</u>	<u>C</u>	<u>NP</u>	NP
1		<u>156, 187.1,</u>		_	
8		<u>202.2(b), 202.5</u>			
9	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
	Parking Garage, Private	<u>§102</u> \$\$102_142	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Lot, Private	<u>§§102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
11	Service, Motor Vehicle Tow	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Service, Parcel Delivery	<u>§102</u>	<u>NP</u>	NP	<u>NP</u>
12	Vehicle Storage Garage	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Vehicle Storage Lot</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Entertainment, Arts and Recreation			Γ	
14	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15	Amusement Game Arcade	<u>§102</u>	<u>C</u>	NP	NP
16	Entertainment, General	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
16	Entertainment, Nighttime	<u>§102</u>	<u>P</u>	<u>P</u>	NP
17	Movie Theater	<u>§§102, 202.4</u>	<u> </u>	<u>–</u>	NP
18	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Industrial Use Category		L	I	
20	Industrial Uses	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
22	<u>Hospital</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
23	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
24	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>P</u>	<u>NP</u>
	<u>Public Facilities</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Sales and Service Use Category				

1	<u>Retail Sales and Service Uses*</u>	<u>§§102.</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>P</u>
0	Adult Business	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
2	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
3	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
4	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
_	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
7	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
8	<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
9	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
10	<u>Restaurant</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
11	<u>Restaurant, Limited</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>
	<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
12	<u>Services, Fringe Financial</u>	<u>§102</u>	<u>NP(2)</u>	<u>NP(2)</u>	<u>NP(2)</u>
13	<u>Services, Instructional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
15	<u>Services, Limited Financial</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
14	<u>Services, Personal</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>NP</u>
4 5	<u>Storage, Self</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
16	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
17	<u>Design Professional</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
18	Service, Non-Retail Professional	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Storage, Commercial	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>P</u>
20	Utility and Infrastructure Use Ca				
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(3)</u>	<u>C(3)</u>	<u>C(3)</u>
21	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	* Not listed below				

24

(1) C required for ground floor residential use when street frontage is listed in 145.4(b)

#### 25 (2) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD) Boundaries: The FFSRUD and its 1/4 mile buffer includes, but is not limited to, properties within the Fillmore

### 1 <u>Street NCD.</u>

<b>Controls:</b> Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35.
Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).'
(3) C if a Macro WTS Facility; P if a Micro WTS Facility.
SEC. 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
The Hayes-Gough Neighborhood Commercial Transit District is located within walking
distance of the Civic Center, lying west of Franklin Street and east of Laguna Street, with its southern
edge generally at Lily Street, with an extension sough along both sides of Octavia Boulevard to Market
Street. This mixed-use commercial district contains a limited range of retail commercial activity, which
primarily caters to the immediate need of the neighborhood. The few comparison goods that it does
provide attract clientele from a wider area outside its neighborhood, mostly the Performing Arts and
Civic Center workers and visitors. There are a number of restaurants and art galleries, but other types
of retail activity are limited.
The Hayes-Gough District controls are designed to allow for growth and expansion that is
compatible with the existing building and use scales. Building standards protect the moderate building
and Use Size and require rear yards at residential levels. To maintain the mixed-use character of the
district, most commercial uses are permitted at the first and second stories and housing is strongly
encouraged at the third story and above. In order to encourage lively pedestrian-oriented commercial
activity, but restrict certain sensitive and problematic uses, eating and drinking, and entertainment uses
are directed to the ground story. Retail sales activity, especially neighborhood-serving businesses, is
further promoted by restricting new ground-story medical, business and professional offices. To protect

#### 1 <u>continuous frontage, drive-up and most automobile uses are prohibited, above-ground parking is</u>

- 2 <u>required to be setback or below ground, and active, pedestrian-oriented ground floor uses are required</u>
- 3 <u>on Hayes Street and portions of Octavia Boulevard.</u>
- 4 <u>Housing development in new buildings is encouraged above the second story, and is controlled</u>
- 5 *not by lot area but by physical envelope controls. Existing residential units are protected by limitations*
- 6 <u>on demolitions, mergers, subdivisions, and upper-story conversions. Given the area's central location</u>
- 7 and accessibility to the downtown and to the City's transit network, accessory parking for Residential
- 8 <u>Uses is not required. The code controls for this district are supported and augmented by design</u>
- 9 guidelines and policies in the Market and Octavia Area Plan of the General Plan.
- 10 11

# Table 761. HAYES-GOUGH NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT

#### ZONING CONTROL TABLE

		Hayes-Gough NCT
Zoning Category	§	<u>Controls</u>
	<b>References</b>	
BUILDING STANDARDS		
Massing and Setbacks		
Height and Bulk Limits.	<u>§§ 102, 105,</u>	Varies. See Height and Bulk Map Sheets HT02 and
	<u>106, 250—252,</u>	HT07 for more information. Height sculpting require
	<u>260, 261.1,</u> 270, 271, See	<u>on Alleys per §261.1.</u>
	<u>270, 271. See</u> <u>also Height</u>	
	and Bulk	
	District Maps	
5 Foot Height Bonus for Active Ground	<u>§ 263.20</u>	<u>P</u>
<u>Floor Uses</u>		
<u>Rear Yard</u>	<u>§§ 130, 134,</u>	Required at the lowest Story containing a Dwelling
	<u>134(a)(e), 136</u>	Unit, and at each succeeding level or Story of the
		Building: 25% of lot depth, but in no case less than
		<u>15 feet</u>
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
Trom Serbuck and Suit Turu	<u>xx130, 131,</u> <u>132, 133</u>	<u>nor nogunou.</u>
Street Frontage and Public Realm		
Streetscape and Pedestrian	<i>§138.1</i>	Required
	<u></u>	1

	Street Frontage Requirements	§ 145.1	Required; controls apply to above-grade parking
1	<u>Street Promage Requirements</u>	<u>x 1+5.1</u>	setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level
Ζ			spaces, transparency and fenestration, and gates, railings, and grillwork. Exceptions permitted for
3			historic buildings.
4			
-	Ground Floor Commercial	<u>§ 145.4</u>	Required on Hayes Street; portions of Octavia Street
5	Vehicular Access Restrictions	<u>§ 155(r)</u>	Prohibited on Hayes Street between Franklin and
6			Laguna Streets, and on Octavia Street between Hayes and Fell Streets. CU required on Haight between
7			<u>Market and Webster Streets and on Octavia between</u> Fell and Market Streets.
8			
0	<u>Miscellaneous</u>		
9	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet and above</u>
10	Planned Unit Development	<u>§ 304</u>	<u>C</u>
11	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
10	Signs	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
12		<u>604,</u> <u>607, 607.1,</u>	
13		<u>608, 609</u>	
14	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
		<u>604,</u> <u>608,</u> 609, 610,	
15		<u>611</u>	
16	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
47		<u>Commerce and</u> Industry	
17		<u>Element</u>	
18			
19	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>
20	RESIDENTIAL STANDARDS AN		
21	Development Standards		
22	<u>Usable Open Space [Per Dwelling</u> Unit]	<u>§§135, 136</u>	<u>60 square feet per unit if private, or 80 square feet per</u> unit if common
	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not required. P up to 0.5 spaces per
23	SIJ SITCE I UNKING REQUIREMENTS	<u> 151.1, 153 -</u>	Dwelling Unit; C up to 0.75 spaces per Dwelling Unit.
24		<u>156, 166, 204.5</u>	<u>NP above 0.75 spaces per Dwelling Unit. Bike</u> parking required per § 155.2. If car parking is
			provided, car share spaces are required when a
25			project has 50 units or more per §166.

1	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	40% of Dwelling Bedrooms.	g Units shall cont	tain at least two
2	Use Characteristics				
-	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
3	Student Housing	<u>§ 102</u>	<u>P</u>		
4	<u>Residential Uses</u>		<u>1<sup>st</sup></u>	<u>Controls By St</u> <u>2<sup>nd</sup></u>	<u>tory</u> <u>3<sup>rd</sup>+</u>
5	Residential Uses	<u>§ 102</u>	<u>P(1)</u>	P	Р
6	<u>Dwelling Units, Senior Housing, and</u>	<u>§ 102</u> <u>§§ 102,</u>		ensity limit by lot	—
_	<u>Group Housing</u>	<u>202.2(f), 207,</u>		vsical envelope co	
7		<u>208</u>		open space, exposi- cols of this and ot	her Codes, as well as
8			by applicable de	esign guidelines, d	applicable elements
9			and area plans of by the Planning		an, and design review
3	Accessory Dwelling Units	<i>§§102,</i>	<i>P</i> within the exis	sting building env	velope. 1 ADU
10		$\frac{207(c)(4)}{207(c)(4)}$	allowed in build	ings with 4 or fev	ver Dwelling Units.
11				0	ore Dwelling Units. ce ground-story retail
			or commercial s		<u>ee ground story retain</u>
12	Homeless Shelters	<u>§§ 102, 208</u>	<u>P density limits</u>	regulated by the A	Administrative Code
13	Loss and Division of Dwelling Uni	<u>ts</u>		Controls by St	<u>ory</u>
13	Loss and Division of Dwelling Uni	<u>ts</u>	<u>1st</u>	<u>Controls by St</u>	ory <u>3rd+</u>
13 14	Loss and Division of Dwelling Uni Residential Conversion	<u>\$ 317</u>	<u>1st</u>		
14				<u>2nd</u>	<u>3rd+</u>
14 15	<u>Residential Conversion</u>	<u>§ 317</u>	<u><u>C</u> <u>C</u></u>	<u>2nd</u>	<u>3rd+</u> <u>NP</u> <u>C</u>
14	Residential Conversion Residential Demolition and Merger	<u>\$ 317</u> <u>\$ 317</u>	<u><u>C</u> <u>C</u></u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>NP</u> <u>C</u>
14 15	Residential Conversion Residential Demolition and Merger	<u>\$ 317</u> <u>\$ 317</u>	<u><u>C</u> <u>C</u></u>	<u>2nd</u> <u>C</u> <u>C</u>	<u>3rd+</u> <u>NP</u> <u>C</u>
14 15 16	Residential ConversionResidential Demolition and MergerDivision of Dwelling Units	<u>\$ 317</u> <u>\$ 317</u> <u>\$207.8</u> <u>\$</u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u>	<u>C</u> <u>C</u> <u>Division of exist</u>	2nd C C ing Dwelling Uni	<u>3rd+</u> <u>NP</u> <u>C</u>
14 15 16 17	Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category	<u>\$ 317</u> <u>\$ 317</u> <u>\$207.8</u> <u>\$</u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u>	<u>C</u> <u>C</u> <u>Division of exist</u>	2nd C C ing Dwelling Uni	<u>3rd+</u> <u>NP</u> <u>C</u>
14 15 16 17 18 19 20	Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAR	<u>\$ 317</u> <u>\$ 317</u> <u>\$207.8</u> <u>\$</u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u>	<u>C</u> <u>C</u> <u>Division of exist</u>	2nd C C ing Dwelling Uni	<u>3rd+</u> <u>NP</u> <u>C</u>
14 15 16 17 18 19 20 21	Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards	<u>\$ 317</u> <u>\$ 317</u> <u>\$ 207.8</u> <u>\$</u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>References</b></u> <u><b>DS AND USE\$</b> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u></u>	<u>C</u> <u>Division of exist</u>	<u>2nd</u> <u>C</u> ing Dwelling Uni <u>Controls</u> <u>uare feet;</u>	<u>3rd+</u> <u>NP</u> <u>C</u>
14 15 16 17 18 19 20	Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio	\$ <u>317</u> <u>\$317</u> <u>\$207.8</u> <b><u>§</u> <u>References</u> <u>DS AND USES</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>124</u> <u>\$102, 121.2</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u></b>	<u>C</u> <u>Division of exist</u> <u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square</u>	2nd <u>C</u> <u>C</u> ing Dwelling Uni <u>Controls</u> <u>Controls</u> <u>tare feet;</u> <u>feet and above</u> <u>required. Limits</u>	<u>3rd+</u> <u>NP</u> <u>C</u> its P per §207.8
14 15 16 17 18 19 20 21	Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	<u>\$.317</u> <u>\$.317</u> <u>\$.317</u> <u>\$207.8</u> <u>\$</u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>1</b></u> <u><b>2</b></u> <u><b>\$</b></u> <u><b>\$</b></u> <u><b>1</b></u> <u><b>1</b></u> <u><b>2</b></u> <u><b>\$</b></u> <b></b> <b></b> <b></b> <b></b> <b></b> <b></b> <b></b> <b></b> <b></b> <b></b>	<u>C</u> <u>Division of exist</u> <u>3.0 to 1</u> <u>P up to 2,999 sq</u> <u>C 3,000 square</u> <u>Car parking not</u> <u>151.1. Bike park</u>	2nd <u>C</u> <u>ing Dwelling Uni</u> <u>Controls</u> <u>Controls</u> <u>uare feet;</u> <u>feet and above</u> <u>required. Limits</u> <u>ing required per</u>	<u>3rd+</u> <u>NP</u> <u>C</u> its P per §207.8 its F per §207.8 <u>set forth in Section</u> <u>Section 155.2. Car</u>
14 15 16 17 18 19 20 21 22	Residential Conversion         Residential Demolition and Merger         Division of Dwelling Units         Zoning Category         NON-RESIDENTIAL STANDAR         Development Standards         Floor Area Ratio         Use Size	\$ <u>317</u> <u>\$317</u> <u>\$207.8</u> <b><u>§</u> <u>References</u> <u>DS AND USES</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>124</u> <u>\$102, 121.2</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u> <u>\$</u></b>	<u>C</u> <u>Division of exist</u> <u>Jivision of exist</u> <u>Division of exist</u> <u>Div</u>	2nd <u>C</u> ing Dwelling Uni ing Dwelling Uni ing Dwelling Uni <u>Controls</u> <u>Controls</u> <u>controls</u> <u>required timits</u> <u>required when a pro-</u>	<u>3rd+</u> <u>NP</u> <u>C</u> its P per §207.8

1	<u>Off-Street Freight Loading</u>	<u>\$\$ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>		<sup>c</sup> gross floor area eptions permitted	<u>is less than 10,000</u>   per §161.
2	Commercial Use Characteristics				
3	Drive-up Facility	<u>§102</u>	<u>NP</u>		
	Formula Retail	<u>§§102, 303.1</u>	<u>NP</u>		
4	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.n	<u>n.</u>
5	Maritime Use	<u>§102</u>	<u>NP</u>		
0	<u>Open Air Sales</u>	<u>§102, 703(b)</u>	See Section 703(	<u>(b)</u>	
6	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	elsewhere
7	Walk-up Facility	<u>§102</u>	<u>P</u>		
8				Controls by S	<u>tory</u>
0	Agricultural Use Category		<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Agriculture, Neighborhood	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>
10	<u>Agriculture, Large Scale Urban</u>	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>
11	<u>Greenhouse</u>	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
12	Automotive Use Category				1
13	Automotive Uses*	<u>§§102, 187.1,</u> 202.2(b), 202.5	<u>NP</u>	<u>NP</u>	<u>NP</u>
4.4	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
14	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
15	Parking Lot, Private	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
16	Parking Lot, Public	<u>§§ 102, 142,</u> 156	<u>C</u>	<u>C</u>	<u>C</u>
17	Entertainment, Arts and Recreation		<u> </u>		
18	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
19	Entertainment, General	<u>§102</u>	<u>C</u>	NP	NP
	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	NP	NP
20	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
21	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
22	Industrial Use Category				
23	Industrial Uses	<u>§§102.</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>
24	Institutional Use Category				
	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
25	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>

	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Medical Cannabis Dispensary	<u>§§102.</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>
2	Philanthropic Admin. Services	<u>202.2(e)</u> <u>§102</u>	<u>NP</u>	NP	<u>NP</u>
3	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
4	Sales and Service Use Category				
5	<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>P</u>	<u>NP</u>
6	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
-	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
7	<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
8	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
9	Hotel	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
5	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Liquor Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
11	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Massage, Foot/Chair</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
12	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
13	<u>Motel</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
15	<u>Restaurant, Limited</u>	$\frac{\underline{\$\$102,}}{202.2(a)}$	<u>P</u>	<u>NP</u>	<u>NP</u>
	Services, Financial	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
16	Services, Fringe Financial	<u>§102</u>	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
17	Services, Health	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
18	Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
19	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>
	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
20	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Tobacco Paraphernalia Store</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
22	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
23	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>
24	Utility and Infrastructure Use Cate		<i>C</i> ( <i>L</i> )		
25	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
20	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>

1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
2	<u>* Not listed below</u> (1) C required for ground floor residentic	al use when street j	frontage is listed	in 145.4(b)		
	(2) C required for 13 or more children (3) C required for seven or more persons.					
3	(4) Subject to the restrictions set forth in forth in subsection 249.35(c)(3).	<u>Section 249.35, inc</u>	cluding, but not li	mited to, the prox	<u> cimity restrictions set</u>	
4	(5) C if a Macro WTS Facility; P if a Mic	ero WTS Facility.				
5	SEC. 762. VALENCIA STREET	NEIGHBORH(	OOD COMME	ERCIAL TRAN	NSIT DISTRICT.	
6	The Valencia Street Comme	rcial Transit D	<u>istrict is locate</u>	ed near the cen	ter of San Francisco	<u>in</u>
7	the Mission District. It lies along V	alencia Street b	etween 14th ar	nd Cesar Chav	ez (Army) Street, and	<u>d</u>
8	includes a portion of 16th Street ex	tending west to	ward Dolores .	<u>Street. The con</u>	nmercial area provid	<u>les</u>
9	<u>a limited selection of convenience g</u>	goods for the res	<u>sidents of secti</u>	ons of the Miss	sion and Dolores	
10	<u>Heights. Valencia Street also serves</u>	s a wider trade	area with its r	etail and whole	esale home furnishing	<u>gs</u>
11	and appliance outlets. The commer	<u>cial district also</u>	o has several a	utomobile-rela	ated businesses. Eatir	<u>ng</u>
12	and drinking establishments contrib	bute to the stree	<u>t's mixed-use c</u>	character and a	activity in the evening	g
13	hours. A number of upper-story pro	ofessional and b	usiness offices	are located in	the district, some in	<u>!</u>
14	converted residential units.					
15	The Valencia Street District	has a pattern o	of large lots an	d businesses, c	as well as a sizable	
16	number of upper-story residential u	nits. Controls a	are designed to	permit moder	ate-scale buildings a	<u>ınd</u>
17	uses, protecting rear yards above th	he ground story	and at resider	ntial levels. Ne	w neighborhood-serv	<u>ving</u>
18	commercial development is encourd	aged mainly at a	the ground sto	ry. While office	es and general retail	
19	sales uses may locate at the second	story of new bu	uildings under	<u>certain circum</u>	estances, most	
20	commercial uses are prohibited abo	ove the second s	story. In order	to protect the	balance and variety o	<u>of</u>
21	retail uses and the livability of adja	cent uses and a	reas, most eat	ing and drinkir	ng and entertainment	<u>t</u>
22	uses at the ground story are limited	. Continuous re	etail frontage i.	s promoted by	prohibiting drive-up	-
23	facilities, some automobile uses, an	d new nonretai	l commercial u	uses. Parking is	s not required, and a	<u>ny</u>
24	new parking is required to be set be	ack or below gr	ound. Active, p	pedestrian-orie	nted ground floor us	<u>ses</u>
25	<u>are required.</u>					

<u>Housing</u>	<u>development in new</u>	v buildings is er	couraged above the ground story. Housing density
<u>is not controlled</u>	l by the size of the lo	ot but by require	ements to supply a high percentage of larger units
and by physical	envelope controls.	Existing residen	tial units are protected by prohibitions on upper-
story conversion	ns and limitations or	1 demolitions, n	pergers, and subdivisions. Given the area's central
location and ac	cessibility to the Cit	y's transit netwo	ork, accessory parking for Residential Uses is not
required. Acces	sory Dwelling Units	are permitted v	vithin the district pursuant to subsection 207(c)(4)
<u>of this Code.</u>			
<i>Table 762.</i>	VALENCIA STREE	ET NEIGHBOH	RHOOD COMMERCIAL TRANSIT DISTRICT
		ZONING CON	NTROL TABLE
			<u>Valencia Street NCT</u>
Zoning Catego	<u>ory</u>	<u>§</u> References	<u>Controls</u>
<b>BUILDING S</b>	TANDARDS	References	
Massing and S	etbacks		
<u>Height and Bulk 1</u>	<u>Limits.</u>	<u>\$\$ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1,</u> <u>270, 271. See</u> <u>also Height</u> <u>and Bulk</u> <u>District Maps</u>	40-X, 50-X. See Height and Bulk Map Sheet HT07 for more information. Height sculpting required on Alleys per §261.1.
<u>5 Foot Height Bor Floor Uses</u>	nus for Active Ground	<u>§ 263.20</u>	<u>P</u>
<u>Rear Yard</u>		<u>§§ 130, 134,</u> <u>134(a)(e), 136</u>	<u>Required at the Second Story and at each succeeding</u> level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in no case less than 15 feet
Front Setback and	<u>l Side Yard</u>	<u>§§130, 131,</u> <u>132, 133</u>	Not Required.
Street Frontag	e and Public Realm		
<u>Streetscape and F</u> <u>Improvements</u>	Pedestrian	<u>§138.1</u>	<u>Required</u>
<u>Street Frontage R</u>	lequirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks, parking and loading entrances, active uses,</u> ground floor ceiling height, street-facing ground-
			<u>level spaces, transparency and fenestration, and</u> <u>gates, railings, and grillwork. Exceptions permitted</u> for historic buildings.
			<u></u>

1	Ground Floor Commercial	<u>§ 145.4</u>	Required on portions of Valencia Street, 16th Street, and 22nd Street
2	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on Valencia Street between 15th and 23rd</u> <u>Streets and on 16th Street between Guerrero and</u>
3			<u>Capp Streets.</u>
3	<u>Miscellaneous</u>		
4	Lot Size (Per Development)	<u>§§ 102, 121.1</u>	<u>P up to 9,999 square feet.; C 10,000 square feet and</u> above
5	Planned Unit Development	<u>§ 304</u>	<u><u>C</u></u>
0	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
6	<u>Signs</u>	<u>§§ 262, 602-</u>	As permitted by Section § 607.1
7		<u>604,</u> <u>607, 607.1,</u>	
8		<u>608, 609</u>	
Ũ	<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u>	<u>NP</u>
9		<u>604,</u> 608, 609, 610,	
10		<u>611</u>	
	<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
11		<u>Commerce and</u> <u>Industry</u>	
12		<u>Element</u>	
13			

13					
14	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>	
15	RESIDENTIAL STANDARDS AN	ND USES			
	<u>Development Standards</u>				
16	Usable Open Space [Per Dwelling Unit]	<u>§§135, 136</u>	80 square feet pe	r unit if private, or on	100 square feet
17	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>	Car parking not	required. P up to 0.	5 spaces per
18	Off-Sheet Furking Requirements	<u>156, 166, 204.5</u>	Dwelling Unit; C Unit. Bike parkin	up to 0.75 spaces g required per § 1:	<u>per Dwelling</u> 55.2. If car
19				ed, car share space as 50 units or more	
20	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>	Bedrooms, or 30	Units shall contain % of Dwelling Unit	
21			least three Bedro	<u>oms.</u>	
	<u>Use Characteristics</u>				
22	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
23	Student Housing	<u>§ 102</u>	<u>P</u>		
	<u>Residential Uses</u>			Controls By Story	
24			<u>1<sup>st</sup></u>	$2^{nd}$	$\underline{3^{rd}+}$
25	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>

	Dwelling Units, Senior Housing, and	<u>§§ 102,</u>	No residential de	ensity limit by lo	t area. Density
1	<u>Group Housing</u>	<u>202.2(f), 207,</u> <u>208</u>	<u>restricted by phy</u> bulk, setbacks, o		ontrols of height.
2		200	applicable contro	ols of this and of	ther Codes, as well
3			as by applicable		es, applicable General Plan, and
5			design review by		
4	Accessory Dwelling Units	<u>§§102,</u>	P within the exis	ting building env	velope. 1 ADU
5		<u>207(c)(4)</u>			wer Dwelling Units. ore Dwelling Units.
6			ADUs may not e	liminate or redu	
	Homeless Shelters	§§ 102, 208	<u>retail or commer</u> Density limits re		dministrative Code
7	Loss and Division of Dwelling Uni	1 <u></u>		Controls by Sta	
8		_	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>
9	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Division of Dwelling Units	<u>§207.8</u>	Division of existi	ng Dwelling Un	its P per <u>§207.8</u>
11					
12					
13	Zoning Category	<u>§ References</u>		<u>Controls</u>	
	<u>NON-RESIDENTIAL STANDAR</u>	<u>IDS AND USES</u>	<u>)</u>		
4.4					
14	Development Standards				
14 15		<u> </u>	2.5 to 1		
	<u>Development Standards</u> <u>Floor Area Ratio</u>	124	<u>2.5 to 1</u>		
15 16	Development Standards		<u>2.5 to 1</u>	uare feet; C 3,00	10 square feet and
15 16 17	<u>Development Standards</u> <u>Floor Area Ratio</u>	<u>124</u> <u>§§102, 121.2</u> <u>§§ 145.1, 150,</u>	2.5 to 1 <u>P up to 2,999 squabove</u> <u>Car parking not</u>	required. Limits	set forth in Section
15 16	<u>Development Standards</u> <u>Floor Area Ratio</u> <u>Use Size</u>	<u>124</u> <u>§§102, 121.2</u>	2.5 to 1 <u>P up to 2,999 squabove</u> <u>Car parking not</u> <u>151.1. Bike parking</u>	required. Limits ing required per	* • ·
15 16 17	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	<u>124</u> <u>\$\$102, 121.2</u> <u>\$\$145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u>	2.5 to 1 <u>P up to 2,999 squabove</u> <u>Car parking not</u> <u>151.1. Bike park</u> <u>share spaces req</u> <u>parking spaces p</u>	required. Limits ing required per uired when a pro er <u>§166.</u>	set forth in Section Section 155.2. Car oject has 25 or more
15 16 17 18 19	<u>Development Standards</u> <u>Floor Area Ratio</u> <u>Use Size</u>	<u>124</u> <u>\$\$102, 121.2</u> <u>\$\$145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u> <u>\$\$150, 152,</u> <u>153 - 155, 161,</u>	2.5 to 1 <u>P up to 2,999 squabove</u> <u>Car parking not</u> <u>151.1. Bike park</u> <u>share spaces req</u> <u>parking spaces p</u>	required. Limits ing required per uired when a pro er <u>§166.</u> gross floor area	set forth in Section Section 155.2. Car oject has 25 or more
15 16 17 18 19 20	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	<u>124</u> <u>\$\$102, 121.2</u> <u>\$\$145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u> <u>\$\$150, 152,</u>	2.5 to 1 <u>P up to 2,999 squabove</u> <u>Car parking not</u> 151.1. Bike parking share spaces req parking spaces p <u>None required if</u>	required. Limits ing required per uired when a pro er <u>§166.</u> gross floor area	set forth in Section Section 155.2. Car oject has 25 or more
15 16 17 18 19	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements	<u>124</u> <u>\$\$102, 121.2</u> <u>\$\$145.1, 150,</u> <u>151.1, 153 -</u> <u>156, 166, 204.5</u> <u>\$\$150, 152,</u> <u>153 - 155, 161,</u>	2.5 to 1 <u>P up to 2,999 squabove</u> <u>Car parking not</u> 151.1. Bike parking share spaces req parking spaces p <u>None required if</u>	required. Limits ing required per uired when a pro er <u>§166.</u> gross floor area	set forth in Section Section 155.2. Car oject has 25 or more
15 16 17 18 19 20	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility	<u>124</u> <u>\$\$102, 121.2</u> <u>\$\$145.1, 150, 151.1, 153 - 156, 166, 204.5</u> <u>\$\$150, 152, 153 - 155, 161, 204.5</u> <u>\$\$102</u>	2.5 to 1 P up to 2,999 squ above Car parking not 151.1. Bike park share spaces req parking spaces p None required if square feet. Exce NP	required. Limits ing required per uired when a pro er <u>§166.</u> gross floor area	set forth in Section Section 155.2. Car oject has 25 or more
15 16 17 18 19 20 21 22	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility         Formula Retail	124         \$\$102, 121.2         \$\$145.1, 150, 151.1, 153 - 156, 166, 204.5         \$\$150, 152, 153 - 155, 161, 204.5         \$\$102         \$\$102, 303.1	2.5 to 1 P up to 2,999 squ above Car parking not 151.1. Bike park share spaces req parking spaces p None required if square feet. Exce NP <u>C</u>	required. Limits ing required per uired when a pro- er <u>§166.</u> gross floor area ptions permitted	set forth in Section Section 155.2. Car oject has 25 or more t is less than 10,000 l per §161.
15 16 17 18 19 20 21 22 23	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Off-Street Freight Loading         Drive-up Facility         Formula Retail         Hours of Operation	124         \$\$102, 121.2         \$\$145.1, 150, 151.1, 153 - 156, 166, 204.5         \$\$150, 152, 153 - 155, 161, 204.5         \$\$102         \$\$102         \$\$102	2.5 to 1 P up to 2,999 squ above Car parking not 151.1. Bike parking share spaces req parking spaces p None required if square feet. Exces NP C P 6 a.m 2 a.m.	required. Limits ing required per uired when a pro- er <u>§166.</u> gross floor area ptions permitted	set forth in Section Section 155.2. Car oject has 25 or more t is less than 10,000 l per §161.
15 16 17 18 19 20 21 22	Development Standards         Floor Area Ratio         Use Size         Off-Street Parking Requirements         Off-Street Freight Loading         Commercial Use Characteristics         Drive-up Facility         Formula Retail	124         \$\$102, 121.2         \$\$145.1, 150, 151.1, 153 - 156, 166, 204.5         \$\$150, 152, 153 - 155, 161, 204.5         \$\$102         \$\$102, 303.1	2.5 to 1 P up to 2,999 squ above Car parking not 151.1. Bike park share spaces req parking spaces p None required if square feet. Exce NP <u>C</u>	required. Limits ing required per uired when a pro- er §166. gross floor area ptions permitted ; C 2 a.m 6 a.n	set forth in Section Section 155.2. Car oject has 25 or more t is less than 10,000 l per §161.

	Outdoor Activity Area	<u>§§102,145.2</u>	<u>P if located in fr</u>	ont; C if located	elsewhere
1	Walk-up Facility	<u>§102</u>	<u>P</u>		
2		I		Controls by St	ory
	Agricultural Use Category		1st	2nd	3 <i>rd</i> +
3	Agriculture, Neighborhood	<u>§§102,</u>	<u>P</u>	<u>P</u>	<u>P</u>
4	Agriculture, Large Scale Urban	<u>202.2(c)</u> §§102,	<u>C</u>	<u>C</u>	<u>C</u>
5	- • • •	<u>202.2(c)</u>			
5	<u>Greenhouse</u>	$\frac{\$\$102,}{202.2(c)}$	<u>NP</u>	<u>NP</u>	<u>NP</u>
6	Automotive Use Category				
7	Automotive Uses*	<u>§§102, 187.1,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
•		<u>202.2(b),</u> 202.5, 202.5			
8	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	NP
9	Parking Garage, Private	<u>§102</u>	<u><u> </u></u>	<u>C</u>	<u><u>C</u></u>
10	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Parking Lot, Private	<u>§§ 102, 142,</u>	<u>C</u>	<u>C</u>	<u>C</u>
11	Parking Lot, Public	<u>156</u> <u>§§ 102, 142,</u>	C	C	C
12	<u>Farking Loi, Fudiic</u>	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
10	Entertainment, Arts and Recreation	n Use Category			
13	Entertainment, Arts and Recreation	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Uses*	8102	C	ND	ND
45	Entertainment, General	<u>§102</u> §102	<u>C</u>	<u>NP</u> NP	<u>NP</u> NP
15	<u>Entertainment, Nighttime</u> Movie Theater	<u>§102</u> §102	<u>C</u> <u>P</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
16	Open Recreation Area	<u>§102</u> §102	<u> </u>	<u><u>C</u></u>	<u><u>C</u></u>
17	Passive Outdoor Recreation	<u>§102</u> §102	<u>c</u>	<u>c</u>	<u>c</u>
17	Industrial Use Category	<u>3102</u>		<u> </u>	<u> </u>
18	Industrial Uses	<u>§§102,</u>	NP	NP	NP
19		<u>202.2(d)</u>			
13	Institutional Use Category				<i></i>
20	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	$\underline{C}$
21	<u>Child Care Facility</u> <u>Hospital</u>	<u>§102</u> §102	<u>P</u> ND	<u>P(2)</u>	<u>P(2)</u>
	<u>Hospital</u> Medical Cannabis Dispensary	<u>§102</u> §§102,	<u>NP</u> <u>DR</u>	<u>NP</u> <u>NP</u>	<u>NP</u> <u>NP</u>
22		<u>202.2(e)</u>		<u>1<b>\1</b></u>	<u>1v1</u>
23	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
24	<u>Residential Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
25	Sales and Service Use Category				

<u>Retail Sales and Service Uses*</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>C</u>	<u>NP</u>
<u>Adult Business</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Bar</u>	<u>§§102,</u> 202.2(a)	<u>C</u>	<u>NP</u>	<u>NP</u>
<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Liquor Store	<u>§102</u>	<u>NP</u>	<u>NP</u>	NP
Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Mortuary</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant</u>	<u>§§102,</u> 202.2(a)	<u>P(4)</u>	<u>NP</u>	<u>NP</u>
<u>Restaurant, Limited</u>	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
<u>Services, Financial</u>	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>
Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
Services, Limited Financial	<u>§102</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>
Storage, Self	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Trade Office	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
Utility and Infrastructure Use C	Category			
Utility and Infrastructure*	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>
Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
<u>Not listed below</u> (1) C required for ground floor reside.	ntial use when stree	t frontage is list	ed in 145.4(b)	
(2) C required for 13 or more children		,		
(3) C required for seven or more perso	ons.			
(4) GROUND FLOOR CONVERSION			<u>RESTRICTED</u>	
Boundaries: Valencia Street from 15			or spaces occupie	

- Controls: Conversion of existing ground floor retail uses or of ground floor spaces occupied as retail uses at any
- 25 *point within a period of three years prior to submission of a building permit application to Restaurant requires*

conditional use authorization.
--------------------------------

- (5) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD)
- 2 **Boundaries:** The FFSRUD and its <sup>1</sup>/<sub>4</sub> mile buffer includes, but is not limited to, the Valencia Street Neighborhood Commercial Transit District.
- Controls: Within the FFSRUD and its ¼ mile buffer, fringe financial services are NP pursuant to Section 249.35.
   Outside the FFSRUD and its ¼ mile buffer, fringe financial services are P subject to the restrictions set forth in subsection 249.35(c)(3).
- 5 (6) C if a Macro WTS Facility; P if a Micro WTS Facility.

# 6 <u>SEC. 763. 24TH STREET – MISSION NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.</u>

- The 24th Street Mission Neighborhood Commercial Transit District is situated in the Inner
   Mission District on 24th Street between Partlett Streeton J San Parne Assess This mixed one district
- Mission District on 24th Street between Bartlett Street and San Bruno Avenue. This mixed-use district
- 9 provides convenience goods to its immediate neighborhood as well as comparison shopping goods and

10 services to a wider trade area. The street has a great number of Latin American restaurants, grocery

- 11 stores, and bakeries as well as other gift and secondhand stores. Most commercial businesses are open
- *during the day while the district's bars and restaurants are also active in the evening. Dwelling Units are frequently located above the ground-story commercial uses.*
- 14
   The 24th Street Mission Neighborhood Commercial Transit District controls are designed to

   15
   15
- *provide potential for new development consistent with the existing scale and character. Small-scale*
- 16 <u>buildings and neighborhood-serving uses are encouraged, and rear yard corridors above the ground</u>
- 17 story and at residential levels are protected. Most commercial uses are encouraged at the ground story,
- 18 *while service uses are permitted with some limitations at the second story. Special controls are*
- 19 necessary to preserve the unique mix of convenience and specialty commercial uses. In order to
- 20 <u>maintain convenience stores and protect adjacent livability, new bars and fast-food restaurants are</u>
- 21 *prohibited, and limitations apply to the development and operation of ground-story full-service*
- 22 <u>restaurants, take-out food and entertainment uses. Continuous retail frontage is maintained and</u>
- 23 <u>encouraged by prohibiting most automobile and drive-up uses, banning curb cuts, and requiring active,</u>
- 24 pedestrian-oriented ground floor uses. Parking is not required, and any new parking required to be set
- *back or below ground.*

1	Housing development in nev	v buildings is er	acouraged above the ground story. Housing density			
2	is not controlled by the size of the lot but by requirements to supply a high percentage of larger units					
3	and by physical envelope controls. Existing housing units are protected by prohibitions on upper-story					
4	conversions and limitations on dem	olitions, merger	rs, and subdivisions. Given the area's central			
5	location and accessibility to the Cit	ty's transit netwo	ork, accessory parking for Residential Uses is not			
6	<u>required.</u>					
7	<u>Table 763. 24TH STRI</u>	<u>EET – MISSIO</u>	N NEIGHBORHOOD COMMERCIAL			
8	<u>TRANSIT</u>	<u> DISTRICT ZO</u>	<u>DNING CONTROL TABLE</u>			
9			24th Street - Mission NCT			
10	Zoning Category	<u>§</u> <u>References</u>	<u>Controls</u>			
11	BUILDING STANDARDS Massing and Setbacks					
12	Height and Bulk Limits.	<u>§§ 102, 105,</u> 106, 250—252,	40-X, 50-X, 105-E. See Height and Bulk Map Sheets HT07 and HT08 for more information. Height			
13		<u>260, 261.1.</u> <u>270, 271. See</u>	sculpting required on Alleys per §261.1.			
14		<u>also Height</u> <u>and Bulk</u> <u>District Maps</u>				
15	<u>5 Foot Height Bonus for Active Ground</u> Floor Uses	<u>§ 263.20</u>	<u>P</u>			
16	Rear Yard	$\frac{\$\$ 130, 134,}{124(\pi)(n)}$	<u>Required at the Second Story and at each succeeding</u>			
17		<u>134(a)(e), 136</u>	level or Story of the building, and at the First Story if it contains a Dwelling Unit: 25% of lot depth, but in			
18			<u>no case less than 15 feet</u>			
19	Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.			
20	Street Frontage and Public Realm	<u>132, 133</u>				
21	<u>Streetscape and Pedestrian</u> <u>Improvements</u>	<u>§138.1</u>	Required			
22	Improvemento					
23						
24						

	Street Frontage Requirements	<u>§ 145.1</u>	Required; controls apply to above-grade parking
1	<u>Street Frontage Requirements</u>	<u>§ 145.1</u>	setbacks, parking and loading entrances, active uses,
2			ground floor ceiling height, street-facing ground-level spaces, transparency and fenestration, and gates,
3			railings, and grillwork. Exceptions permitted for historic buildings.
3			nsione buildings.
4			
5	Ground Floor Commercial	<u>§ 145.4</u>	<u>Required on 24th Street for the entirety of the district</u>
0	Vehicular Access Restrictions	<u>§ 155(r)</u>	<u>Prohibited on 24th Street for the entirety of the</u> district
6			
7	<u>Miscellaneous</u>	8 102 121 1	During to 1000 services for the C 5,000 services for the set
-	Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u><i>P up to 4,999 square feet; C 5,000 square feet and above</i></u>
8	Planned Unit Development	<u>§ 304</u>	<u>C</u>
9	Awning, Canopy or Marquee	<u>§ 136.1</u>	<u>P</u>
	<u>Signs</u>	<u>§§ 262, 602-</u> 604,	<u>As permitted by Section § 607.1</u>
10		<u>607, 607.1,</u>	
11		<u>608, 609</u>	
10	General Advertising Signs	<u>§§ 262, 602.7</u>	<u>NP</u>
12		<u>604,</u> 608, 609, 610,	
13		<u>611</u>	
14	Design Guidelines	<u>General Plan</u>	Subject to the Urban Design Guidelines
14		<u>Commerce and</u> Industry	
15		<u>Element</u>	
16			
47	Zoning Category	§	Controls
17		<u>References</u>	
18	RESIDENTIAL STANDARDS A	ND USES	
19	Development Standards		
19	<u>Usable Open Space [Per Dwelling</u>	<u>§§135, 136</u>	80 square feet per unit if private, or 100 square feet
20	<u>Unit]</u>		per unit if common
21	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u> 151.1, 153 -	Car parking not required. Limits set forth in Section 151.1. Bike parking required per Section 155.2. If car
21		<u>156, 166, 204.5</u>	parking is provided, car share spaces are required
22			when a project has 50 units or more per §166.
23	Dwelling Unit Mix	<u>§ 207.6</u>	40% of Dwelling Units shall contain at least two
			<u>Bedrooms, or 30% of Dwelling Units shall contain at</u> least three Bedrooms.
24	Use Changetenistics		
25	<u>Use Characteristics</u> Single Room Occupancy	<u>§ 102</u>	<u>P</u>
	Single Room Occupancy	3 104	<u>←</u>

	Student Housing	<u>§ 102</u>	<u>P</u>			
1	Residential Uses			<u>Controls By Sto</u>	<u>pry</u>	
2			<u>1<sup>st</sup></u>	$\underline{2^{nd}}$	$\underline{3^{rd}+}$	
3	<u>Residential Uses</u>	<u>§ 102</u>	<u>P(1)</u>	<u>P</u>	<u>P</u>	
4	Dwelling Units, Senior Housing, and Group Housing	<u>§§ 102,</u> <u>202.2(f), 207,</u> <u>208</u>	<u>No residential density limit by lot area. Density</u> <u>restricted by physical envelope controls of height</u> , bulk setbacks open space opposure and other			
5			bulk, setbacks, open space, exposure and other applicable controls of this and other Codes, as well as by applicable design guidelines, applicable elements			
6			and area plans of	of the General Pla anning Department	n, and design	
7	Accessory Dwelling Units	<u>§§102,</u> <u>207(c)(4)</u>		ting building enve ings with 4 or few	elope. 1 ADU er Dwelling Units.	
8			ADUs may not e	liminate or reduc	<u>re Dwelling Units.</u> e ground-story retail	
9	Homeless Shelters	<u>§§ 102, 208</u>	<u>or commercial sp</u> Density limits re		ministrative Code	
10	Loss and Division of Dwelling Uni	its		Controls by Sto	<u>ry</u>	
11			<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
12	Residential Conversion	<u>§ 317</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
13	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	Division of Dwelling Units	<u>§207.8</u>	Division of exist	ing Dwelling Unit	ts P per <u>§207.8</u>	
15						
16	Zoning Category	<u>§</u> <u>References</u>		<u>Controls</u>		
17	NON-RESIDENTIAL STANDAR	<u>RDS AND USES</u>	<u>S</u>			
18	Development Standards					
19	<u>Floor Area Ratio</u>	<u>§§ 102, 123,</u> <u>124</u>	<u>2.5 to 1</u>			
20	<u>Use Size</u>	<u>§102, 121.2</u>	P up to 2,499 sq above	uare feet; C 2,500	) square feet and	
21	Off-Street Parking Requirements	<u>§§ 150, 151,</u> <u>161</u>	<u>Car parking not required. Limits set forth in Section</u> 151.1. Bike parking required per Section 155.2. Car			
22				uired when a pro	ject has 25 or more	
23	Off-Street Freight Loading	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u>	None required if		<u>is less than 10,000</u> per §161.	
24	~	204.5				
25	<u>Commercial Use Characteristics</u> <u>Drive-up Facility</u>	<u>§102</u>	NP			
		<u></u>	- <u></u>			

	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>			
1	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>	
2	Maritime Use	<u>§102</u>	<u>NP</u>			
	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	See Section 703(b)			
3	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P</i> if located in fr</u>	ont; C if located	elsewhere	
4	Walk-up Facility	<u>§102</u>	<u>P</u>			
5				<u>Controls by S</u>	tory	
0	Agricultural Use Category	1	<u>1st</u>	<u>2nd</u>	<u>3rd+</u>	
6	<u>Agriculture, Neighborhood</u>	<u>§§102,</u> 202.2(c)	<u>P</u>	<u>P</u>	<u>P</u>	
7	Agriculture, Large Scale Urban	$\frac{\$\$102,}{202.2(c)}$	<u>C</u>	<u>C</u>	<u>C</u>	
8	Greenhouse	<u>§§102,</u> 202.2(c)	<u>NP</u>	<u>NP</u>	NP	
9	Automotive Use Category	·			, , , , , , , , , , , , , , , , , , ,	
10	<u>Automotive Uses*</u>	<u>§§102, 187.1,</u> <u>202.2(b),</u> <u>202.5, 202.5</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
11	Automotive Repair	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
12	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
12	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
13	Parking Lot, Private	<u> </u>	<u>C</u>	<u>C</u>	<u>C</u>	
14	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>	
15	Entertainment, Arts and Recreation	n Use Category				
16	Entertainment, Arts and Recreation Uses*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
17	Entertainment, General	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
18	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>	
10	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>	
19	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>	
20	Industrial Use Category	88102	ND	ND	ND	
21	<u>Industrial Uses</u>	<u>§§102,</u> 202.2(d)	<u>NP</u>	<u>NP</u>	<u>NP</u>	
22	Institutional Use Category					
00	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>	
23	<u>Child Care Facility</u>	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>	
24	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>	
25	<u>Medical Cannabis Dispensary</u>	<u>§§102,</u> <u>202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>	

	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
1	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
2	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>
	Sales and Service Use Category				
3	Retail Sales and Service Uses*	<u>§§102,</u> 202.2(a)	<u>P</u>	<u>NP</u>	<u>NP</u>
4	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
5	<u>Animal Hospital</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
6	<u>Bar</u>	<u>§§102,</u> <u>202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
7	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>
8	<u>Kennel</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
0	<u>Liquor Store</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
9	<u>Massage Establishment</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
10	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	<u>Motel</u>	<u>§§102,</u> 202.2(a)	<u>NP</u>	<u>NP</u>	<u>NP</u>
11	<u>Restaurant</u>	$\frac{\$\$102,}{202.2(a)}$	<u>C</u>	<u>NP</u>	<u>NP</u>
12	Services, Fringe Financial	<u>§102</u>	<u>NP(4)</u>	<u>NP(4)</u>	<u>NP(4)</u>
13	Services, Health	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	Services, Instructional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
14	Services, Personal	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
15	Services, Retail Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
16	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
	Design Professional	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
18	<u>Trade Office</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>
19	Utility and Infrastructure Use Cate		<i>C</i> ( <i>L</i> )	<i>C</i> ( <i>T</i> )	<i>C</i> ((5))
	<u>Utility and Infrastructure*</u>	<u>§102</u>	<u>C(5)</u>	<u>C(5)</u>	<u>C(5)</u>
20	<u>Power Plant</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	<u>Public Utilities Yard</u> <u>* Not listed below</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
22	(1) C required for ground floor residentia	l use when street fi	rontage is listed in	<u>145.4(b)</u>	

23 (2) C required for 13 or more children

24 (3) C required for seven or more persons.

1	(4) FRINGE FINANCIAL SERVICE RESTRICTED USE DISTRICT (FFSRUD):
2	Boundaries: The FFSRUD and its ¼ mile buffer includes, but is not limited to, the 24th Street-Mission Neighborhood Commercial Transit District.
2	<b>Controls:</b> Within the FFSRUD and its <sup>1</sup> / <sub>4</sub> mile buffer, Fringe Financial Services are NP pursuant to Section 249.35. Outside the FFSRUD and its <sup>1</sup> / <sub>4</sub> mile buffer, Fringe Financial Services are P subject to the restrictions set forth in
3	Outside the FFSRUD and its 1/4 mile buffer, Fringe Financial Services are P subject to the restrictions set forth in subsection 249.35(c)(3).
4	(5) C if a Macro WTS Facility; P if a Micro WTS Facility.
5	
6	SEC. 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL TRANSIT DISTRICT.
7	The Upper Market Street Neighborhood Commercial Transit District is located on Market
8	Street from Church to Noe Streets, and on side streets off Market. Upper Market Street is a multi-
9	purpose commercial district that provides limited convenience goods to adjacent neighborhoods, but
10	also serves as a shopping street for a broader trade area. A large number of offices are located on
11	Market Street within easy transit access to downtown. The width of Market Street and its use as a major
12	arterial diminish the perception of the Upper Market Street Transit District as a single commercial
13	district. The street appears as a collection of dispersed centers of commercial activity, concentrated at
14	the intersections of Market Street with secondary streets.
15	This district is well served by transit and is anchored by the Market Street subway (with stations
16	at Church Street and Castro Street) and the F-Market historic streetcar line. All light-rail lines in the
17	City traverse the district, including the F, J, K, L, M, and N, and additional key cross-town transit
18	service crosses Market Street at Fillmore and Castro Streets. Additionally, Market Street is a primary
19	bicycle corridor. Housing density is limited not by lot area, but by the regulations on the built envelope
20	of buildings, including height, bulk, setbacks, and lot coverage, and standards for Residential Uses,
21	including open space and exposure, and urban design guidelines. Residential parking is not required
22	and generally limited. Commercial establishments are discouraged or prohibited from building
23	accessory off-street parking in order to preserve the pedestrian-oriented character of the district and
24	prevent attracting auto traffic. There are prohibitions on access (i.e. driveways, garage entries) to off-
25	

1	street parkin	g and loadin	g on Market and	Church Streets to	preserve and	enhance the	pedestrian-
	bil eer pen inti						

- 2 <u>oriented character and transit function.</u>
- 3 The Upper Market Street district controls are designed to promote moderate-scale development
- 4 which contributes to the definition of Market Street's design and character. They are also intended to
- 5 preserve the existing mix of commercial uses and maintain the livability of the district and its
- 6 <u>surrounding residential areas. Large-lot and use development is reviewed for consistency with existing</u>
- 7 <u>development patterns. Rear yards are protected at all levels. To promote mixed-use buildings, most</u>
- 8 commercial uses are permitted with some limitations above the second story. In order to maintain
- 9 continuous retail frontage and preserve a balanced mix of commercial uses, ground-story
- 10 <u>neighborhood-serving uses are encouraged, and eating and drinking, entertainment, and financial</u>
- 11 <u>service uses are limited. Ground floor-commercial space is required along Market and Church Streets.</u>
- 12 *Most automobile and drive-up uses are prohibited or conditional.*
- 13 *Housing development in new buildings is encouraged above the second story. Existing upper-*
- 14 *story residential units are protected by limitations on demolitions and upper-story conversions.*
- 15 <u>Accessory Dwelling Units are permitted within the district pursuant to subsection 207(c)(4) of this</u>
- 16 <u>*Code.*</u>
- 17

## Table 764. UPPER MARKET STREET NEIGHBORHOOD COMMERCIAL

#### TRANSIT DISTRICT ZONING CONTROL TABLE

19			<u>Upper Market Street NCT</u>
	Zoning Category	<u>§ References</u>	<u>Controls</u>
20	<b>BUILDING STANDARDS</b>		
21	Massing and Setbacks		
22	<u>Height and Bulk Limits.</u>	<u>§§ 102, 105,</u> <u>106, 250—252,</u> <u>260, 261.1, 270,</u>	<u>Varies. See Height and Bulk Map Sheet HT07 for</u> more information. Height sculpting required on <u>Alleys per §261.1.</u>
23		<u>271. See also</u> <u>Height and Bulk</u>	
24		District Maps	
25	<u>5 Foot Height Bonus for Active Ground</u> <u>Floor Uses</u>	<u>§ 263.20</u>	<u>P</u>

Zoning Category	<u>§ References</u>	<u>Controls</u>
	e n c	
	<u>Element</u>	
	<u>Commerce and</u> <u>Industry</u>	
<u>Design Guidelines</u>	<u>General Plan</u>	Subject to the Urban Design Guidelines
	<u>608, 609, 610,</u> <u>611</u>	
<u>General Advertising Signs</u>	<u>§§ 262, 602.7</u> 604,	<u>NP</u>
	<u>604,</u> <u>607, 607.1, 608,</u> <u>609</u>	Special Sign District in § 609.12
<u>Signs</u>	<u>§ 130.1</u> <u>§§ 262, 602-</u>	<i>L</i> As permitted by § 607.1 and the Upper Market S
<u>Planned Unit Development</u> Awning, Canopy or Marquée	<u>§ 304</u> § 136.1	<u>N/A</u> <u>P</u>
		above
<u>Miscellaneous</u> Lot Size (Per Development)	<u>§ 102, 121.1</u>	<u>P up to 9,999 square feet; C 10,000 square feet</u>
1.6. 11		
- Chewww 140005 1050 100005	<u>, 100(1)</u>	<u>Castro Street. CU required on Duboce Street fr</u> Noe to Market Streets
Vehicular Access Restrictions	§ 155(r)	<u>the Upper Market NCT</u> Prohibited on Market Street from Embarcadero
Ground Floor Commercial	<u>§ 145.4</u>	Market Street and Church Street for the entirety
		gates, railings, and grillwork. Exceptions permit for historic buildings.
		ground floor ceiling height, street-facing ground level spaces, transparency and fenestration, and
Street Frontage Requirements	<u>§ 145.1</u>	<u>Required; controls apply to above-grade parking</u> <u>setbacks</u> , parking and loading entrances, active
<u>Improvements</u>		
<u>Street Frontage and Public Realm</u> <u>Streetscape and Pedestrian</u>	<u>§138.1</u>	Required
	<u>132, 133</u>	
Front Setback and Side Yard	<u>§§130, 131,</u>	Not Required.
	<u>134(a)(e), 136</u>	or Story: 25% of lot depth, but in no case less th 15 feet. See §134(a)(1)(D) for waiver.

23	<u>KESIDEN HAL STANDARDS A</u>		
	Development Standards		
24	Usable Open Space [Per Dwelling	<u>§§135, 136</u>	60 square feet if private, or 80 square feet if
25	<u>Unit]</u>		<u>common.</u>

		1			
	<u>Off-Street Parking Requirements</u>	<u>§§ 151.1, 161</u>		<u>required. P up t</u>	· · ·
1				* *	es per Dwelling Unit;
•					er Dwelling Unit.
2					2. If car parking is
-				are spaces are r	
3				nits or more per	
	<u>Dwelling Unit Mix</u>	<u>§ 207.6</u>		g Units shall con	<u>tain at least two</u>
4			<u>Bedrooms.</u>		
5	<u>Use Characteristics</u>				
<u>^</u>	Single Room Occupancy	<u>§ 102</u>	<u>P</u>		
6	Student Housing	<u>§ 102</u>	<u>P</u>		
7	Residential Uses			Controls By St	orv
'	<u>Restaentiat 0 ses</u>		<b>T</b> st	2 <sup>nd</sup>	$3^{rd}+$
8		1	1		
Ũ	<u>Residential Uses</u>	<u>§ 102</u>	$\underline{P(1)}$	<u>P</u>	<u>P</u>
9	Dwelling Units, Senior Housing, and	§ 102, 202.2(f),	No density limit	by lot area. Den	sity restricted by
	Group Housing.	<u>207, 208</u>	physical envelop	pe controls of hei	ght, bulk, setbacks,
10					applicable controls
				· Codes, as well a	
11				es, applicable ele	
					esign review by the
12			<u>Planning Depar</u>	<u>tment.</u>	
	Accessory Dwelling Unit	<u>§§102,</u>		sting building en	
13		<u>207(c)(4)</u>			wer Dwelling Units.
				0	ore Dwelling Units.
14			ADUs may not e		<u>ce ground-story</u>
4 5		00.100.000	<u>retail or comme</u>		
15	<u>Homeless Shelters</u>	<u>§§ 102, 208</u>	<u>Density limits re</u>		dministrative Code
16	Loss and Division of Dwelling Uni	ts		Controls by St	<u>ory</u>
10			1.4	21	2.1.
17		9.217	<u>lst</u>	<u>2nd</u>	<u>3rd+</u>
17	<u>Residential Conversion</u>	§ 317	<u>C</u>	<u>C</u>	NP
				<u> </u>	<u></u>
18	Residential Demolition or Merger	<u>§ 317</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
	Residential Demolition or Merger           Division of Dwelling Units		<u>C</u>		<u><u>C</u></u>
18 19		<u>§ 317</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
		<u>§ 317</u>	<u>C</u>	<u>C</u>	<u><u>C</u></u>
19	Division of Dwelling Units	<u>§ 317</u> §207.8 § <b>References</b>	<u>C</u> Division of exist	<u>C</u> ing Dwelling Un	<u><u>C</u></u>
19 20	Division of Dwelling Units           Zoning Category	<u>§ 317</u> §207.8 § <b>References</b>	<u>C</u> Division of exist	<u>C</u> ing Dwelling Un	<u><u>C</u></u>
19 20 21 22	Division of Dwelling Units           Division of Dwelling Units           Zoning Category           NON-RESIDENTIAL STANDAR	<u>\$ 317</u> <u>\$207.8</u> <u>\$ References</u> DS AND USES <u>\$</u> 102, 123,	<u>C</u> Division of exist	<u>C</u> ing Dwelling Un	<u><u>C</u></u>
19 20 21	<u>Division of Dwelling Units</u> <u>Zoning Category</u> <u>NON-RESIDENTIAL STANDAR</u> <u>Development Standards</u> <u>Floor Area Ratio</u>	<u>\$ 317</u> <u>\$207.8</u> <u>\$ References</u> DS AND USES <u>\$</u> \$ 102, 123, <u>124</u>	<u>C</u> <u>Division of exist</u> <u>3.0 to 1</u>	<u>C</u> ing Dwelling Un <u>Controls</u>	<u>C</u> its P per §207.8
19 20 21 22	<u>Division of Dwelling Units</u> <u>Zoning Category</u> <u>NON-RESIDENTIAL STANDAR</u> <u>Development Standards</u>	<u>\$ 317</u> <u>\$207.8</u> <u>\$ References</u> DS AND USES <u>\$</u> 102, 123,	<u>C</u> <u>Division of exist</u> <u>3.0 to 1</u>	<u>C</u> ing Dwelling Un <u>Controls</u>	<u><u>C</u></u>

4	Off-Street Parking Requirements	<u>§§ 145.1, 150,</u>		*	set forth in Section
1		<u>151.1, 153 -</u> 156, 166, 204.5			Section 155.2. Car oject has 25 or more
2			parking spaces p	<u>per §166.</u>	
3	<u>Off-Street Freight Loading</u>	<u>§§ 150, 152,</u> <u>153 - 155, 161,</u> <u>204.5</u>		f gross floor area eptions permitted	<u>is less than 10,000</u> per <u>§161.</u>
4		204.5			
5	Commercial Use Characteristics				
6	Drive-up Facility	<u>§102</u>	<u>NP</u>		
C	<u>Formula Retail</u>	<u>§§102, 303.1</u>	<u>C</u>		
7	Hours of Operation	<u>§102</u>	<u>P 6 a.m 2 a.m.</u>	; C 2 a.m 6 a.m	<u>n.</u>
8	<u>Maritime Use</u>	<u>§102</u>	<u>NP</u>		
0	<u>Open Air Sales</u>	<u>§§102, 703(b)</u>	<u>See §703(b)</u>		
9	Outdoor Activity Area	<u>§§102,145.2</u>	<u><i>P if located in fr</i></u>	ont; C if located	<u>elsewhere</u>
10	Walk-up Facility	<u>§102</u>	<u>P</u>		
10				Controls by St	tory
11	Agricultural Use Category		1st	2nd	3 <i>rd</i> +
12	Agriculture, Neighborhood	<u>§§102, 202.2(c)</u>	<u>P</u>	<u>P</u>	<u>P</u>
12	Agriculture, Large Scale Urban	<u>§§102, 202.2(c)</u>	<u>C</u>	<u>C</u>	<u>C</u>
13	Greenhouse	<u>§§102, 202.2(c)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
14	Automotive Use Category				
14	Automotive Uses*	<u>§§102, 187.1,</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
15		<u>202.2(b), 202.5,</u> <u>202.5</u>			
16	<u>Automotive Repair</u>	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
17	Parking Garage, Private	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
17	Parking Garage, Public	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
18	<u>Parking Lot, Private</u>	<u>§§102, 142, 156</u>	<u>C</u>	<u>C</u>	<u>C</u>
19	Parking Lot, Public	<u>§§ 102, 142,</u> <u>156</u>	<u>C</u>	<u>C</u>	<u>C</u>
20	Entertainment, Arts and Recreation				
20	<u>Entertainment, Arts and Recreation</u> <u>Uses*</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>
21	Amusement Game Arcade	<u>§102</u>	<u>C</u>	<u>P</u>	<u>NP</u>
22	Entertainment, General	<u>§102</u>	<u>C(8)</u>	<u>NP</u>	<u>NP</u>
00	Entertainment, Nighttime	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>
23	<u>Movie Theater</u>	<u>§§102, 202.4</u>	<u>P</u>	<u>NP</u>	<u>NP</u>
24	Open Recreation Area	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
	Passive Outdoor Recreation	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>
25	Industrial Use Category				

	Industrial Uses*	<u>§§102, 202.2(d)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
1	Institutional Use Category						
2	Institutional Uses*	<u>§102</u>	<u>P</u>	<u>C</u>	<u>C</u>		
	Child Care Facility	<u>§102</u>	<u>P</u>	<u>P(2)</u>	<u>P(2)</u>		
3	<u>Hospital</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
4 5	Medical Cannabis Dispensary	<u>§§102, 202.2(e)</u>	<u>DR</u>	<u>NP</u>	<u>NP</u>		
	Philanthropic Admin. Services	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Public Facilities	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
6	Residential Care Facility	<u>§102</u>	<u>P</u>	<u>P(3)</u>	<u>P(3)</u>		
Ũ	Sales and Service Use Category						
7	Retail Sales and Service Uses*	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>P</u>	<u>NP</u>		
8	Adult Business	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
0	Animal Hospital	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
9	Bar	<u>§§102, 202.2(a)</u>	<u>C(7)</u>	<u>NP(7)</u>	<u>NP</u>		
10	<u>Gym</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
10	<u>Hotel</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>C</u>		
11	Kennel	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
10	Liquor Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
12	Massage Establishment	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
13	Massage, Foot/Chair	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
	<u>Mortuary</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
14	<u>Motel</u>	<u>§§102, 202.2(a)</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
15	<u>Restaurant</u>	<u>§§102, 202.2(a)</u>	<u>C(4)</u>	<u>NP</u>	<u>NP</u>		
	<u>Restaurant, Limited</u>	<u>§§102, 202.2(a)</u>	<u>P</u>	<u>NP</u>	<u>NP</u>		
16	<u>Services, Financial</u>	<u>§102</u>	<u>C</u>	<u>C</u>	<u>NP</u>		
17	Services, Fringe Financial	<u>§102</u>	<u>NP(5)</u>	<u>NP(5)</u>	<u>NP(5)</u>		
	<u>Services, Health</u>	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
18	Services, Instructional	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
19	Services, Limited Financial	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
13	Services, Personal	<u>§102</u>	<u>P</u>	<u>P</u>	<u>C</u>		
20	Services, Retail Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
21	<u>Storage, Self</u>	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Tobacco Paraphernalia Store	<u>§102</u>	<u>C</u>	<u>NP</u>	<u>NP</u>		
22	<u>Trade Shop</u>	<u>§102</u>	<u>P</u>	<u>C</u>	<u>NP</u>		
23	Non-Retail Sales and Service*	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
	Design Professional	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
24	<u>Trade Office</u>	<u>§102</u>	<u>C</u>	<u>P</u>	<u>C</u>		
05	Utility and Infrastructure Use Category						
25	Utility and Infrastructure*	<u>§102</u>	<u>C(6)</u>	<u>C(6)</u>	<u>C(6)</u>		

	Power Plant	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
1	Public Utilities Yard	<u>§102</u>	<u>NP</u>	<u>NP</u>	<u>NP</u>		
2	* Not listed below						
3	(1) C required for ground floor residential use when street frontage is listed in 145.4(b)						
4	(2) C required for 13 or more child	<u>dren</u>					
5	(3) C required for seven or more p	ersons.			r		
6	(4) UPPER MARKET STREET LIQUOR LICENSES FOR RESTAURANTS Boundaries: Applicable to the Upper Market Street Neighborhood Commercial Transit District.						
7	<i>Controls:</i> A Restaurant Use may only add ABC license types 47, 49 or 75 as a conditional use on the ground level if, in addition to the criteria set forth in Section 303, the Planning Commission finds that the Restaurant is						
8	<u>operating as a Bona Fide Eating F</u> length of time, the conditional use				<u>e Eating Place for any</u>		
9	(5) FRINGE FINANCIAL SERVIC	E RESTRICTED US	<u>SE DISTRICT (FFS</u>	SRUD)	•		
10	<u>Boundaries: The FFSRUD and it</u> Street NCT Neighborhood Comm	~~	<u>ludes, but is not lin</u>	<u>nited to, the Uppe</u>	<u>r Market</u>		
11	Controls: Within the FFSRUD an Outside the FFSRUD and its 1/4 n	Controls: Within the FFSRUD and its 1/4 mile buffer, fringe financial services are NP pursuant to Section 249.35. Outside the FFSRUD and its 1/4 mile buffer, fringe financial services are P subject to the restrictions set forth in					
12	<u>subsection 249.35(c)(3).</u>						
	<u>(6) C if a Macro WTS Facility; P i</u>	<u>f a Micro WTS Faci</u>	<u>lity.</u>				
13	(7) Within the Upper Market Street Neighborhood Commercial Transit District, an existing Bar on the ground floor operating under a Conditional Use authorization may expand to the second floor if: (a) the space to be converted has not been in Residential use within the previous five years, (b) an internal staircase connecting the ground floor						
14							
15	<u>Bar use and the upper floor alread</u>	ly exists, and (c) the	<u>re will be no expan</u>	<u>sion of the buildin</u>	<u>1g envelope.</u>		
16	(8) Within the Upper Market Neis considered an accessory use and						
17	<u>Arcade use.</u>				<u> </u>		
18	SEC. 780.1. LAKESHORE			тріст			
		E FLAZA SPEU	JAL USE DIS	TRICT.			
19	* * * *						
20	(b) <b>Controls.</b> Th	e <i>following</i> cont	rols for the NC	C-S District, a	s set forth in Section		
21	713 <del>.<i>10 through 713.95</i> of thi</del>	s Code, shall a	oply to the Lak	eshore Plaza	Special Use Distric		
22	except as provided below:						
23	* * * *						
24							
25							

### SEC. 780.2. BAYSHORE-HESTER SPECIAL USE DISTRICT.

2

3

(b) **Controls.** All of the controls for the NC-S District, as set forth in Sections 713.10

4 *through 713.95* of this Code, shall apply to the Bayshore-Hester Special Use District, except

5 *that a Motel or Tourist Hotel shall be permitted as a Conditional Use. as provided below:* 

6 7

8

9

10

Zoning Category No.	Controls
<del></del>	<i>Tourist hotel (inclusive of a motel) shall be permitted as a conditional use of property.</i>

## 11 SEC. 780.3. NORTH BEACH SPECIAL USE DISTRICT.

12 Purpose. In order to preserve and maintain the mix and variety of neighborhood-(a)13 serving retail sales and personal services of a type which that supplies commodities or offers 14 personal services to residents of North Beach and nearby neighborhoods, to preserve and 15 maintain the District's small-scale, fine grain storefronts, and to protect and encourage upper-story 16 *Residential Uses*, there shall be a North Beach Special Use District applicable to the North 17 Beach Neighborhood Commercial District, as designated on the Sectional Map SU01 of the 18 Zoning Map of the City and County of San Francisco. 19 **Definitions.** The following definition applies only to the North Beach Special Use (b)20 District: Specialty Food Manufacturing. A Commercial Use that includes the manufacturing and 21 processing of foods on the premises for retail and/or wholesale sales and also provides a customer 22 service counter for sale of such manufactured or processed food directly to the consumer. It may have 23 seating as a minor and incidental use that occupies less than 15% of the Occupied Floor Area of the 24 establishment. It includes, but is not limited to bakeries, coffee roasters, confectionaries, chocolatiers, 25

1 <u>makers of homemade ice cream and handmade gelato or sorbet. It shall not provide any alcohol sales</u>

- 2 *for consumption on or off the premises.*
- 3 *Controls.* The following provisions shall apply within such *dD*istrict: (c)Restaurants, as defined in Section 790.91 of this Code Limited Restaurant, and 4 (a)(1)Bars uses as defined in Section 790.22 of this Code may be permitted as a eConditional  $\mu$ Use on 5 the First Story ground level per Section 303 only if, in addition to the criteria set forth in Section 303 6 7 of this Code, the Planning Commission finds the Zoning Administrator first determines that the 8 Restaurant, Limited Restaurant, or Bar does not would occupy: (1) a space that is currently or was last *legally* occupied by *a Basic Neighborhood Sale or Service, as defined in Section 780.3(b)*, 9 or by a permitted principal use under Section 722 (North Beach Controls); or the same use as that 10 being proposed; provided that such use has not been discontinued or abandoned pursuant to Sections 11 12 186.1(*d*) or 178(*d*) of this Code; and provided further that the following shall apply: 13 A Bar may occupy a space that is currently or last legally occupied by a (A)14 Bar; 15 (B)A Restaurant may occupy a space that is currently or was last legally 16 occupied by a Restaurant or Bar; and 17 18 A Limited Restaurant may occupy a space that is currently or was last (C)19 legally occupied by a Limited Restaurant, Restaurant or Bar. 20 (2) a vacant space last occupied by a nonconforming use or a permitted 21 cConditional uUse under Section 722 (North Beach Controls) that has been discontinued or abandoned 22 pursuant to Section 186.1(d) or Section 178(d) of this Code. 23 (b) For purposes of this Section, a Basic Neighborhood Sale or Service shall mean a use 24 within the North Beach Neighborhood Commercial District that provides goods and/or services which 25

1	are needed by residents and workers in North Beach and surrounding neighborhoods. Basic
2	Neighborhood Sales or Services shall be considered to include, but not be limited to the following
3	goods and/or services: Other Retail Sales and Services as defined in Section 790.102, Personal
4	Services as defined in Section 790.116, Medical Services as defined in Section 790.114, Liquor Stores
5	as defined in Section 790.55, rade Shops as defined in Section 790.124, Animal Hospitals as defined in
6	Section 790.6, and Limited-Restaurants as defined in Section 790.90.
7	(c) Notwithstanding subsection (a) above, and notwithstanding the nonresidential use size
8	limitations of the North Beach Neighborhood Commercial District specified in Section 121.2 of this
9	Code, the Planning Commission may authorize an existing Restaurant in the District to expand to a
10	second location within the District if, in addition to the criteria in Section 303, the Commission finds
11	that:
12	(1) the existing Restaurant has been in continuous operation within the District for
13	at least five years;
14	(2) the proposed second location is a ground-level space of 5,000 square feet or
15	more that has been vacant for at least 15 months;
16	(3) the Restaurant project at the proposed second location will use at least 40
17	percent of the space for a Basic Neighborhood Sales or Service use, as defined in subsection (b) above;
18	(4) the expansion of the existing Restaurant into a second location is consistent with
19	the General Plan and the eight priority policies of Section 101.1 of this Code; and
20	(5) the expansion of the existing Restaurant into a second location will provide a net
21	substantial benefit to the District. For purposes of this subsection (c), a "net substantial benefit" means
22	that, on balance, the proposed second location will provide a desirable new service or addition to the
23	surrounding neighborhood and to the District as a whole and will not conflict with the purpose and
24	intent of this Section 780.3.

1	(2) Alcohol Licenses. A Restaurant may provide on-site beer, wine, and/or liquor
2	sales for drinking on the premises (with ABC license types 41, 47, 49, 59 or 75) as a Conditional Use
3	on the First Story if, in addition to the criteria set forth in Section 303, the Planning Commission finds,
4	based on information submitted to the Department by the applicant, that the Restaurant is and will
5	continue to operate as a Bona-Fide Eating Place as defined in Section 102. Should a Restaurant fail to
6	operate as a Bona-Fide Eating Place for any length of time, the Conditional Use authorization shall be
7	subject to immediate revocation per Planning Code Section 303(f). To verify that the Restaurant is
8	continuing to operate as a Bona-Fide Eating Place, records of the Restaurant's gross receipts, showing
9	
10	that a minimum of 51% of its gross receipts within the last year preceding the Department's request is
11	from food sales prepared and sold to guests on the promises, shall be provided to the Department upon
12	request. All records and information shall be submitted to the Department under penalty of perjury.
13	(3) Storefront. To preserve and maintain the District's small-scale, fine grain
14	storefronts, (A) the consolidation or merger of existing retail or commercial spaces or storefronts is
15	prohibited, and (B) Specialty Groceries shall not exceed a Non-Residential Use Size of 1,000 square
16	
17	<u>feet.</u>
18	(4) Loss of Residential Units. To prevent the loss of existing Residential Units
19	within the district, the removal, demolition, merger, or conversion of Residential Units above the First
20	Story are prohibited.
21	
22	(5) Specialty Food Manufacturing. Within the North Beach SUD a Specialty Food
23	Manufacturing use, as defined in this Section 780.3(b), may only be permitted with a Conditional Use
24	authorization on the Ground Floor or below.
25	

#### SEC. 781.1. TARAVAL STREET RESTAURANT SUBDISTRICT.

<u>*Purpose.*</u> In order to preserve the mix and variety of goods and services provided
 to the Sunset and Parkside neighborhoods and City residents, prevent further proliferation of
 restaurant uses and prevent further aggravation of parking and traffic congestion in this
 district, there shall be a Taraval Street Restaurant Subdistrict, generally applicable for the NC 1-zoned portion of Taraval Street located between 40th and 41st Avenues and between 45th
 and 47th Avenues, and for the NC-2-zoned portion of Taraval Street located between 12th
 and 36th Avenues, as designated on Sectional Maps SU05 and SU06 of the Zoning Map.

9

(b) <u>**Controls.**</u> The following provisions shall apply within such  $\frac{1}{5}$  ubdistrict:

(a) (1) Restaurants and Limited-Restaurants, as defined in Sections 790.90 and
 790.91 of this Code, are permitted as e<u>C</u>onditional <u>#U</u>ses on the <u>fF</u>irst <u>sS</u>tory and below.

12 (b) (2) Restaurants and Limited-Restaurants also defined as <u>*f*</u> ormula <u>*r*</u> etail, as 13 defined in Section 303.1 of this Code, shall not be permitted in this <u>*s*</u> ubdistrict.

14 (c) (3) The provisions of Sections 180 through 186.1 of this Code shall govern 15 Restaurants and Limited-Restaurants also defined as <u>*fF*</u>ormula <u>*r*</u><u>R</u>etail, which existed lawfully 16 at the effective date of this Code in this <u>*s*</u><u>S</u>ubdistrict.

17 SEC. 781.4. GEARY BOULEVARD FORMULA RETAIL PET SUPPLY STORE AND

18 FORMULA RETAIL EATING AND DRINKING SUBDISTRICT.

19 (a) <u>Purpose.</u> In order to preserve the mix and variety of goods and services provided 20 to the Richmond neighborhood and City residents and prevent further proliferation of formula 21 retail pet supply stores and eating and drinking uses, and prevent further aggravation of 22 parking and traffic congestion in this district, there shall be a Geary Boulevard Formula Retail 23 Pet Supply Store and Formula Retail Eating and Drinking Subdistrict, generally applicable for 24 the NC-3-zoned portion of Geary Boulevard between 14th and 28th Avenues, as designated 25 on Sectional Maps 3SU and 4SU of the Zoning Map.

(b) <u>Controls.</u> The following provisions shall apply within such  $\frac{1}{2}$  ubdistrict:

- (a) (1) A <u>rR</u>etail <u>uUse</u>, as defined in Section 790.102(g) of this Code</u>, that is a pet
  supply store and also a <u>fF</u>ormula <u>rR</u>etail use, as defined in Section 303.1 of this Code, shall
  not be permitted in this <u>sS</u>ubdistrict. For purposes of this section, a "pet supply store" shall be
  defined as a <u>rR</u>etail <u>uUse</u> which devotes more than 50% of its <u>eQ</u>ccupied <u>fF</u>loor <u>Area</u> <u>space</u> to
  pet food, toys, apparatus, and similar pet items for sale.
- 7 (2) An <u>eE</u>ating and <u>dD</u>rinking use, <u>as defined in Section 790.34 of this Code</u>, that
  8 is also a <u>fF</u>ormula <u>rR</u>etail use, <u>as defined in Section 303.1 of this Code</u>, shall not be permitted in
  9 this <u>sS</u>ubdistrict.
- 10 (b) (3) The provisions of Sections 180 through 186.1 of this Code shall govern 11 fF ormula rR etail pet supply stores and eating and drinking uses which existed lawfully at the 12 effective date of this Code in this rS ubdistrict.
- 13 SEC. 781.5. MISSION STREET FORMULA RETAIL RESTAURANT SUBDISTRICT.
- <u>*Purpose.*</u> In order to preserve the mix and variety of goods and services provided
   to the Mission neighborhood and City residents and prevent further proliferation of formula
   retail restaurant uses, there shall be a Mission Street Formula Retail Restaurant Subdistrict,
   generally applicable for the NC-3-zoned portion of Mission Street between 14th and Randall
   Streets, as designated on Sectional Map 7SU of the Zoning Map.
- 19

<u>(b)</u> <u>Controls.</u> The following provisions shall apply within such  $\frac{1}{2}$  ubdistrict:

20 <del>(a)</del> (1)A Limited-Restaurant use, as defined by Planning Code Section 790.90, and or a Restaurant Uuse, as defined by Planning Code Section 790.91, that are also Formula Retail 21 *Uuses*, as defined in Planning Code Section 303.1, shall not be permitted in this *s*Subdistrict. 22 23 (b)(2)The provisions of Sections 180 through 186.1 of this Code shall govern Formula Retail Limited-Restaurants and Restaurants which existed lawfully at the effective 24 date of this Code in this *s*Subdistrict. 25

# SEC. 781.6. NORTH BEACH FINANCIAL SERVICE, LIMITED FINANCIAL SERVICE, AND BUSINESS OR PROFESSIONAL SERVICE SUBDISTRICT.

- 3 *Purpose.* In order to preserve the unique mixture of local, citywide and regional (a)sales and services in the North Beach area, there shall be a North Beach Financial Service, 4 Limited Financial Service, and Business or Professional Service Subdistrict, generally 5 6 applicable for the portion of the North Beach Neighborhood Commercial District south of 7 Greenwich Street, as designated on Sectional Map SU01 of the Zoning Map. 8 *(b) Controls.* The following provisions shall apply within such *s*Subdistrict: A fFinancial sService, as defined in Section 790.110 of this Code, shall not be 9 <del>(a)</del> (1)10 permitted in this subdistrict. or a A ILimited Financial sService, as defined in Section 790.112 of this Code, shall 11 (b)12 not be permitted in this *sSubdistrict*. 13 (2)A business Retail or pProfessional sService, Design Professional and Trade <del>(c)</del> Office, as defined in Section 790.108 of this Code, shall not be permitted in this sSubdistrict on the 14 15 *fF*irst *sS*tory. The provisions of Sections 180 through 186.1 of this Code shall govern 16 (3)fFinancial sServices, Himited fFinancial sServices, and business Retail or pProfessional 17
- 18 <u>sServices</u>, <u>Design Professional and Trade Offices that</u> which existed lawfully at the effective date
- 19 of this Code in this  $\frac{1}{2}$  ubdistrict.
- 20 SEC. 781.7. CHESTNUT STREET FINANCIAL SERVICE SUBDISTRICT.

21 <u>(a)</u> <u>Purpose.</u> In order to preserve the unique mixture of sales and services in the 22 Chestnut Street area, there shall be a Chestnut Street Financial Service Subdistrict, generally 23 applicable for the NC-2-zoned portion of Chestnut Street, including NC-2-zoned portions of 24 cross streets, between Webster and Broderick Streets, as designated on Sectional Map 2SU 25 of the Zoning Map.

(b) <u>Controls.</u> The following provisions shall apply within such Subdistrict:

2 (a) (1) A <u>fF</u>inancial <u>sS</u>ervice, <u>as defined in Section 790.110 of this Code, and or</u> a
3 <u>IL</u>imited <u>fF</u>inancial <u>sS</u>ervice, <u>as defined in Section 790.112 of this Code</u>, shall not be permitted in
4 this Subdistrict.

- 5 (b) (2) The provisions of Sections 180 through 186.2 of the Code shall govern
   6 <u>fF</u>inancial <u>sS</u>ervices <u>and Limited Financial Services</u> which existed lawfully at the effective date of
   7 this Code in this Subdistrict.
- 8 SEC. 781.9. HAIGHT STREET ALCOHOL RESTRICTED USE SUBDISTRICT.

Purpose. There is an unusually large number of establishments dispensing 9 *(a)* alcoholic beverages, including beer and wine, for both on-site and off-site consumption in the 10 Haight-Ashbury neighborhood. A concentration of alcoholic beverage establishments in a 11 12 neighborhood disrupts the desired mix of land uses that contribute to a livable neighborhood 13 and discourages more desirable and needed commercial uses in the area. A concentration of establishments selling alcoholic beverages in an area may therefore contribute to the 14 15 deterioration of the neighborhood and to the concomitant devaluation of property and 16 destruction of community values and quality of life. These effects contribute to peace, health, 17 safety and general welfare problems in these areas, including loitering, littering, public 18 drunkenness, driving while intoxicated, defacement and damaging of structures, pedestrian 19 obstructions, as well as traffic circulation, parking and noise problems on public streets and 20 neighborhood lots, and other nuisance activities. The existence of such problems creates 21 serious impacts on the health, safety and welfare of residents of nearby single- and multiplefamily areas. These impacts include fear for the safety of children, elderly residents and 22 23 visitors to the area.

(a) (b) <u>Boundaries.</u> Haight Street Alcohol Restricted Use Subdistrict Established. In order to
 preserve the residential character and the neighborhood-serving commercial uses of the Haight-

1	Ashbury neighborhood, tThe Haight Street Alcohol Restricted Use Subdistrict (Haight Street
2	Alcohol RUSD) is hereby established with boundaries coterminous with the Haight Street
3	Neighborhood Commercial District as designated on Sectional Maps numbers 6 ZN06 and
4	<u>ZN07</u> . The Haight Street Alcohol RUSD is designated on <u>Section Sectional</u> Map <u>s</u> Numbers 6SU
5	<u>SU06</u> and <del>7SU</del> <u>SU07. These controls shall also apply within<sup>1</sup>/4-mile of the Haight Street Alcohol RUSD</u>
6	to nonconforming Commercial Uses in R Districts pursuant to Section 186 and in NC-1 Districts
7	pursuant to Section 710 of this Code.
8	(c) <u>Controls.</u>
9	(1) <u>Definitions.</u>
10	(A) A "liquor establishment" shall mean any enterprise selling alcoholic
11	beverages, as defined by California Business and Professions Code Section 23004 and 23025, pursuant
12	<u>to a California Alcoholic Beverage Control Board license.</u>
13	(B An "on-sale liquor establishment" shall mean any liquor establishment
14	which has obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale
15	beer and wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general
16	eating place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling
17	alcoholic beverages for consumption on the premises. Typical on-sale establishments may include but
18	are not limited to Bars and Restaurants serving alcoholic beverages. It shall not include types 51, 52,
19	<u>59, 60, 61, 67, 70 or 75.</u>
20	(C) An "off-sale liquor establishment" shall mean a Liquor Store use.
21	(D A "prohibited liquor establishment" shall mean any establishment selling
22	alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street
23	Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
24	or off-site consumption, so long as otherwise lawful.
25	

1	(E) An "eligible movie theater" shall be a Movie Theater use that contains	
2	only a single screen and auditorium, has seating for 150 or fewer persons, and is not a Formula Retail	
3	Use as defined in Code Section 303.1.	
4	(1) (2) Prohibition on new Liquor Establishments. No new on-sale or off-sale liquor	
5	establishment shall be permitted in the Haight Street RUSD, except for up to 4-four additional	
6	Restaurants in accordance with the zoning controls set forth in Section 719.	
7	(2) These controls also shall apply within ¼-mile of the Haight Street Alcohol RUSD to	
8	nonconforming uses in R districts pursuant to Planning Code Section 186, and in NC-1 Districts,	
9	pursuant to the Special Provisions for NC-1 Districts which follows the Control Table constituting	
10	Sections 710.10 through 710.95.	
11	(3) <u><i>Exemptions.</i></u> The prohibition on $\underline{Ll}$ iquor $\underline{Ee}$ stablishments shall not be	
12	interpreted to prohibit the following:	
13	(A) Temporary uses, as described in Planning Code Section 205.1 or	
14	205.3; or	
15	(B) Establishment of a $\underline{Ll}$ iquor $\underline{Ee}$ stablishment if application for such	
16	<i>Ll</i> iquor <i>Eestablishment is on file with the California Department of Alcoholic Beverage Control</i>	
17	prior to the effective date of legislation establishing the Haight Street Alcohol RUSD.	
18	(C) Establishment of a $\underline{Ll}$ iquor $\underline{Ee}$ stablishment if:	
19	(1) (i) such use is an eligible movie theater,	
20	(2) (ii) only beer and wine are offered for consumption, and	
21	(3) (iii) such beer and wine are:	
22	(i) <u>a.</u> only consumed on the premises and primarily in the main	
23	theater auditorium,	
24	$\frac{(ii)}{b}$ <u>b.</u> only sold to and consumed by ticketholders and only	
25	immediately before and during performances, and	

1 c. only offered in conjunction with the screening of films and <del>(iii)</del> 2 not as an independent element of the establishment that is unrelated to the viewing of films. 3 For purposes of this Section, an "eligible movie theater" shall be a movie theater as defined in Code Section 790.64 that contains only a single screen and auditorium, has seating for 150 or fewer 4 5 persons, and is not a formula retail use as defined in Code Section 303.1. 6 (4)Continuation of existing Prohibited Liquor Establishments. In the 7 Haight Street Alcohol RUSD, any *Pp*rohibited *Ll*iquor *Eestablishment may continue in* 8 accordance with *Planning Code* Sections 180 through 186.2 of this Code, subject to the 9 following provisions. For purposes of this Section, the Haight Street Alcohol RUSD shall be considered to include, pursuant to Section 186 of this Code and to the Special Provisions for NC-1 10 Districts, the area within <sup>1/4</sup>-mile of the Haight Street Alcohol RUSD as mapped. 11 12 (A) A *Pp*rohibited *Ll*iquor *Eestablishment lawfully existing and selling* 13 alcoholic beverages as licensed by the State of California prior to the effective date of this legislation, or subsequent legislation prohibiting that type of *Eliquor Eestablishment*, so long as 14 otherwise lawful, may continue to operate only under the following conditions, as provided by 15 16 California Business and Professions Code Section 23790: 17 (i) (1) Except as provided by  $S_s$  ubsection (B) below, the premises shall retain the same type of retail liquor license within a license classification; and 18 19 (*ii*) (2) Except as provided by Ssubsection (B) below, the licensed premises shall be operated continuously, without substantial change in mode or character of 20 21 operation. (B) 22 A break in continuous operation shall not be interpreted to include 23 the following, provided that the location of the establishment does not change, the square 24 footage used for the sale of alcoholic beverages does not increase, and the type of California 25

Department of Alcoholic Beverage Control Liquor License ("ABC License") does not change
 except as indicated:

3	<u>(<i>i</i>)</u> (1) A change in ownership of a $P_{\underline{p}}$ rohibited $L_{\underline{l}}$ iquor
4	Eestablishment or an owner-to-owner transfer of an ABC License; or
5	(ii) (2) Re-establishment, restoration or repair of an existing
6	$P_{\underline{p}}$ rohibited $L_{\underline{l}}$ iquor $E_{\underline{e}}$ stablishment on the same lot after total or partial destruction or damage
7	due to fire, riot, insurrection, toxic accident or act of God; or
8	( <i>iii</i> ) (3) Temporary closure of an existing Pprohibited Liquor
9	$\underline{Ee}$ stablishment for not more than ninety (90) days for repair, renovation or remodeling;
10	(iv) (4) <u>Relocation</u> Re-location of an existing Pprohibited Lliquor
11	Eestablishment in the Haight Street Alcohol RUSD to another location within the same Haight
12	Street Alcohol RUSD with $eC$ onditional $#U$ se authorization from the $City$ Planning
13	Commission, provided that the original premises shall not be occupied by a <i>Pp</i> rohibited
14	$\underline{Ll}$ iquor $\underline{Ee}$ stablishment, unless by another $\underline{Pp}$ rohibited $\underline{Ll}$ iquor $\underline{Ee}$ stablishment that is also
15	relocating from within the Haight Street Alcohol RUSD.
16	(v) (5) A change from a Type 21 (off-sale general) to a Type 20
17	(off-sale beer and wine) license.
18	(b) Definitions.
19	(1) A "liquor establishment" shall mean any enterprise selling alcoholic beverages,
20	as defined by California Business and Professions Code Section 23004 and 23025, pursuant to a
21	California Alcoholic Beverage Control Board license.
22	(2) An "on-sale liquor establishment" shall mean any liquor establishment which has
23	obtained Alcoholic Beverage Control Board License type 40 (on-sale beer), type 41 (on-sale beer and
24	wine eating place), type 42 (on-sale beer and wine public premises), type 47 (on-sale general eating
25	place), type 48 (on-sale general-public premises) or type 57 (special on-sale general) selling alcoholic

Planning Commission BOARD OF SUPERVISORS

1	beverages for consumption on the premises. Typical on-sale establishments may include but are not
2	limited to bars and restaurants serving alcoholic beverages. It shall not include types 51, 52, 59, 60,
3	<del>61, 67, 70 or 75.</del>
4	(3) An "off-sale liquor establishment" shall mean any establishment that is defined
5	in Section 790.55 of this Code.
6	(4) A "prohibited liquor establishment" shall mean any establishment selling
7	alcoholic beverages lawfully existing prior to the effective date of the establishment of the Haight Street
8	Alcohol RUSD and licensed by the State of California for the retail sale of alcoholic beverages for on
9	or off-site consumption, so long as otherwise lawful.
10	(c) (d) Fringe Financial Services. In addition to all other applicable controls set
11	forth in this Code, properties in the Haight Street Alcohol Restricted Use Subdistrict are within
12	the Fringe Financial Service Restricted Use District established by Section 249.35 and are
13	subject to the controls and exemptions set forth in Section 249.35.
14	SEC. 784. LOWER HAIGHT STREET ALCOHOL RESTRICTED USE DISTRICT.
15	* * * *
16	(b) Establishment of the Lower Haight Street Alcohol Restricted Use District.
17	In order to preserve the residential character and the neighborhood-serving commercial uses
18	of the area, the Lower Haight Street Alcohol Restricted Use District (Lower Haight Street
19	Alcohol RUD) is hereby established for the following:
20	(1) Properties in the Neighborhood Commercial Cluster District located
21	generally along Haight Street at Scott Street;
22	(2) Properties in the Neighborhood Commercial Cluster District located
23	generally along Haight Street at Pierce Street;
24	(3) Properties in the Small-Scale Neighborhood Commercial District located
25	generally along Haight Street at and between Steiner and Webster Streets.

1	The above Neighborhood Commercial Cluster Districts and Small-Scale Neighborhood	
2	Commercial District are designated on Sectional Map Number 7 ZN07 of the Zoning Map of the	
3	City and County of San Francisco. Block and lot numbers for the properties included in these	
4	districts are on file with the Clerk of the Board of Supervisors in File No. 060537 and are	
5	incorporated herein by reference. The Lower Haight Street Alcohol RUD is designated on	
6	Sectional Map Number 750 SU07 of the Zoning Map of the City and County of San Francisco	
7	* * * *	
8	(c) <b>Definitions.</b> The following definitions shall apply to this Section 784.	
9	(1) An "off-sale liquor establishment" shall mean <u>a Liquor Store use</u> any	
10	establishment that is defined in Section 790.55 of this Code.	
11	(2) A "prohibited liquor establishment" shall mean any establishment selling	
12	alcoholic beverages lawfully existing prior to the effective date of this ordinance and licensed	
13	by the State of California for the sale of alcoholic beverages for off-site consumption ("off-	
14	sale"), so long as otherwise lawful.	
15	SEC. 787. 1800 MARKET STREET COMMUNITY CENTER PROJECT SPECIAL USE	
16	DISTRICT.	
17	(a) <u>Purpose</u> . In order to provide for a compatible revenue-generating commercial	
18	and economic development use in a portion of the existing San Francisco Lesbian Gay	
19	Bisexual and Transgender Community Center at 1800 Market Street to financially support the	
20	ongoing operations of such community center, there shall be an 1800 Market Street	
21	Community Center Project Special Use District at 1800 Market Street located at the northwest	
22	corner of Market Street and Octavia Boulevard, consisting of Lot 014 of Assessor's Block 871,	
23	as designated on Sectional Map SU07 of the Zoning Map of the City and County of San	
24	Francisco. The following provisions shall apply within such special use district:	
25		

1	(a) (b) <u>Controls</u> . In this <u>sSpecial <u>#U</u>se <u>dD</u>istrict, all of the provisions of this Code</u>	
2	applicable in an NCT-3 Zoning District shall continue to apply, except as specifically provided	
3	in Subsections (b) and (c) below.	
4	(b) (1) A <u>rR</u> estaurant, as defined in Section 790.91, a bBar, as defined in Section	
5	790.22, <u>Nighttime Entertainment,</u> and other General eEntertainment, as defined in Section 790.38, up	
6	to 6,999 <del>gross</del> square feet <del>in use size</del> <u>of Gross Floor Area</u> shall be <u>pP</u> ermitted <u>#U</u> ses on the	
7	$t \underline{T}$ hird $s \underline{S}$ tory and above.	
8	(c) (2) An $\underline{O}$ utdoor $\underline{AA}$ ctivity $\underline{AA}$ real operated by a permitted $\underline{R}$ estaurant, $\underline{BA}$ ar,	
9	<u>Nighttime Entertainment,</u> or <del>other</del> <u>General</u> e <u>E</u> ntertainment use <del>, as defined by Sections</del> 145.2 and	
10	$\frac{790.70}{5}$ shall be a <u><i>PP</i></u> ermitted <u><i>HU</i></u> se on the <i>fT</i> hird <u><i>S</i></u> tory and above if located contiguous to the	
11	Market Street front property line, subject to the following restrictions:	
12	(1) (A) Hours of operation of the $\partial O$ utdoor $aA$ ctivity $aA$ rea shall be no later	
13	than 12:00 midnight Sunday through Thursday and 2:00 a.m. on Friday, Saturday, and	
14	evenings before a holiday.	
15	(2) (B) The noise associated with any amplified music, outdoor speakers,	
16	or other devices located in the outdoor activity area shall not exceed a noise level more than	
17	eight dBA above the local ambient at any point outside of the property plane, as defined by	
18	Chapter 29 of the Police Code.	
19	SEC. 788. LOWER POLK STREET ALCOHOL RESTRICTED USE DISTRICT.	
20	* * * *	
21	(c) <b>Definitions.</b>	
22	(1) A "liquor establishment" shall mean any enterprise selling alcoholic	
23	beverages, as defined by California Business and Professions Code Section 23004 and	
24	23025, pursuant to a California Alcoholic Beverage Control Board license. It shall not be	
25	interpreted to mean an establishment that	

- (A) operates as a Bona Fide Eating Place, *as defined in Section 790.142*
- 2 *of this Code*, or
- 3 (B) operates as <u>a General Grocery or Specialty Grocery use</u> an "other
  4 retail sales and service" use that sells general groceries or specialty groceries, as defined in Planning
  5 Code Section 790.102(a) or (b), respectively.
  6 (2) An "off sale liquor establishment" shall mean a Liquor Store use as defined
- 7 *in Planning Code Section 790.55*.
- 8
- (3) An "on sale liquor establishment" shall mean a Bar <u>use</u> as defined in
- 9 *Planning Code Section 790.22.*
- 10
- (d) **Controls.**
- No new on-sale or off-sale liquor establishment shall be permitted in the 11 (1)12 Lower Polk Street Alcohol Restricted Use District; provided that a liquor establishment located 13 in the Lower Polk Street Alcohol Restricted Use District may transfer its alcohol license to another site, either within or outside the Lower Polk Street Alcohol Restricted Use District; 14 15 provided further that a liquor establishment located outside the Lower Polk Street Alcohol Restricted Use District shall not transfer any alcohol license to a liquor establishment located 16 within the Lower Polk Street Alcohol Restricted Use District; and provided further that any 17 18 transfer of an alcohol license to a new location within the Lower Polk Street Alcohol Restricted 19 Use District shall require a *e*Conditional *#Use permit authorization* for the new liquor 20 establishment.
- (2) Whenever a liquor establishment has discontinued its use for a
  continuous period of one year or more, the liquor establishment shall be deemed to have
  abandoned its use as a liquor establishment; provided that a break in continuous operation
  shall not be interpreted to include the following, as long as the location of the establishment
  does not change, the square footage used for the sale of alcoholic beverages does not

1	increase, and the type of California Department of Alcoholic Beverage Control Liquor License
2	("ABC License") does not change:
3	* * * *
4	(C) A change in ownership of a <u>Liquor <u>Ee</u>stablishment or an owner-to-</u>
5	owner transfer of an ABC License.
6	* * * *
7	
8	Section 4. The Planning Code is hereby amended by revising Sections 801.2, 803.3,
9	803.8, 803.9, and 825, to read as follows:
10	SEC. 801.2. REFERENCES TO ARTICLES 1 <u>, AND 2, AND 7</u> (TEMPORARY).
11	Articles 1, and 2 and 7 of this Code are in the process of a significant reorganization. As
12	a result, some references to Articles 1, and 2 and 7 have not yet been modified. The following
13	references in this Section of the Code are amended as follows:
14	* * * *
15	227(h) shall refer to Section 102, Commercial Wireless Telecommunication Facility
16	790.22 shall refer to Section 102, Bar
17	790.44 shall refer to Section 102, Hospital
18	790.46 shall refer to Section 102, Tourist Hotel
19	790.48 shall refer to Section 102, Pharmacy
20	790.50 shall refer to Section 102, Institutional Use.
21	790.55 shall refer to Section 102, Liquor Store
22	790.84 shall refer to Section 317, Residential Conversion
23	790.90 shall refer to Section 102, Limited-Restaurant
24	790.91 shall refer to Section 102, Restaurant
25	790.102(a) shall refer to Section 102, General Grocery

1	790.110 shall refer to Section 102, Financial Service
	·

- 2 <u>790.114 shall refer to Section 102, Health Service</u>
- 3 <u>790.116 shall refer to Section 102, Personal Service</u>
- 4 <u>790.117 shall refer to Section 102, Self-Storage</u>
- 5 Any other discrepancy between an Article 1, or 2 or 7 references in this Section of the Code
- 6 and the actual or intended reference shall be arbitrated by the Zoning Administrator on a
- 7 case-by-case basis. Any other discrepancy between an Article 1, and 2, or 7 references in this
- 8 Section of the Code and the actual or intended reference shall be arbitrated by the Zoning
- 9 Administrator on a case-by-case basis.

## 10 SEC. 803.3. USES PERMITTED IN EASTERN NEIGHBORHOODS MIXED USE

### 11 DISTRICTS AND SOUTH OF MARKET MIXED USE DISTRICTS.

- 12
- \* \* \* \*

(b) Use Limitations. Uses in Eastern Neighborhood Mixed Use Districts and South
 of Market Mixed Use Districts are either <u>Principally Permitted</u>, <u>eConditional</u>, <u>aA</u>ccessory,

- 15 temporary, or are not permitted.
- 16 (1) Permitted Uses. If there are two or more uses in a structure, any use not
   17 classified below under Section 803.3(b)(1)(C) of this Code as accessory will be considered
   18 separately as an independent permitted, conditional, temporary or not permitted use.

(A) Principal Uses. Principal #Uses are permitted as of right in an
 Eastern Neighborhood Mixed Use District and South of Market Mixed Use District, when so
 indicated in Sections 813 through 818 and 840 through 847 of this Code for the district.
 Additional requirements and conditions may be placed on particular uses as provided
 pursuant to Section 803.5 through 803.9 and other applicable provisions of this Code.
 (B) Conditional Uses. Conditional uses are permitted in an Eastern

25 Neighborhood Mixed Use District and South of Market Mixed Use District, when authorized by

1 the Planning Commission; whether a use is conditional in a given district is generally indicated 2 in Sections 813 through 818 and 840 through 847 of this Code. Conditional uses are subject 3 to the applicable provisions set forth in Sections 178, 179, 263.11, 303, 316, and 803.5 through 803.9 of this Code. 4 An establishment which sells beer or wine with motor 5 (i) 6 vehicle fuel is a conditional use, and shall be governed by Sections 202(b)(1) 229. 7 (ii) Notwithstanding any other provision of this Article, a change 8 in use or demolition of a *m*Movie *t*Theater use, as set forth in Section 890.64, shall require eConditional #Use authorization. This Section shall not authorize a change in use if the new 9 use or uses are otherwise prohibited. 10 Notwithstanding any other provision of this Article, a change 11 (iii) 12 in use or demolition of a <u>gG</u>eneral <u>gG</u>rocery store use, as set forth in Section 890.102(a) and 13 as further defined in Section 102  $\frac{790.102(a)}{c}$ , shall require eConditional #Use authorization. This Subsection (b)(1)(B)(iii) shall not authorize a change in use if the new use or uses are 14 15 otherwise prohibited. Large-Scale Urban Agriculture, as defined in Section 16 (iv) 102.35(b), shall require eConditional #Use authorization. 17 \* \* 18 SEC. 803.8. HOUSING IN MIXED USE DISTRICTS. 19 20 (a) Low-Income Affordable Housing Within the Service/Light Industrial 21 **District.** Dwelling *#U*nits and SRO units may be authorized in the SLI District as a eConditional #Use pursuant to Sections 303, 316, 817.14, and 817.16 of this Code provided 22 23 that such *dD*wellings *HU*nits shall be rented, leased or sold at rates or prices affordable to a household whose income is no greater than 80% *percent* of the median income for households 24 25

in San Francisco ("lower income household"), as determined by Title 25 of the California Code
of Regulations Section 6932 and implemented by the Mayor's Office of Housing.

3

\* \* \* \*

4 (2) The size of the *dD*welling *#U*nit shall determine the size of the household
5 in order to calculate purchase price or rent affordable to a household, as follows:

6

(3) No <u>eC</u>onditional <u>#Use permit authorization</u> will be approved pursuant to
this <u>Ss</u>ubsection 803.8(<u>a</u> <u>b</u>) unless the applicant and City have agreed upon enforcement
mechanisms for the provisions of this <u>Ss</u>ubsection which are acceptable to the City Attorney.
Such enforcement mechanisms may include, but not be limited to, a right of first refusal in
favor of the City, or a promissory note and deed of trust.

- 12 (4) The owner(s) of  $d\underline{D}$  welling  $\underline{*U}$  nits authorized pursuant to this  $\underline{Ss}$  ubsection 13 (*a*) shall submit an annual enforcement report to the City, along with a fee whose amount shall 14 be determined periodically by the Planning Commission to pay for the cost of enforcement of 15 this  $\underline{ss}$  ubsection. The fee shall not exceed the amount of such costs. The annual report shall 16 provide information regarding rents, mortgage payments, sales price and other housing costs, 17 annual household income, size of household in each dwelling unit, and any other information 18 the City may require to fulfill the intent of this  $\underline{ss}$  ubsection.
- 19

20

# 21 SEC. 803.9. COMMERCIAL USES IN MIXED USE DISTRICTS.

22 (a) **Preservation of Historic Buildings Within the South of Market Mixed Use** 23 **Districts.** Within the South of Market Mixed Use Districts, any use which is permitted as a 24 principal or  $e\underline{C}$  onditional  $\underline{wU}$ se within the SSO District, excluding  $\underline{mN}$  ighttime  $\underline{eE}$  ntertainment 25 use, may be permitted as a  $\underline{eC}$  onditional  $\underline{wU}$ se in  $(\underline{a})$  (1) a landmark building located outside a

1 designated historic district, (b) (2) a contributory building which is proposed for conversion to 2 eOffice use of an aggregate gross square footage of 25,000 or more per building and which is 3 located outside the SSO District yet within a designated historic district, or (c) (3) a building designated as significant or contributory pursuant to Article 11 of this Code and located within 4 5 the Extended Preservation District. For all such buildings the following conditions shall apply: 6 (1) the provisions of Sections 316 through 318 of this Code must be met; (2) in addition to the 7 eConditional #Use criteria set out in Sections-303(c)(6) and 316 through 316.8, it must be 8 determined that allowing the use will enhance the feasibility of preserving the landmark, 9 significant or contributory building; and (3) (2) the landmark, significant or contributory building will be made to conform with the San Francisco Building Code standards for seismic loads 10 and forces which are in effect at the time of the application for conversion of use. 11 12 A contributory building which is in a designated historic district outside the SSO District may 13 be converted to any use which is a pPrincipal  $\mu U$ se within the SSO District provided that: (1) such use does not exceed an aggregate square footage of 25,000 per building; and (2) prior 14 15 to the issuance of any necessary permits the Zoning Administrator (a) determines that allowing the use will enhance the feasibility of preserving the contributory building; and (b) the 16 17 contributory building will be made to conform with the San Francisco Building Code standards 18 for seismic loads and forces which are in effect at the time of the application for conversion of 19 use.

20

#### 21 SEC. 825. DTR – DOWNTOWN RESIDENTIAL DISTRICTS.

22

(c) Use. A use is the specified purpose for which a property or building is used,
 occupied, maintained, or leased. Uses in Downtown Residential Districts are either permitted,
 conditional, accessory, temporary or are not permitted. If there are two or more uses in a

\* \*

\* \*

\*

structure, any use not classified in Section 825(c)(1)(C) of this Code as accessory will be
 considered separately as an independent permitted, conditional, temporary or not permitted
 use.

4

#### (1) **Permitted Uses.**

(A) Principal Uses. All uses are permitted as *pP*rincipal *#U*ses as of
right in a Downtown Residential district unless otherwise indicated as a Conditional Use or
Not Permitted in this Section 825 of this Code or any other Section governing an individual
DTR District. Additional requirements and conditions may be placed on particular uses as
provided pursuant to Section 803.5 and other applicable provisions of this Code.

(B) Conditional Uses. Conditional uses are permitted in a Downtown
Residential District, when authorized by the Planning Commission; whether a use is
conditional in a given district is indicated in the Section of this Code governing the individual
DTR District. Conditional #Uses are subject to the applicable provisions set forth in Sections
178, 179, 263.11, 303, 316, and 803.5 of this Code.

(i) Notwithstanding any other provision of this Article, a change
in use or demolition of a movie theater use, as set forth in Section 890.64, shall require *e<u>C</u>*onditional *#<u>U</u>se authorization. This Section shall not authorize a change in use if the new
use or uses are otherwise prohibited.* 

19

ordinance. If the companion ordinance is vetoed by the Mayor and the Board of Supervisors
does not override that veto, then this ordinance shall expire immediately by operation of law
and be of no force.

4

18

19

20

21

22

23

24

25

Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors 5 intends to amend only those words, phrases, paragraphs, subsections, sections, articles, 6 7 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal 8 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment additions, and Board amendment deletions in accordance with the "Note" that appears under 9 10 the official title of the ordinance. 11 12 APPROVED AS TO FORM: 13 **DENNIS J. HERRERA, City Attorney** 14 By: 15 JUDITH A. BOYAJIAN Deputy City Attorney 16 n:\legana\as2017\1600365\01164569.docx 17